



Doing Things!

Case # Z/LU-01-01-18

Board of County Commissioners

April 24, 2018



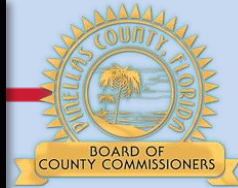
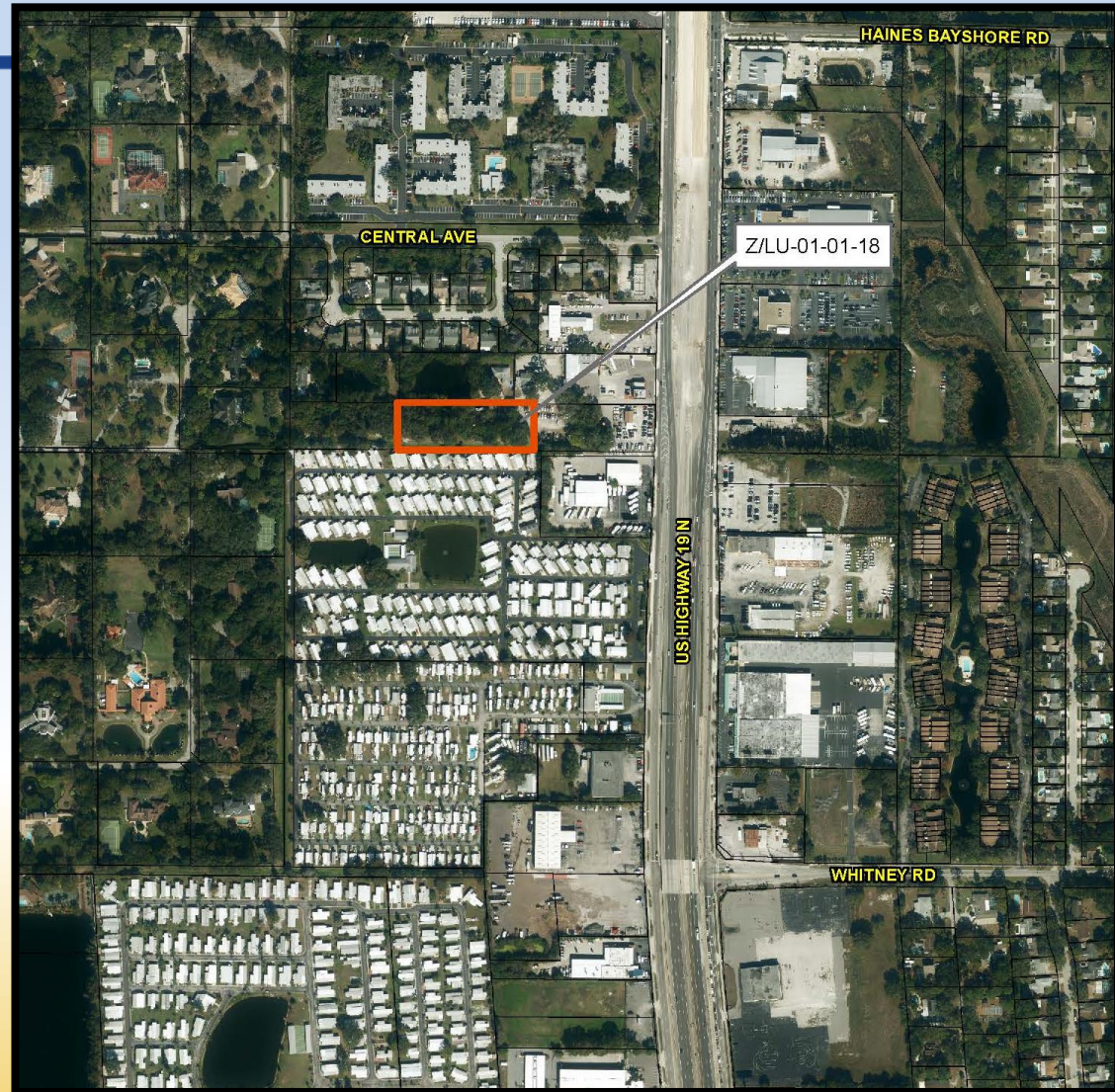
Request



