



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-22-09

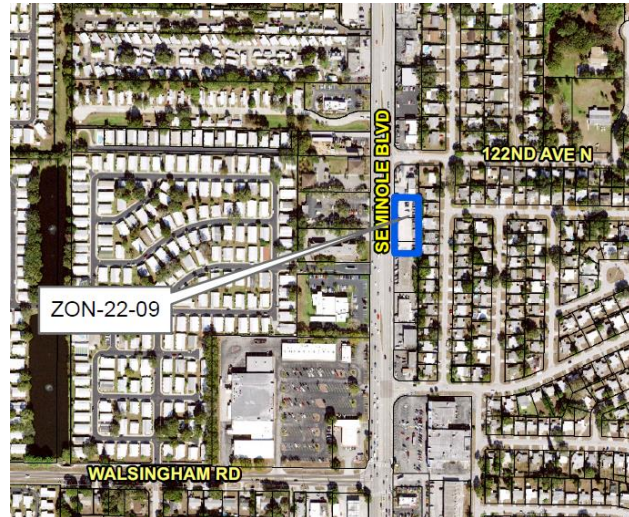
LPA Public Hearing: February 8, 2023

Applicant: 12199 Seminole, LLC.

Representative: Brian Aungst, Jr.

Subject Property: Approximately 0.52 acre located at 12081 Seminole Boulevard in unincorporated Largo.

Parcel ID(s): 10-30-15-64314-001-0120, 10-30-15-64314-001-0110 & 10-30-15-64314-001-0090.



REQUEST:

A Zoning Atlas amendment from C-1, Neighborhood Commercial District to C-2, General Commercial and Services District. This request would allow a broader range of retail and other specialized services while remaining consistent with the subject property's Future Land Use Map designation of Commercial General (CG). A used car lot is proposed.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed Zoning Atlas amendment consistent with the Pinellas County Comprehensive Plan and recommends approval by the Board of County Commissioners. (The vote was 4-2, in favor).

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Zoning Atlas amendment is **consistent** with the Pinellas County Comprehensive Plan, based on this report.
 - **Staff further recommends** that the LPA recommend **approval** of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.
-

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on January 9, 2023. The DRC Staff summary discussion and analysis follows:

The subject property is approximately 0.52 of an acre located at 12081 Seminole Boulevard in unincorporated Largo. The property is designated as Commercial General (CG) on the Future Land Use Map (FLUM) and is zoned C-1, Neighborhood Commercial District. The site is currently vacant where no legally permitted use has been established. The applicant wishes to have the ability to utilize the property for auto sales. No specific changes to the property are proposed at this time. However, the existing zoning category, C-1, does not allow the sale of motor vehicles concerning zoning and the Land Development Code. A zoning amendment to C-2 is therefore proposed which would allow the retail sales of vehicles and is consistent with the CG FLUM category. The parcel to north of the subject site, already zoned C-2, has been utilized in association with an existing auto sales business. This amendment would bring the entire parcel under the same zoning district as the northern most parcel.

The subject property is located approximately 156 feet south of the intersection of 122nd Avenue and Seminole Boulevard. Seminole Boulevard is an arterial roadway with primarily commercial uses. This corridor contains a variety of uses that consists of retail, offices, and some residential uses that border the subject parcel. To the north of the subject parcel there is a used car lot and a multi-tenant retail building directly south. To the east abuts a cluster of single-family homes located in the R-3 Single Family Residential zoning category. Across Seminole Boulevard, there is a parcel to the west that contains a multi-tenant plaza of medical offices, a veterinary hospital, and other general offices. The subject property is not within the Coastal Storm Area.

The DRC staff believes that the proposed Zoning Atlas amendment is appropriate for the subject property. The C-2 zoning designation would provide more retail-based uses that are compatible with the surrounding development pattern and the change would maintain compatibility with the FLUM. In general, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Commercial General	C-1	Vacant
Adjacent Properties:			
North	Commercial General	C-2	Used Car Lot
East	Residential Urban	R-3	Single-Family
South	Commercial General	C-1	Multi-Tenant Retail Building
West	Commercial General	C-2	Offices

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

- Goal 1: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.
- Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
- Policy 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.
- Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: March 28, 2023

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one from the public appeared.

ATTACHMENTS: (Maps)