



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-20-09

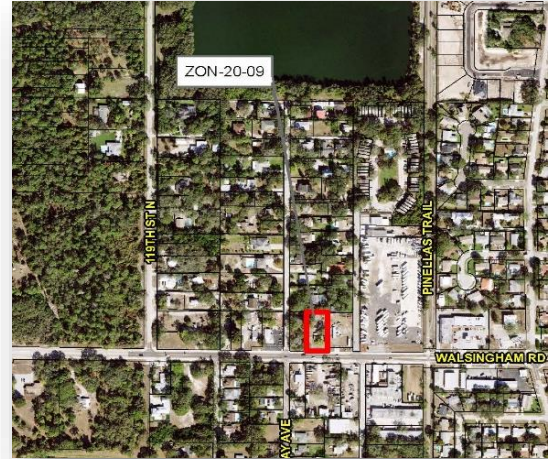
LPA Public Hearing: November 13, 2020

Applicant: JoAnn Kilgore, Tre

Representative: Harold Kilgore

Subject Property: Approximately 0.47 acre located at 11697 Walsingham Road in unincorporated Largo.

Parcel ID(s): 09/30/15/00000/430/5400



REQUEST:

Zoning Atlas amendment from C-1 (Neighborhood Commercial) to E-2 (Employment-2) on approximately 0.47 acre located at 11697 Walsingham Road in the unincorporated Largo area. The request would allow for commercial, warehouse and employment-type uses. The expansion of a contractor business is proposed.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The Local Planning Agency finds that the proposed amendment to the Pinellas County Zoning Atlas is consistent with the Pinellas County Comprehensive Plan and recommends approval of the proposed amendment. (The vote 6-0, in favor)

DEVELOPMENT REVIEW COMMITTEE STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Zoning Atlas amendment **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 October 12, 2020. The DRC Staff summary discussion and analysis follows:

The subject property is designated Commercial General (CG) on the Future Land Use Map (FLUM) and is zoned C-1, Neighborhood Commercial. The CG land use allows for a broad range of commercial, business and employment uses. The site is developed with a single-family home built in 1955 that is being used as an office for a construction business. The applicant wishes to utilize the property more fully

for his business needs, such as onsite equipment and material storage. Such uses are not allowed in the C-1 zoning district, so an amendment to E-2 (Employment-2) is proposed.

The subject property is within a node of various commercial and business uses, including multiple contractor yards. A contractor business is adjacent to the east and another is to the south across Walsingham Road, along with other storage and warehouse uses. Single-family residences on properties zoned R-3 are to the north and west. The single-family residence to the north is already adjacent to multiple E-2 zoned properties and the one to the west has a CG land use. All the adjacent properties have a CG land use except to the north. The Board amended the zoning to E-2 on the adjacent property to the east in 2015.

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate for the subject property. The E-2 zoning will provide the opportunity for the applicant to expand his business in a way that is compatible with other such businesses in the surrounding commercial node. The existing CG land use is not being amended, therefore significant impacts to infrastructure are not anticipated. 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	Office
Adjacent Properties:			
North	Residential Low	R-3	Single Family Residence
East	Commercial General	E-2	Contractor Business
South	Commercial General	E-2	Contractor Business
West	Commercial General	R-3	Single Family Residence

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted goals, 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 1.2.3 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: December 15, 2020

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or in opposition.

ATTACHMENTS: (Maps)