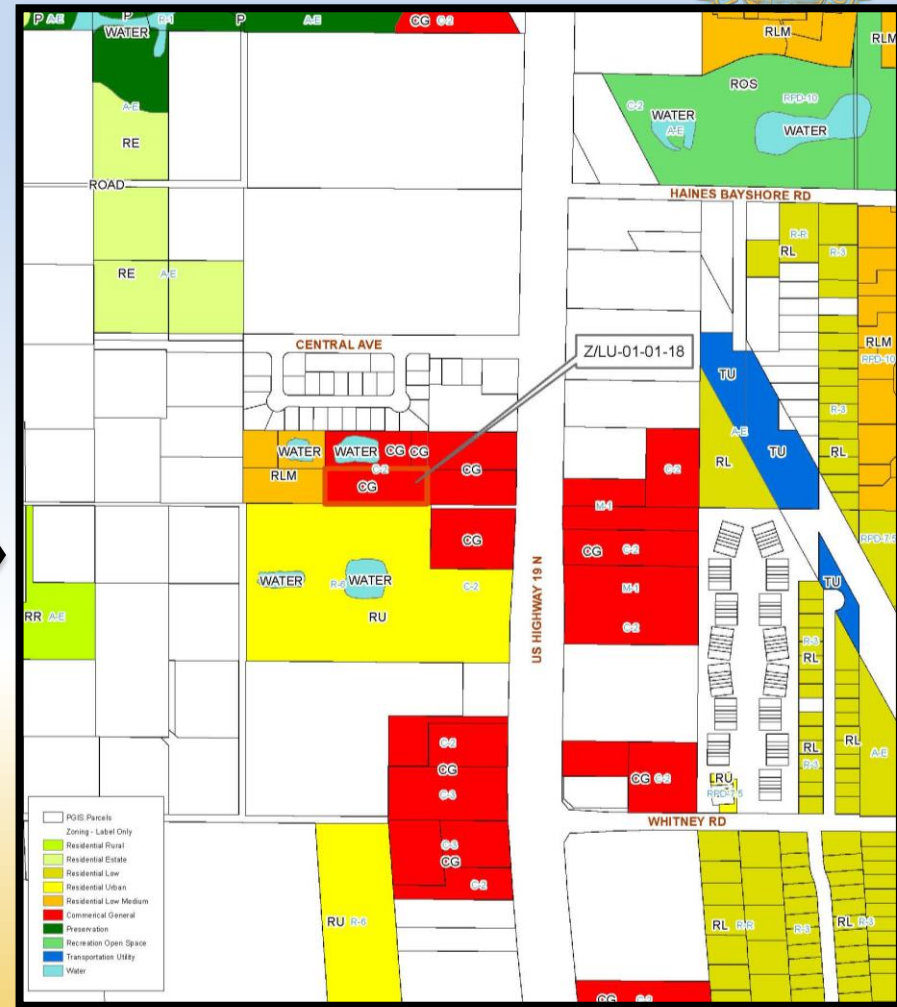
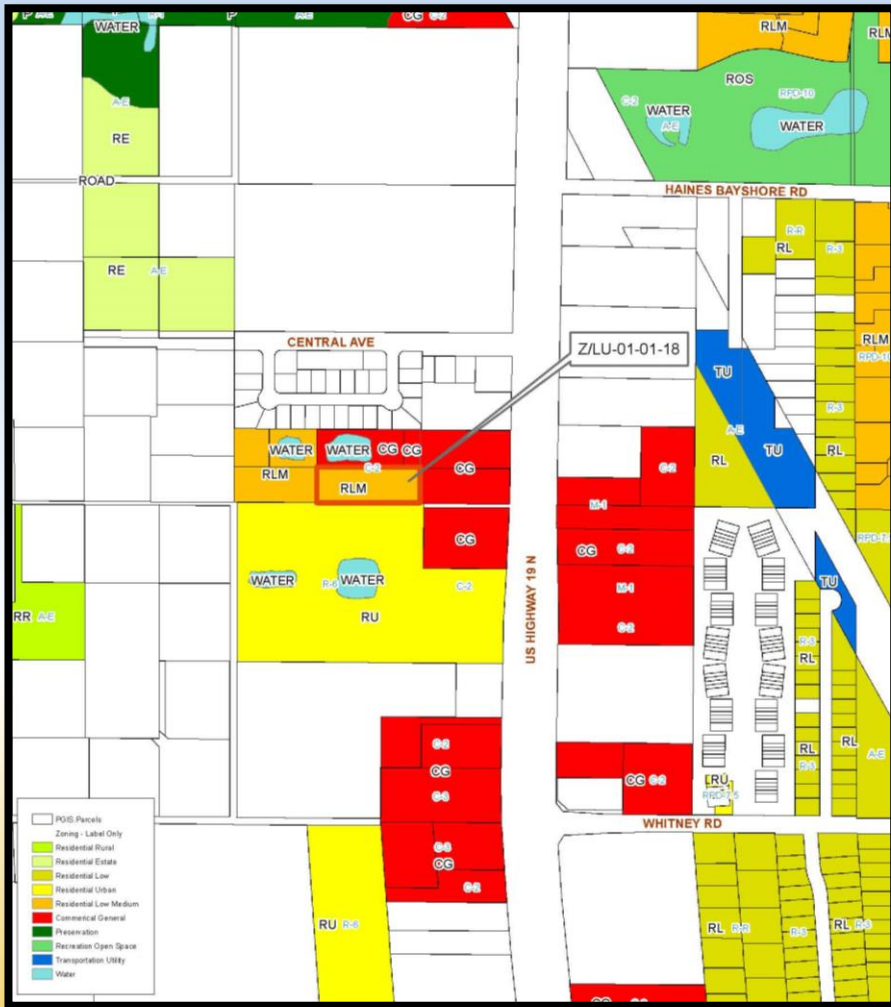
- Subject Area
 - Approximately 1.5-acre middle portion of a 4-acre parcel
 - 380 feet west of US-19, 495 feet south of Central Ave in unincorporated Largo
- Future Land Use Map (FLUM) Amendment
 - From: Residential Low Medium (RLM)
 - To: Commercial General (CG)
- Zoning Atlas Amendment
 - From: C-2, General Retail Commercial & Limited Services
 - To: C-2-CO, General Retail Commercial & Limited Services – Conditional Overlay
- Existing Use: Vacant
- Proposed Use: Automobile, boat and/or RV storage

