

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z/LU-14-07-18

LPA Public Hearing: July 12, 2018

Applicant: Palm Harbor Florida, LLC

Representative: Todd Pressman

Subject Property: Approximately 0.67 acre located 1003 Virginia Avenue

PARCEL ID(S): 01/28/15/88560/148/0001



REQUEST:

Future Land Use Map (FLUM) amendment from Residential/Office General to Commercial Neighborhood and a Zoning Atlas amendment from P-1 (Professional Office) to C-1-CO (Neighborhood Commercial – Conditional Overlay), with the Conditional Overlay limiting the use to a compound pharmacy on approximately 0.67 acre parcel located at 1003 Virginia Avenue in Palm Harbor. The request would allow for the development of a pharmacy.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas, with the Conditional Overlay limiting the use to a compound pharmacy are consistent with the Pinellas County Comprehensive Plan, and recommends Approval of the request. (The vote was 4-0 in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed land use and zoning amendments **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed land use and zoning amendments to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on June 11, 2018. The PRC Staff summary discussion and analysis follows:

The subject property consists of a 0.67 acre parcel located at the northeast corner of Virginia Avenue and US Alternate 19 North. This parcel contains a single-family home. It is designated Residential/Office General (R/OG) on the Future Land Use Map (FLUM) and zoned P-1, Professional Office. The property owner is looking to redevelop the property with a pharmacy. This request will require changes to the FLUM and Zoning Atlas. They are proposing a FLUM amendment to Commercial Neighborhood (CN) and a zoning change to C-1-CO, Neighborhood Commercial with a Conditional Overlay limiting the use on the site to a compound pharmacy (i.e. an independent pharmacy).

The subject property fronts US Alternate 19 and is adjacent to a mixture of commercial and office uses to the north and south, as well as across US Alternate 19 to the west. The subject property is adjacent to a single-family residential home to the east. The US Alternate 19 corridor in this area contains a variety of nonresidential uses with the more intensive uses on the west side of the corridor. This proposed amendment can be considered consistent and compatible with the surrounding uses.

In summary, the requested zoning amendment to C-1-CO will provide an opportunity for redevelopment to a use that is well suited to fronting on a major roadway, and can be considered compatible with the surrounding land uses and development pattern in the area. The proposed Conditional Overlay would limit utilization of the property to a compound pharmacy, which is a use that can be an asset to the surrounding community. Additional impacts to infrastructure are not anticipated and adequate capacities are available. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential/ Office General	P-1	Single-Family Home
Adjacent Properties:			
North	Residential/ Office General	P-1	Vacant
East	Residential Urban	R-3	Home
South	Residential/ Office General, Residential Low	P-1, RM-5	F.A.O. Eagles, Home
West	Employment	C-3, M-2	Retail & Restaurant

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

GOAL ONE: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: August 21, 2018

CORRESPONDENCE RECEIVED TO DATE: Two letters received in favor.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Three persons appeared in objection.

ATTACHMENTS: (Maps)