



Pinellas County

Staff Report

File #: 19-1901A, **Version:** 1

Subject:

Case No. Q Z/LU-19-10-19 (P & P Tampa Property, LLC)

A request for a zoning change from RM, Multi-Family Residential to C-1, Neighborhood Commercial and a land use change from Residential Low Medium to Commercial General on approximately 0.93 acre located at the southwest corner of Alternate U.S. Highway 19 (Pinellas Avenue) and Wood Dove Avenue in unincorporated Tarpon Springs (a portion of parcel 01/27/15/29055/000/1080).

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. Q Z/LU-19-10-19 is recommended for approval:

1. An Ordinance approving the application of P & P Tampa Property, LLC for a change in land use from Residential Low Medium to Commercial General, and
 2. A Resolution approving a change in zoning from RM, Multi-Family Residential to C-1, Neighborhood Commercial, regarding approximately 0.93 acre located at the southwest corner of Alternate U.S. Highway 19 and Wood Dove Avenue.
- An Ordinance approving the application of P & P Tampa Property, LLC for a change in land use from Residential Low Medium to Commercial General, and
 - A Resolution approving a change in zoning from RM, Multi-Family Residential to C-1, Neighborhood Commercial, regarding approximately 0.93 acre located at the southwest corner of Alternate U.S. Highway 19 and Wood Dove Avenue.
 - The Local Planning Agency (LPA) came to no decision on a recommendation during its October 10, 2019 public hearing (3-3 split vote).

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

The subject property consists of the east 0.93-acre portion of an overall 1.59-acre parcel at the southwest corner Alternate U.S. 19 and Wood Dove Avenue in unincorporated Tarpon Springs, approximately a quarter mile south of the Pasco County line. The property is currently vacant. It is designated Residential Low Medium (RLM) on the Future Land Use Map (FLUM), which allows up to ten residential units per acre, and is zoned RM, Multi-Family Residential. The applicant wishes to develop the subject area with neighborhood-scale commercial uses while retaining the ability to build up to six multi-family residential units on the portion of the parcel that is adjacent to the subject area. Building commercial uses will require changes to the FLUM and Zoning Atlas. A FLUM amendment to Commercial General (CG) and a zoning change to C-1, Neighborhood

Commercial are proposed. The intent is to have neighborhood-scale commercial and service uses along the Alternate US-19 frontage that could provide convenient amenities to area residents while buffering such uses from the existing Forest Ridge neighborhood to the west with a multi-family residential development on the remaining portion of the parcel.

The current RLM land use and Multi-Family zoning designations on the subject property were established in 2005, when the Board approved changes from industrial and heavy commercial classifications. The property has remained vacant ever since. Notably, it is part of the Forest Ridge subdivision plat, on which it is labeled as a commercial tract, suggesting the intent of the original plat was for this property to be available for commercial uses.

The surrounding area is generally a mixture of uses. The portion of the subject property proposed to remain multi-family residential is adjacent to the west, beyond which is a single-family home within the Forest Ridge subdivision. Directly to the north is the entrance to Forest Ridge. Various commercial and employment uses exist along Alternate U.S. 19 in the area. An auto repair facility is to east and vacant land, which is designated commercial, is to the south. A shopping center is a short distance to the north and other auto-related uses are in the vicinity. An industrial complex is across Wood Dove Avenue to the north.

Staff is of the opinion that the proposed CG FLUM and C-1 zoning categories are appropriate based on the subject area's proximity to other similar uses along the Alternate US-19 corridor, consistency with the original intent of the Forest Ridge plat and consistency with the Pinellas County Comprehensive Plan.

Background Information:

Surrounding property owners within 500 feet of the subject property were notified by mail. A sign advertising the public hearings was also posted on the subject property.

The subdivision entrance sign for Forest Ridge is located on the subject property within the amendment area. The future resolution to this issue is a private matter between the owners of the subject property and the Forest Ridge Homeowners Association. In addition, future road access to the subject property must come from Wood Dove Avenue, which is a privately maintained road. This will be the case regardless of the Board's decision on this request. This issue will be addressed during site plan review. Direct access to Alternate U.S. Highway 19 is not possible due to the proximity of the Wood Dove Avenue access point on Alternate U.S. Highway 19 and the existence of a drainage easement within the amendment area along the frontage of that roadway.

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
Ordinance

Traffic Analysis
Impact Assessment
Site Plan
Correspondence
Power Point Presentation
Map of Radius Search
Legal Ad
Ad Map