



# Pinellas County

## Staff Report

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**File #:** 18-1139A, **Version:** 1

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### **Subject:**

(Q) Z/LU-14-07-18 (Palm Harbor Florida, LLC)

Request for a zoning change from P-1, Professional Office to C-1-CO, Neighborhood Commercial-Conditional Overlay with a Conditional Overlay limiting the use to a compound pharmacy and a land use change from Residential Office General to Commercial Neighborhood on approximately 0.67 acre located at 1003 Virginia Avenue in Palm Harbor.

### **Recommended Action:**

Adoption of Case No. Q Z/LU-14-07-18 approving:

1) An Ordinance approving the application of Palm Harbor, Florida, LLC for a change in land use from Residential Office General to Commercial Neighborhood, and

2) A Resolution approving a change in zoning from P-1, Professional Offices to C-1-CO, Neighborhood Commercial-Conditional Overlay, with a Conditional Overlay limiting the use to a compound pharmacy, regarding approximately 0.67 acre located at 1003 Virginia Avenue.

### **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 0.67 acre parcel located at the northeast corner of Virginia Avenue and US Alternate 19 North. This parcel contains a single-family home. It is designated Residential/Office General (R/OG) on the Future Land Use Map (FLUM) and zoned P-1, Professional Office. The property owner is looking to redevelop the property with a pharmacy. This request will require changes to the FLUM and Zoning Atlas. They are proposing a FLUM amendment to Commercial Neighborhood (CN) and a zoning change to C-1-CO, Neighborhood Commercial with a Conditional Overlay limiting the use on the site to a compound pharmacy. The FDA defines a compound pharmacy as a specialized type of pharmacy that involves the process of combining, mixing, or altering ingredients to create a medication tailored to the needs of an individual patient.

The subject property fronts US Alternate 19 and is adjacent to a mixture of commercial and office uses to the north and south, as well as across US Alternate 19 to the west. The subject property is adjacent to a single-family residential home to the east. The US Alternate 19 corridor in this area contains a variety of nonresidential uses with the more intensive uses on the west side of the corridor. This proposed amendment can be considered consistent and compatible with the surrounding uses.

The requested zoning amendment to C-1-CO will provide an opportunity for redevelopment to a use that is well suited to fronting on a major roadway, and can be considered compatible with the surrounding land uses and development pattern in the area. The proposed Conditional Overlay would limit utilization of the property to a compound pharmacy, which is a use that can be an asset to the surrounding community. Additional impacts to infrastructure are not anticipated and adequate capacities are available. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

**Background Information:**

The Local Planning Agency recommended approval of the request during its July 12, 2018 public hearing (vote 4-0).

In accordance with Section 134-337 of the Pinellas County Land Development Code, mailed notices of the public hearings were provided to property owners (as determined by Pinellas County Property Appraiser records) within 500 feet of the subject property. A sign noticing 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  
Traffic Analysis  
Correspondence  
Resolution  
Ordinance  
Radius Map  
PowerPoint Presentation  
Legal Ad  
Ad Map