



Pinellas County

Staff Report

File #: 19-2279A, **Version:** 1

Subject:

Case No. LU-30-12-19 (K G G K Venture, LLC)

A request for a land use change from Residential/Office/Retail to Commercial General on approximately 3.23 acres located at 28795 U.S. Highway 19 North in unincorporated Clearwater.

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. LU-30-12-19 is recommended for approval:

- 1.) An Ordinance approving the application of K G G K Venture, LLC for a change in land use from Residential/Office/Retail to Commercial General.
 - The applicants are seeking a land use change on 3.23 acres of land that contains a vacant restaurant. If granted, the amendment will allow for general commercial uses.
 - The applicants are proposing to develop the site with a self-storage facility.
 - The Local Planning Agency unanimously recommended approval of the request (vote 5-0). No one appeared in favor or in opposition.
 - One letter in opposition has been received, specifically against the proposed self-storage use. They are not opposed to other commercial uses.

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 designated Residential/Office/Retail (R/O/R) on the Future Land Use Map (FLUM) and is zoned CP, Commercial Parkway. There is a 0.33-acre portion of the property associated with a drainage feature that is designated Preservation on the FLUM, which is not being amended. The site contains a vacant restaurant building that was built in 1994.

The applicant wishes to redevelop the site with a climate-controlled self-storage facility and recreational vehicle storage which will require a change to the FLUM. The proposed self-storage use is an allowable use in the CP zoning district, however the use is not allowed within the R/O/R land use category. The requested CG land use has the same development intensity maximums as the R/O/R land use, but with some different allowable uses, which include wholesale/distribution, storage/warehouse, and commercial recreation. The Comprehensive Plan Future Land Use Categories were amended in July 2019. One of the changes was an increase in development standards allowed in the R/O/R category to match those allowed in the CG category, however the

uses in those categories were not changed. The requested CG land use is consistent with the Retail & Services Countywide Future Land Use Map designation that is applied to this property.

The area surrounding the subject property consists of mix of commercial and office uses along the U.S. Highway 19 corridor with a variety of residential uses located further removed from the corridor. The site is adjacent to a restaurant on the south, retail commercial uses to the west across U.S. Highway 19, retail commercial uses to the north fronting U.S. Hwy 19, the Serendipity Mobile Home Park to the northeast and the Casa Del Sol multi-family community to the east. The site has access from US Highway 19, which it shares with the adjacent restaurant.

In general, the requested FLUM amendment is compatible with the surrounding land uses and development pattern. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its December 12, 2019 public hearing (Vote 5-0).

Surrounding property owners within 500 feet of the subject property were notified by mail. A sign advertising the public hearings was 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
Preliminary Site Plan
Correspondence
Power Point Presentation
Map of Radius Search
Legal Ad
Ad Map