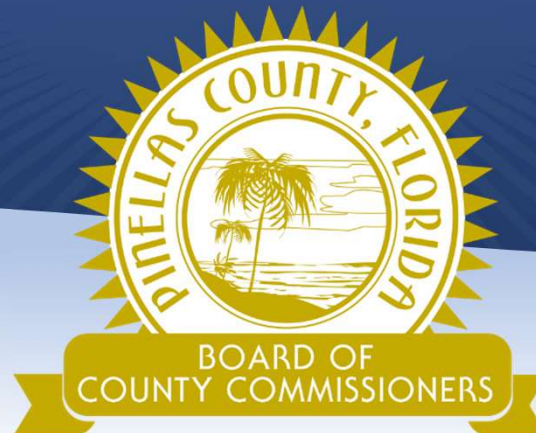


Board of County Commissioners

Case ZON-25-01
July 22, 2025



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

Request



Subject Property

Approximately 0.98 acres located at 16717 US Highway 19 N in unincorporated Largo

Zoning Atlas Amendment

From: C-2, General Commercial & Services

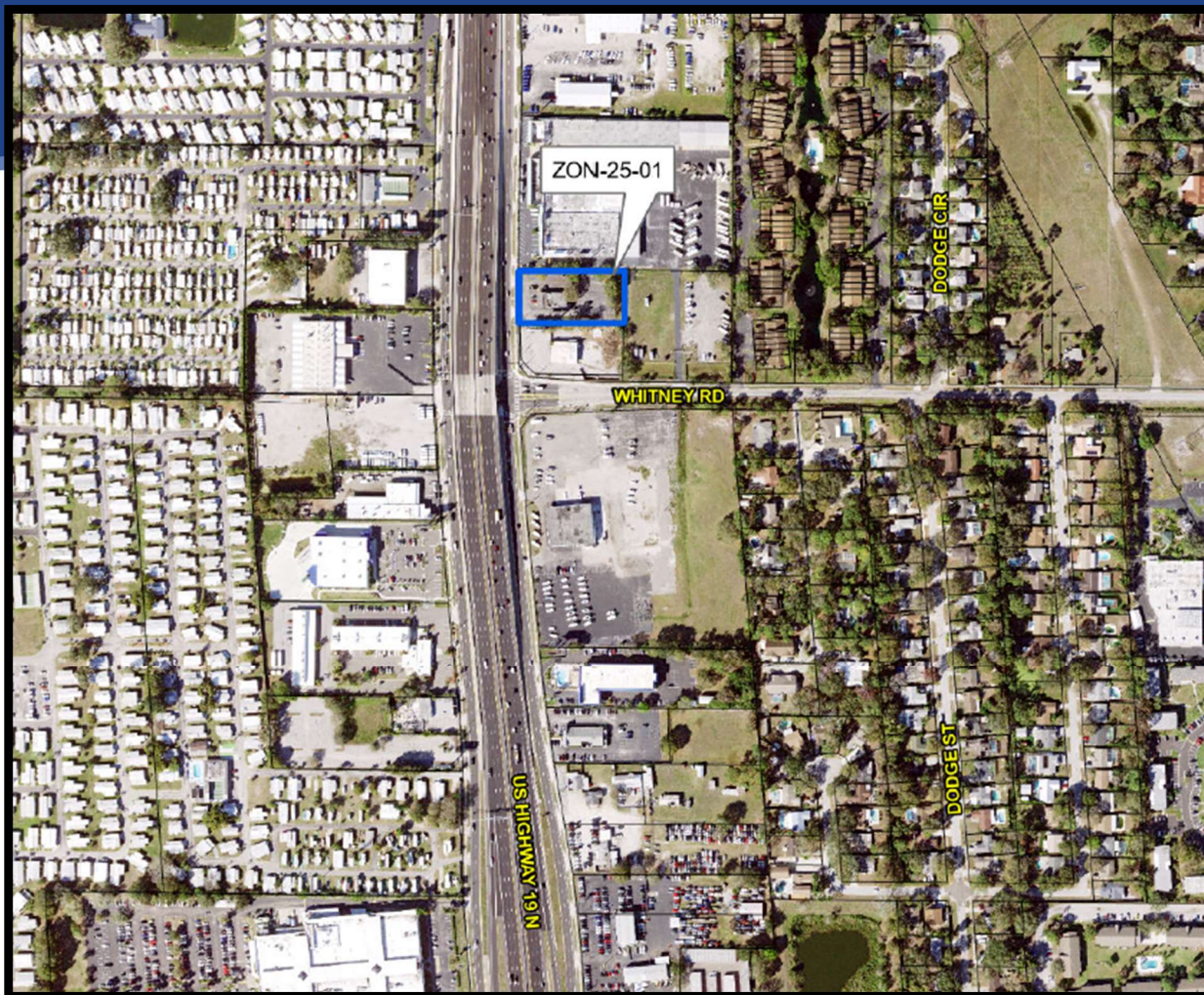
To: E-2, Employment 2

Proposed Use

Warehouse

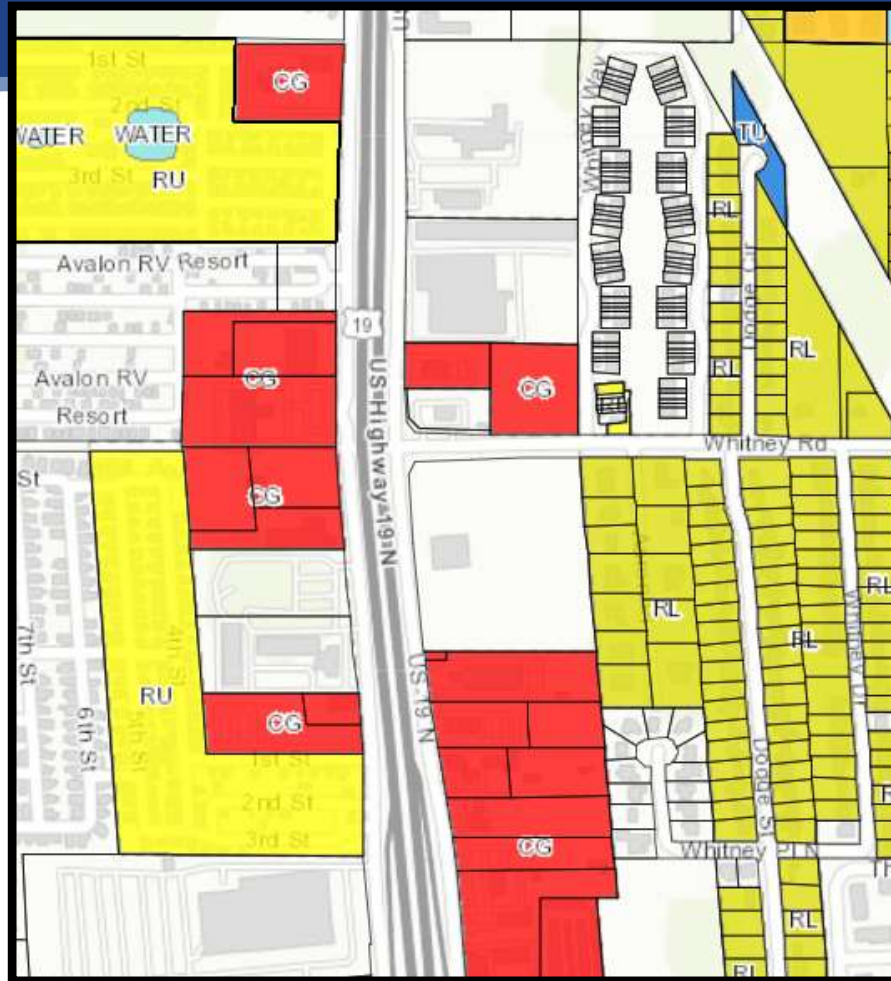


Location



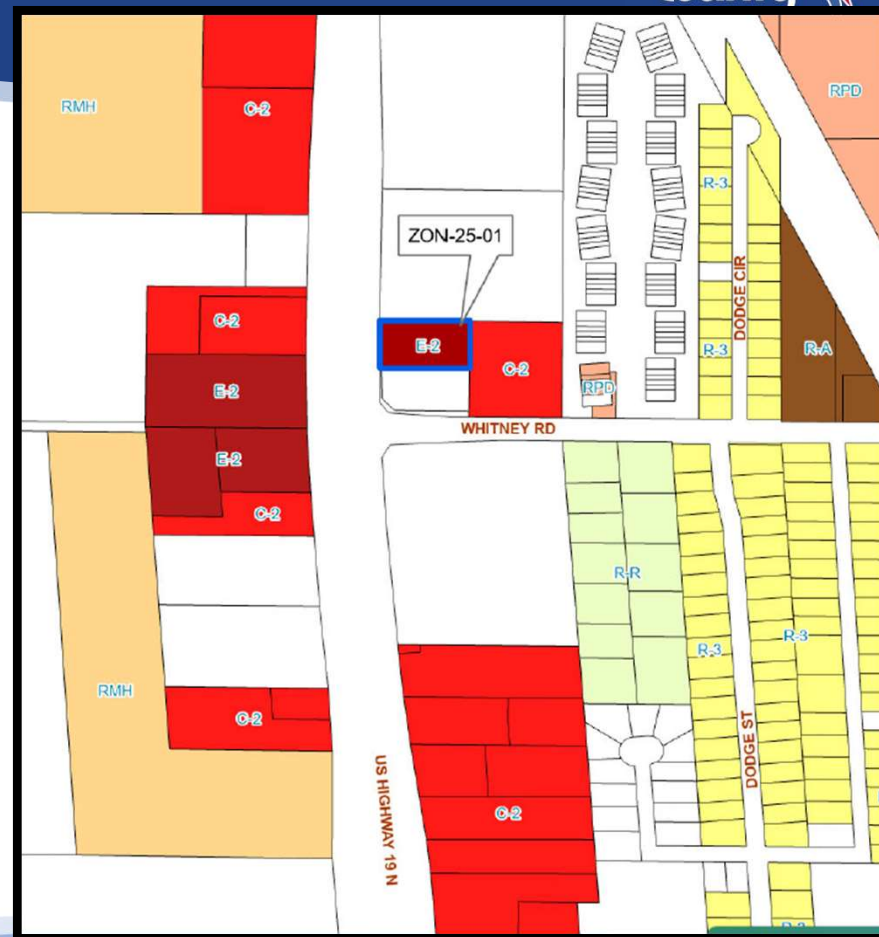
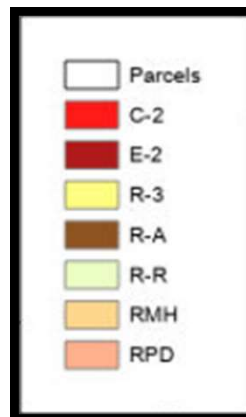
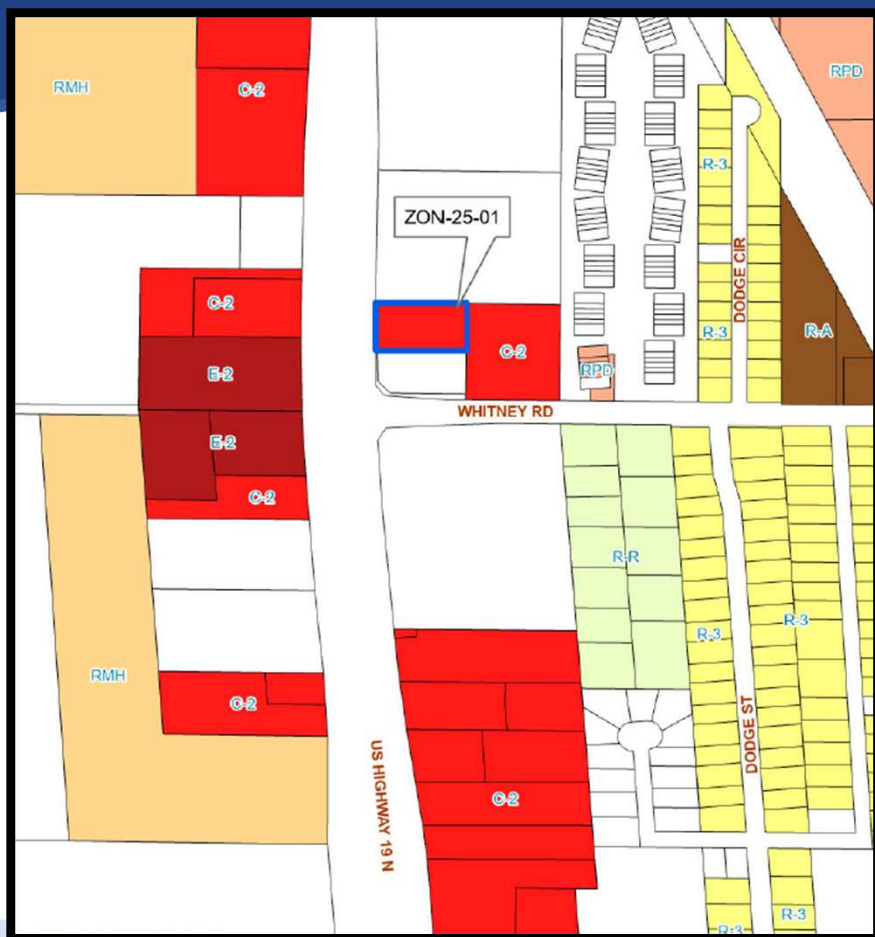
Our Vision: To Be the Standard for Public Service in America

Future Land Use Map Designation



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

Zoning



Site Photos

Looking east at
subject property
from US 19 North
bound on ramp.



Site Photos



Looking south at the adjacent applicants existing heating and air conditioning business

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

Site Photos



Adjacent Self Storage looking northwest

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

Additional Information



Current C-2 (General Commercial & Services) Zoning

- **Allows for a broad range of retail and personal business service uses; it does not allow for standalone warehouse uses.**
- **Maximum building height of 75 feet.**

Proposed E-2 Zoning

- **Allows Standalone Warehousing/storage, offices, recreation, limited retail, health/fitness, and wholesale/distribution**
- **Maximum building height of 75 feet.**



Recommendation



The proposed Zoning Atlas amendment is:

- **Compatible with the surrounding neighboring uses and frontage along US 19.**
- **Allows for the property owner to expand his business and allow the site to be redeveloped in a more appropriate manner.**
- **Consistent with the Comprehensive Plan and Future Land Use Designation of Commercial General (CG).**

Staff recommends Approval

Local Planning Agency recommended Approval, (Vote 7-0)



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