Location

Surrounding property owners within 500 feet were notified by mail.



Zoning/FLU



Our Vision: To Be the Standard for Public Service in America

Site Photo

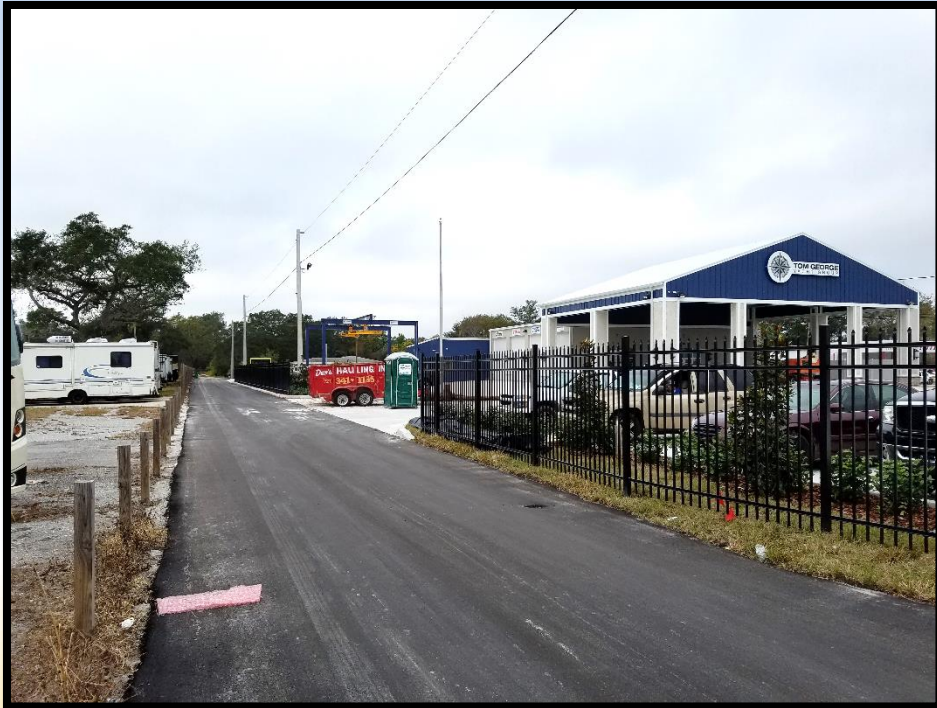
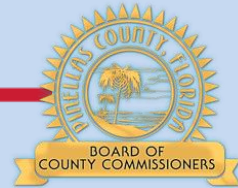


Looking west towards Amendment Area



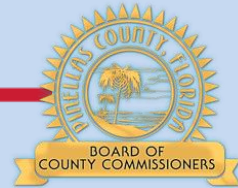
Looking east towards US 19

Site Photo



Adjacent Businesses along US 19

Site Photo



**Looking northeast at site from
MHP to south**



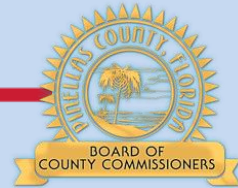
**Looking northwest at property
to remain RLM**

Additional Information



- Entire parcel has been zoned C-2 since the 1960s
- The RLM land use was put in place in the early 1980s
 - Inconsistency makes development of the property difficult
 - RLM allows 10 units per acre, but requires a residential zoning district
- A 6-foot high solid fence or wall along abutting residential property lines is required by Code
- Salvage/junkyard operations and the storage of heavy equipment will not be permitted

Staff Recommendation



- Proposed amendments are appropriate
 - The C-2 zoning district has been in place for decades
 - Conditional Overlay limits the use to vehicle storage
 - Limited infrastructure impacts
 - West 350 feet of parcel will remain RLM
 - Eliminates an inconsistency between land use and zoning
 - Consistent with the Comprehensive Plan

- Staff recommends approval of the FLUM and zoning amendments

LPA Recommendation



- On February 8th the LPA continued the case to provide the applicant an opportunity to consider a development agreement that addresses buffers and lighting
- The applicant elected not to pursue a development agreement, but offered to include a buffer along the south property line via the Conditional Overlay
- On March 8th the LPA recommended denial (3-1 vote)