



Pinellas County

Staff Report

File #: 20-2153A, **Version:** 1

Subject:

Case No. Q Z/LU-20-10 (JRFF, LLC)

A request for a zoning change from R-3, Single Family Residential (0.11 acre) and R-4, One, Two, and Three Family Residential (0.44 acre) to RM, Multi-Family Residential (0.55 acre) and a land use change from Residential Low to Residential Low Medium (0.55 acre) on approximately 0.55 acre located approximately 200 feet south of Ulmerton Road on the east side of 119th Street in unincorporated Largo.

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. Z/LU-20-10 is recommended for approval:

1. An Ordinance approving the application of JRFF, LLC for a land use change from Residential Low to Residential Low Medium on approximately 0.55 acre located approximately 200 feet south of Ulmerton Road on the east side of 119th Street.
 2. A Resolution approving a zoning change from R-3, Single-Family Residential and R-4, One, Two, and Three Family Residential to RM, Multi-family Residential.
- The applicant is seeking land use and zoning changes on a 0.55-acre vacant property.
 - The applicant is proposing to construct a 9-unit two-story multifamily housing for veterans.
 - The Local Planning Agency unanimously recommended approval of the request (vote 6-0). One person spoke in opposition, citing increased density and traffic concerns.
 - Three letters and a petition with 19 signatures in opposition have been received. The stated reasons for opposition include increased density, multifamily housing and traffic concerns.
 - a.) The applicant did not submit a formal traffic study; however, staff analysis indicates that the proposed development would have negligible impacts on area roadways, including Ulmerton Road, which is the nearest roadway that is regulated for level of service (119th Street is classified as a 'minor collector' and is not regulated for level of service).
 - b.) The requested land use and zoning is consistent with the purpose and locational criteria of the Residential Low Medium land use category.
 - c.) The proposed multifamily housing would provide for affordable housing in Pinellas County.

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 one vacant parcel totaling approximately 0.55 acre located on the east side of 119th Street approximately 200 feet south of Ulmerton Road in the unincorporated Largo area. The parcel is designated Residential Low (RL) on the Future Land Use Map (FLUM), which allows up to 5.0 residential units per acre. The property has two zoning designations: R-3, Single-Family Residential (0.11 acre) and R-4, One, Two & Three Family Residential (0.44 acre).

The applicant proposes to develop the site with a multifamily residential housing for veterans, which will require changes to the FLUM and Zoning Atlas. They are requesting a FLUM amendment to Residential Low Medium (RLM), which allows up to 10.0 residential units per acre, and a zoning change to RM, Multifamily Residential for the entire subject property. The proposed RLM category would allow up to six residential units on the property based on its acreage. The intent of the applicant is also to pursue a 50% affordable housing density bonus to increase the potential number of units to nine. The proposed RLM future land use and RM zoning can be viewed as providing a good transition from the commercial uses to the north along Ulmerton Road to the lower density residential to the south.

Additionally, the subject area, as well as most of the surrounding area, is designated Residential Low Medium (RLM) on the Countywide Future Land Use Map, which allows up to 10.0 residential units per acre. This amendment would not require a Countywide Map amendment.

The surrounding area consists of a mixture of residential and commercial uses. A commercial parcel containing a former restaurant is adjacent on the north, and single-family homes are adjacent on the east, south and to the west across the 119th Street right-of-way. There are some nearby existing multifamily units behind the adjacent single-family homes to the west. The commercial to the north has a FLUM designation of CN (Commercial Neighborhood). The residential land use designations in the general area are predominantly a mixture of RL and RM (Residential Medium).

Comparing the current development potential of the subject property with the requested RLM FLUM designation, the proposal could generate approximately 30 additional average daily vehicle trips on Ulmerton Road. In this location, Ulmerton Road is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.631. Ulmerton Road is not considered deficient. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways. These numbers are based on the maximum number of units allowed by the RLM land use plus an affordable housing density bonus.

Staff is of the opinion that the proposed RLM land use and RM zoning categories are appropriate based on the subject property's proximity to a variety of uses, general compatibility with the surrounding area, consistency with the Pinellas County Comprehensive Plan and consistency with the Countywide Plan.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its November 13, 2020 public hearing (Vote 6-0).

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

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report

Maps

Applicant Response to question #13

Impact Assessment Report

Traffic Analysis Report

Boundary Survey

Correspondence

Power Point Presentation

Notification Map of Surrounding Owners

Legal Ad

Ad Map