



# Pinellas County

## Staff Report

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File #: 21-1040A, Version: 1

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### **Subject:**

Case No. FLU-21-01 (Boulevard Park Properties, LLC)

A request for a land use change from Residential Low to Residential High on approximately 1.14 acres located at the western terminus of 20th Terrace South West, in unincorporated Largo.

### **Recommended Action:**

Based upon evidence and findings contained in the staff report and attachments, Case No. FLU-21-01 is recommended for approval:

An Ordinance approving the application of Boulevard Park Properties, LLC for a land use change from Residential Low to Residential High on approximately 1.14 acres located at the western terminus of 20<sup>th</sup> Terrace South West in unincorporated Largo.

- The applicant is seeking a land use change on a 1.14-acre vacant site.
- The applicant is proposing to develop single-family attached (townhomes). Up to 34 residential units are possible under the requested land use category, however the final number of units would be based on site plan review. Up to six units could be built under the current designation.
- The C-2 zoning district, which is not proposed for amendment, allows single-family attached as a Type Two Use which requires application to the Board of Adjustment and Appeals.
- The Local Planning Agency unanimously recommended approval of the request; vote Seven - Zero. Two people appeared in opposition, citing potential impacts to an existing drainage issue on their property to the north.
  - a.) The property to the north is in the City of Largo. Staff contacted City of Largo engineering staff and they have agreed to reach out to those property owners.
- No correspondence has been received.

### **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 two (2) vacant parcels totaling approximately 1.14 acres located at the western terminus of 20th Terrace SW, approximately 330 feet west of Seminole Boulevard (Alt US 19). The property is designated RL on the Future Land Use Map (FLUM), which allows up to Five (5) residential units per acre. The applicants wish to develop the site as a single-family attached (townhome) residential subdivision at a higher density than what is currently allowed. They are

proposing a FLUM amendment to RH, which allows up to 30 residential units per acre. The proposed RH category would allow up to 34 residential units on the property based on its acreage. By comparison, the existing RL category would allow up to six (6) residential units. The subject property is zoned C-2, General Commercial & Services, which, when paired with a residential land use designation, allows certain residential and residential equivalent uses. Townhome development specifically will require Type-2 Use approval from the Board of Adjustment and Appeals at a separate public hearing. Development criteria such as the specific number of units, stormwater, access, and parking will be addressed at that time.

The subject property is adjacent to a variety of residential uses. The property to the north is a 1,096-unit mobile home park, south and west is a 260-unit apartment complex, and two (2) single-family homes are to the east. The parcels to the north, south and west are all in the City of Largo. The land use designation is RL on the properties to the east and the zoning is C-2. Further east, fronting Seminole Boulevard, the properties are commercial uses. Much of the surrounding area is in the City of Largo's "Largo Mall Activity Center" which has been planned around a community and regional shopping center (Largo Mall). The area is planned to serve uses and development characteristics that are high density residential in nature; and served by a complete range of urban services including mass transit and recreation/open space facilities.

Comparing the current development potential of the subject property with the potential use associated with the requested RH FLUM designation, the proposal could generate approximately 162 additional average daily vehicle trips on the surrounding roads. The nearest level of service (LOS) regulated roadway is Seminole Boulevard (Alt US 19) to the east. In this location, Seminole Boulevard is operating at a peak hour LOS C with a volume to capacity (V/C) ratio of 0.583. Seminole Boulevard is not considered deficient. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways.

Staff is of the opinion that the proposed RH land use category is appropriate based on the subject property's proximity to locations with similar densities, general compatibility with the surrounding area, anticipated limited impacts to infrastructure, consistency with the Pinellas County Comprehensive Plan, and consistency with the Countywide Plan.

**Background Information:**

The LPA recommended approval of the request during its May 13, 2021 public hearing; vote seven (7) - Zero (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

Case Maps

Impact Assessment

Traffic Analysis

Legal and Sketch Map

Public Notification Map

Power Point Presentation

Legal Ad

Legal Ad Map