



Pinellas County

Staff Report

File #: 21-2491A, Version: 1

Subject:

Case No. FLU-21-05 (90 20th Terrace Southwest, LLC)

A request for a change of Land Use from Residential Low to Commercial General on approximately 0.33 acre located at 90 20th Terrace Southwest in unincorporated Largo. (Legislative)

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. FLU-21-05 is recommended for approval:

An Ordinance approving the application of 90 20th Terrace Southwest, LLC for a land use change from Residential Low to Commercial General on approximately 0.33 acre located at 90 20th Terrace Southwest in unincorporated Largo.

- The applicant is seeking a land use change on a 0.33-acre vacant site.
- This request would allow for a wide range of uses, with nothing specific currently planned.
- The land use change would address an inconsistency with the site's C-2 zoning district.
- The Local Planning Agency unanimously recommended approval of the request, vote four - zero. No one appeared in favor or opposition.
- 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 site consists of a 0.33- acre vacant parcel. The property is designated Residential Low (RL) on the Future Land Use Map (FLUM), which allows up to 5.0 residential units per acre, and it is zoned C-2, General Commercial & Services, which, when paired with a residential land use designation, allows multifamily residential and residential equivalent uses. Although the future use of the property is undetermined, the applicant wishes to change the land use to create consistency with the zoning district. A FLUM amendment to Commercial General (CG) is proposed, which allows up to 24.0 residential units per acre and a wide range of non-residential uses. The proposed CG category would allow up to eight (8) residential units on the property or non-residential construction up to 7,906 square feet based on its acreage. What is ultimately built, however, would depend on site plan requirements. By comparison, the potential uses under the existing RL category would be limited due to a general inconsistency with the zoning district.

The subject property is adjacent to a variety of residential and commercial uses. There are two (2) single-family homes to the north, a 260-unit apartment complex to the south, a vacant residential lot (proposed townhome development) to the west, and a commercial use to the east. 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 in nature; and served by a complete range of urban services including mass transit, commercial, and recreation/open space facilities.

Comparing the current development potential of the subject property with the potential use associated with the requested CG FLUM designation, the proposal could generate approximately 355 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, which 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 CG land use category is appropriate based on the subject property's proximity to locations with the same or similar designations, general compatibility with the surrounding area, anticipated limited impacts to infrastructure, and consistency with the Pinellas County Comprehensive Plan. The amendment will also provide increased compatibility and consistency with the property's C-2 zoning designation.

Background Information:

The LPA recommended approval of the request during its October 14, 2021 public hearing (Vote Four (4)- 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
Ordinance
Boundary Survey
Public Notification Map
Power Point Presentation
Legal Ad
Legal Ad Map

