



# Pinellas County

## Staff Report

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**File #:** 18-753A, **Version:** 1

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### **Subject:**

LU-08-05-18 (BDG 39th Ave., LLC and BDG SR64, LLC)

A request for a land use change from Residential/Office/Retail to Commercial General on approximately 3.93 acres located at 10125 Ulmerton Road in unincorporated Largo.

### **Recommended Action:**

Adoption of Case No. LU-08-05-18 approving:

An Ordinance approving the application of BDG 39th Ave., LLC & BDG SR64, LLC for a change in land use from Residential/Office/Retail to Commercial General.

### **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 is a 3.93-acre parcel located at the northwest corner of Ulmerton Road and 101st Street (address 10125 Ulmerton Road). The site currently contains the headquarters for Achieva Credit Union. It is designated Residential/Office/Retail (R/O/R) on the Future Land Use Map (FLUM) and zoned C-2, General Retail Commercial & Limited Services. The credit union is relocating to a new site and the applicant is looking to redevelop the subject property with a hotel and accessory retail uses, which are permitted uses under the existing C-2 zoning and R/O/R land use category. The FLUM amendment request to CG would allow for an increase in the maximum Floor Area Ratio from 0.20 to 0.40 and an increase in the potential number of hotel units from 30 units per acre to 40 units per acre.

The subject property is adjacent to an office complex to the west, a retail store to the east, the Largo Mall retail center across Ulmerton Road to the south, and the Sugar Creek Mobile Home Community to the north.

Staff is of the opinion that the proposed amendment is appropriate for the subject area. The adjacent Largo Mall Activity Center is an area that has been recognized by the City of Largo as suitable for redevelopment with more intensive uses. This proposed amendment would continue that trend and is consistent and compatible with the surrounding uses. It should be reiterated that under the current R/O/R FLUM and C-2 zoning, the proposed uses could be built on the subject property based on its developable acreage, albeit at a lower intensity.

### **Background Information:**

The Local Planning Agency (LPA) unanimously recommended approval of the request during its May 9, 2018 public hearing (Vote 7-0).

Mailed notice of the public hearings for this case were sent to the owners (as provided by Pinellas County Property Appraiser records) of properties within 500 feet of the subject parcel.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Renea Vincent, Director, Planning

**Partners:**

N/A

**Attachments:**

LPA Report  
Case Maps  
Impact Assessment  
Traffic Analysis  
Resolution  
Ordinance  
Concept Plan  
Survey Plan  
Power Point Presentation  
Legal Ad  
Ad Map