



Pinellas County

Staff Report

File #: 19-1195A, **Version:** 1

Subject:

Case No. Q Z/LU-12-07-19 (Paradise Multiplex, LLC)

A request for a zoning change from E-2, Employment-2 to C-2, General Commercial and Services and a land use change from Commercial Neighborhood to Commercial General on approximately 0.84 acre located at 6280 150th Avenue North in unincorporated Largo.

Recommended Action:

Based upon evidence and findings of the staff report and attachments, Case No. Q Z/LU-12-07-19, application of Paradise Multiplex, LLC, is recommended for approval as follows:

- 1.) An Ordinance approving a change in land use from Commercial Neighborhood to Commercial General, and
 - 2.) A Resolution approving a change in zoning from E-2, Employment-2 to C-2, General Commercial and Services, on approximately 0.84 acre located at 6280 150th Avenue North.
- The requested change will correct an inconsistency between the land use classification and zoning designation.
 - The C-2 zoning would allow for additional commercial uses.
 - The Local Planning Agency unanimously recommended approval of the request.

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 a 0.84-acre parcel located at 6280 150th Avenue North in the unincorporated Largo area. The property is designated Commercial Neighborhood (CN) on the Future Land Use Map (FLUM) and is zoned E-2, Employment-2 and is currently developed with multi-tenant auto-oriented and warehouse uses. The CN future land use category and E-2 zoning district are generally not compatible with each other.

The applicant wishes to redevelop the site with retail commercial uses. This will require changes to the FLUM and Zoning Atlas. A FLUM amendment to Commercial General (CG) and a zoning change to C-2, General Commercial and Services are proposed. The requested C-2 zoning permits more of a variety of commercial uses than the E-2 zoning. The requested CG land use would increase maximum developable floor area ratio from 0.30 to 0.55. In addition, the property is designated Retail & Services on the Countywide Plan Map, which both the CN and proposed CG are consistent with.

The subject property is in an area that contains a variety of land uses and zoning districts. A gas station/convenience store is adjacent to the subject property to the east, a mix of single-family and multifamily residences are to the south and west and a gas station/convenience store and a small industrial area is across 150th Ave. N. to the north.

The proposed FLUM and zoning amendments to CG and C-2 are appropriate for the subject site and will remove the inconsistency between the land use and zoning. Only minimal impacts to infrastructure are expected, as the site is currently developed with multiple uses. The proposal is consistent with the Pinellas County Comprehensive Plan, the Countywide Plan and is appropriate for this location.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its July 11, 2019 public hearing (vote 6-0).

Surrounding property owners within 400 feet of the subject property were notified by mail. A sign advertising the public hearings was also posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Impact Assessment and Background Data
Traffic Analysis
Resolution
Ordinance
Correspondence
Boundary Survey
Power Point Presentation
Map of Radius Search
Legal Ad
Ad Map