



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: FLU-21-01

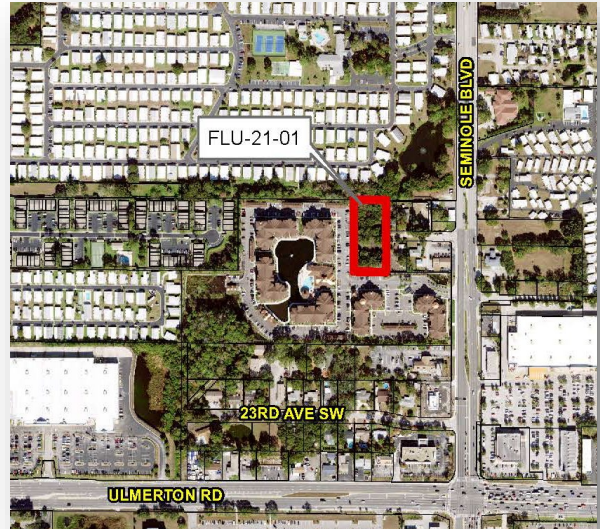
LPA Public Hearing: May 13, 2021

Applicant: Boulevard Park Properties, LLC

Representative: Mark Bentley

Subject Property: Approximately 1.14 acres located at the western terminus of 20th Terrace SW, in unincorporated Largo.

Parcel ID(s): 03-30-15-17838-000-0110 and 03-30-15-17838-000-0160



REQUEST:

Future Land Use Map amendment from Residential Low (RL) to Residential High (RH). The request would allow for residential development at a maximum density of 30.0 units per acre.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that proposed Future Land Use Map amendment is consistent with the Pinellas County Comprehensive Plan and recommends approval. (The vote 7-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Future Land Use Map (FLUM) amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed FLUM amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on April 12, 2021. The DRC Staff summary discussion and analysis follows:

The subject property consists of two vacant parcels totaling approximately 1.14 acres located at the western terminus of 20th Terrace SW, approximately 330 feet west of Seminole Boulevard (Alt US 19). The property is designated Residential Low (RL) on the Future Land Use Map (FLUM), which allows up to 5.0 residential units per acre, and it is zoned C-2, General Commercial & Services, which, when paired with a residential land use designation, allows residential and residential equivalent uses. The applicants wish to develop the site as a single-family attached (townhome) residential subdivision at a higher density than what is currently allowed. They are proposing a FLUM amendment to Residential High (RH), which allows up to 30.0 residential units per acre. The proposed RH category would allow up to 34 residential units on the property based on its acreage. The ultimate number and type of units built, however, would depend on site plan and platting requirements such as setbacks, internal accessways and stormwater facilities. By comparison, the existing RL category would allow up to six residential units.

Surrounding Uses

The subject property is adjacent to a variety of residential uses. The property to the north is a 1,096-unit mobile home park, south and west is a 260-unit apartment complex, and two single-family homes to the east. The parcels to the north, south and west are all in the City of Largo. The land use designation is RL on the properties to the east. Further east, fronting Seminole Blvd., the properties are commercial uses. Much of the surrounding area is in the City of Largo's "Largo Mall Activity Center" which has been planned around a community and regional shopping center (Largo Mall). The area is planned to serve uses and development characteristics that are high density residential in nature; and served by a complete range of urban services including mass transit and recreation/open space facilities.

Transportation and Infrastructure Impacts

Comparing the current development potential of the subject property with the potential use associated with the requested RH FLUM designation, the proposal could generate approximately 162 additional average daily vehicle trips on the surrounding roads. The nearest level of service (LOS) regulated roadway is Seminole Boulevard (Alt US 19) to the east. In this location, Seminole Blvd. is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.583. Seminole Blvd. is not considered deficient. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways.

The subject property is within Pinellas County's wastewater treatment area and water supply service area. The proposal could increase demand on potable water supplies by 5,600 gallons per day and increase demand on wastewater treatment facilities by approximately 4,200 gallons per day. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 46.5 tons per year.

Conclusion

Staff is of the opinion that the proposed RH land use category is appropriate based on the subject property's proximity to locations with the same or similar designations, general compatibility with the surrounding area, anticipated limited impacts to infrastructure, consistency with the Pinellas County Comprehensive Plan, and consistency with the Countywide Plan.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low	C-2	Vacant
Adjacent Properties:			
North	Largo	Largo	Mobile Home Park
East	Residential Low	C-2	Single Family Homes
South	Largo	Largo	Apartments
West	Largo	Largo	Apartments

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

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: June 22, 2021

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Two persons appeared at the meeting in opposition due to concerns over stormwater and drainage.

ATTACHMENTS: (Maps)