

**NARRATIVE SUMMARY  
LAND USE PLAN AMENDMENT  
FOR  
2231 BLANCHARD COURT SITE**

Owners: MJH Properties, Inc.  
21937 US Highway 19 N  
Clearwater, FL 33765

Representative: Robert Pergolizzi, AICP / PTP  
Gulf Coast Consulting, Inc.  
13825 ICOT Boulevard, Suite 605  
Clearwater, FL 33760

Parcel ID # 03/30/15/00000/340/0310 (2.33 acres +/-)

**I. INTRODUCTION**

The subject property contains a total of 2.33 acres and is located on the north side of 23<sup>rd</sup> Avenue SW approximately 800 feet west of Seminole Blvd. in unincorporated Pinellas County. The site is accessed by 23<sup>rd</sup> Avenue SW which in turn has access to Seminole Blvd, a major arterial thoroughfare. The existing land use designation of the subject property per the Future Land Use Plan is Residential Urban (RU) and the existing zoning is Multi-Family Residential (RM) for the entire parcel.

The applicant seeks to amend the Future Land Use Plan from Residential Urban (RU) to Residential Low Medium (RLM) as discussed with staff in May 2022. The site currently contains 12 multi-family units in multiple buildings. The applicant intends to keep some of the existing buildings, demolish some buildings and redevelop a portion of the site for up to a total of 23 multi-family units.

**II. LAND USE / ZONING**

The subject site is developed with 12 multi-family units in 5 separate single-story buildings and associated parking which was developed in 1989. Under the current RU land use the site could be developed with up to 17 units. The surrounding uses are as follows:

North: The Boulevard Apartments a 260-unit apartment complex in the City of Largo with Residential High (RH) land use which allows up to 30 units/acre. This property was approved by a Development Agreement with the City of Largo and is developed at a density of 18.9 units/acre.

South: Immediately south is 23<sup>rd</sup> Avenue SW. On the south side of 23<sup>rd</sup> Avenue SW are single-family homes on Land having RL land use and R-4 zoning.

East: To the east are a few single-family homes having RL land use and R-4 zoning in unincorporated Pinellas County or RL land use in the City of Largo. Further east are Sonny's BBQ restaurant and Dunkin Donuts both fronting on Seminole Blvd in the City of Largo.

West: To the west is Lowe's Home Improvement Store with CG land use in the City of Largo. Also to the west are a mixture of a single-family home, a duplex, and a triplex along 23<sup>rd</sup> Avenue SW on land having RL land use and R-4 zoning in unincorporated Pinellas County.

The land use plan amendment to Residential Low Medium (RLM) is appropriate for this parcel which is in a mixed-use area containing multi-family uses, single-family uses and commercial uses. The area is almost fully developed and very near the Largo Mall Activity Center. The Land Use Plan Amendment to allow up to 23 units, where 12 units currently exist, would result in a maximum of only 11 additional units. As compared to the current maximum allowed under RU land use (17 units), it would result in only an additional 6 units.

#### **IV. AVAILABILITY OF PUBLIC UTILITIES/TRANSPORTATION**

Water service and sanitary sewer service is already provided to the site.

Transportation impacts are minimal. Based on ITE Trip Generation, 11<sup>th</sup> Edition rates, the maximum development of 11 additional low-rise apartment units would generate 74 daily trips, 4 AM peak hour trips and 6 PM peak hour trips. The adjacent segment of Seminole Blvd is reported to operate at LOS C carrying 33,000 vehicles AADT on 6-lanes per the Forward Pinellas 2021 Level of Service Report.

#### **V. FLOOD ZONE / HURRICANE EVACUATION ZONE**

Based on FEMA data the entire site lies within Flood Zone X (FIRM Map #12103C0118H dated 8/24/2021) which is out of the 500-year floodplain. The site is in a "Non-Hurricane Evacuation Zone. Therefore, it is highly suitable for additional residential development.

#### **VI. CONCLUSION**

The Land Use Plan Amendment to Residential Low Medium (RLM) is compatible with adjacent land use, zoning districts and development in the area. The land use amendment to RLM would serve as a transition from the RL to the south and the RH to the north. The minimal increase in density would not adversely affect nearby residential properties and would have a negligible traffic impact. The redevelopment of the site would improve the appearance of the property.