



Pinellas County

Staff Report

File #: 22-2091A, Version: 1

Subject:

Case No. FLU-22-05 (M J H Properties, Inc.)

A request for a change of Land Use from Residential Urban to Residential Low Medium on approximately 2.33 acres located at 2231 Blanchard Court in unincorporated Largo.

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. FLU-22-05 is recommended for approval:

An ordinance approving the application of M J H Properties, Inc. for a Land Use change from Residential Urban to Residential Low Medium on approximately 2.33 acres located at 2231 Blanchard Court in unincorporated Largo.

- The applicant is seeking a Land Use change on an approximate 2.33-acre property currently developed with multi-family residential dwelling units.
- The applicant intends to keep some of the existing units, demolish some units, and redevelop a portion of the site with new multi-family dwelling units; however, no official proposal has been received to-date.
- The subject property is zoned RM, Multi-family Residential and there is no companion zoning case associated with this case.
- On September 7, 2022, the Local Planning Agency held a public hearing and continued the case due to lacking a quorum of the Board. Seven members of the public appeared in opposition.
- On November 9, 2022, the Local Planning Agency held a public hearing and recommended approval of this request (3-2 vote). Two members of the public appeared in opposition. The primary reasons given for opposition include drainage and the need for sidewalks on Blanchard Court, privacy, and fencing.
- Three letters of opposition and one petition in opposition have been received.
- The applicant reached out to residents expressing opposition to the application via telephone to discuss their issues prior to the first Local Planning Agency meeting in September. The applicant spoke with one of the members of the public who appeared in opposition after the second Local Planning Agency (LPA) meeting in November.
- The applicant is committed to continue to work with the community to help mitigate issues and concerns during the site plan process. Also, since the September 2022 LPA public hearing the County installed a "Dead End" sign near the Dunkin Donuts driveway along 23rd Avenue SW.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Service to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

The subject property consists of a 2.33-acre parcel located at 2231 Blanchard Court in unincorporated Largo. The entrance to the property is via Blanchard Court, which is a private drive that connects to 23rd Avenue SW. 23rd Avenue SW connects to Seminole Boulevard, approximately 800 feet east of the subject property, and just north of the Seminole Boulevard/Ulmerton Road intersection. 23rd Avenue SW dead ends approximately 250 feet west of the subject property. The site is currently developed with 12 multi-family dwelling units spread among five separate one-story residential buildings and associated parking that was developed in 1989. According to the submitted application, the applicant intends to keep some of the existing units, demolish some units, and redevelop a portion of the site with new dwelling units. The current Residential Urban designation allows up to 17 total units on the property. The FLUM change to Residential Low Medium would allow for a maximum potential of 23 dwelling units, an overall six-unit increase from the current potential density entitlement under the Residential Urban designation.

The subject property is zoned RM, Multi-Family Residential, which permits a range of residential development types. No change in zoning is proposed at this time. The RM district is consistent with both the current Residential Urban and proposed Residential Low Medium Land Use designations. Both the existing use of the property and expressed intended future use of the property are consistent with the current zoning.

Surrounding Uses, Land Use and Zoning Designations:

The subject property is connected to Seminole Boulevard, approximately 800 feet to the east, and is just north of the Seminole Boulevard/Ulmerton Road intersection, which includes an assortment of higher intensity retail/commercial uses, including Largo Mall, and the Pinellas County Sheriff's Office campus. A significant amount of strip retail/commercial businesses can be found in this area along both Seminole Boulevard and Ulmerton Road, including Dunkin Donuts and PNC bank, each of which flank the 23rd Avenue SW intersection with Seminole Boulevard.

Directly adjacent to the subject property includes a mix of single-family and multi-family residential uses, a mobile home park, and a Lowe's home improvement store. Properties directly to the west, east and south located within unincorporated Pinellas County are designated Residential Low on the County's FLUM. Properties directly to the west, north and east located within the City of Largo are designated Commercial General, Residential High, and Residential Low, respectively, on the Largo FLUM.

Flood Risk:

The subject property is neither within the Coastal High Hazard Area (CHHA) nor the Coastal Storm Area (CSA). The east half of the subject property lies within Flood Zone X which is out of the 500-year floodplain. A portion of the west side of the property lies within the 100-year floodplain and includes a drainage easement. The latter, western portion of the property is currently undeveloped. The subject property is also within a Non-Hurricane Evacuation Zone.

Conclusion and Summary Recommendation:

Development Review Committee (DRC) staff is of the opinion that the proposed Residential Low Medium designation is appropriate for the subject property. The subject property is currently

developed with multi-family residential dwelling units spread out among five buildings. The current Residential Urban designation allows up to 17 total units on the property. The FLUM change to Residential Low Medium would allow for a maximum potential of 23 dwelling units total on the property; thus, the land use change would entitle the property with six additional potential dwelling units above and beyond that which could currently be constructed. The applicant is committed to continue to work with the community to help mitigate issues and concerns during the site plan process. Also, since the September 2022 LPA public hearing the County installed a “Dead End” sign near the Dunkin Donuts driveway along 23rd Avenue SW.

The amendment is consistent with the Pinellas County Comprehensive Plan, will maintain the residential use character of 23rd Avenue SW, and will allow for overall additional and newer dwelling units for Pinellas County. Staff’s recommendation is to approve the requested FLUM amendment. The primary consideration for this recommendation is based upon evidence and findings contained in the staff report and attachments.

Background Information:

The LPA recommended approval of the request during its November 9, 2022 public hearing (Vote 3-2).

Surrounding property owners were notified by mail. A sign advertising the public hearing was posted at the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

Ordinance
LPA Report
Impact Assessment
Traffic Analysis
Case Maps
Application
Certificate of Ownership
Supporting Narrative
Survey
Public Notification Map
Correspondence
Legal Ad
Legal Ad Map
Presentation