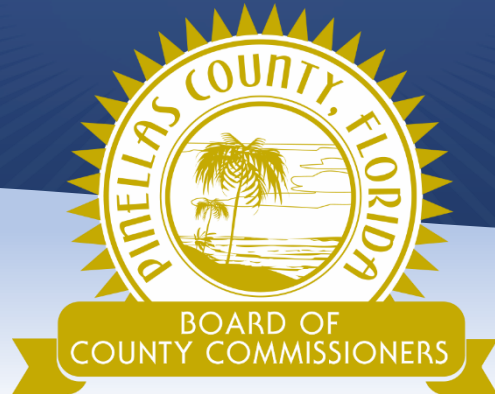


12199 Seminole, LLC

Case #ZON-22-09

March 28, 2023



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

Request

Subject Property

- **Approximately 0.52-acre at 12081 Seminole Boulevard in unincorporated Largo**

Zoning Atlas

From: C-1 (Neighborhood Commercial)

To: C-2 (General Commercial & Services)

Future Land Use (no change)

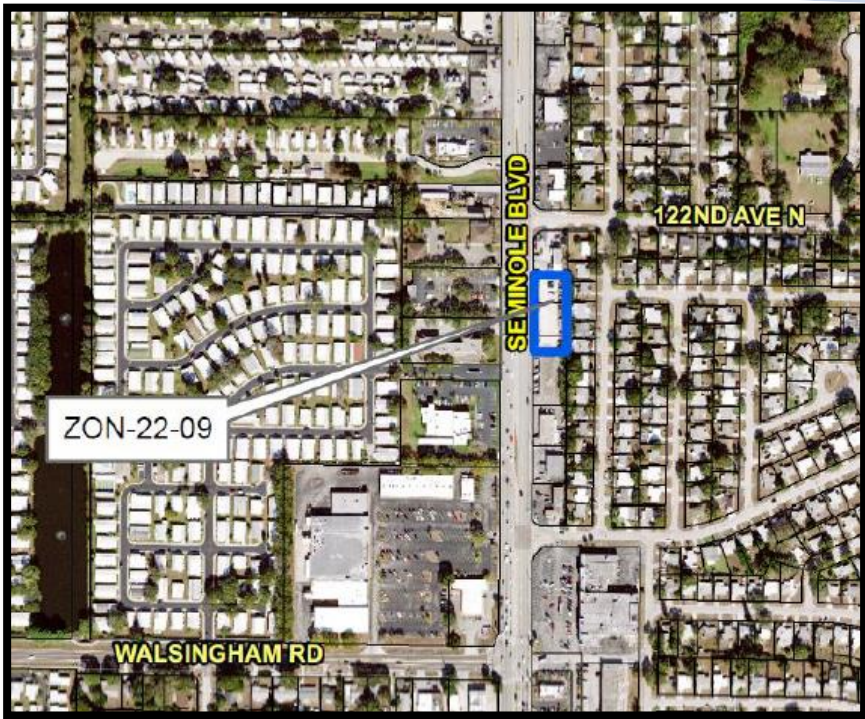
Commercial General

Existing Use: Vacant

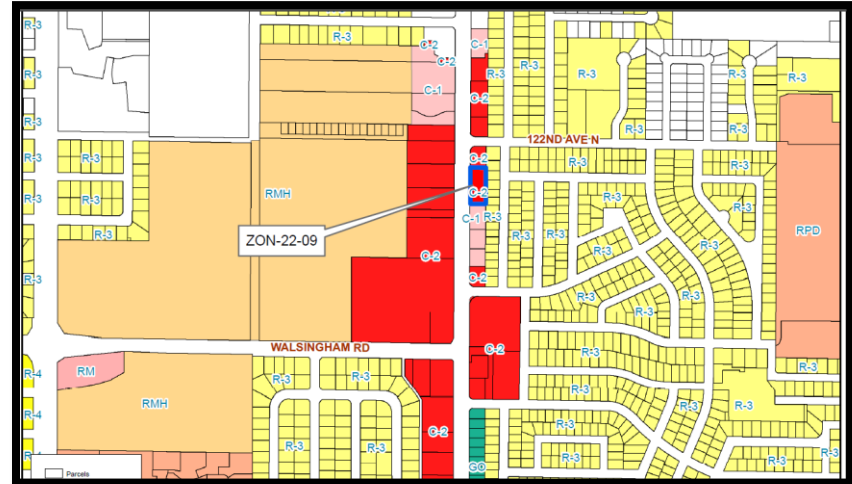
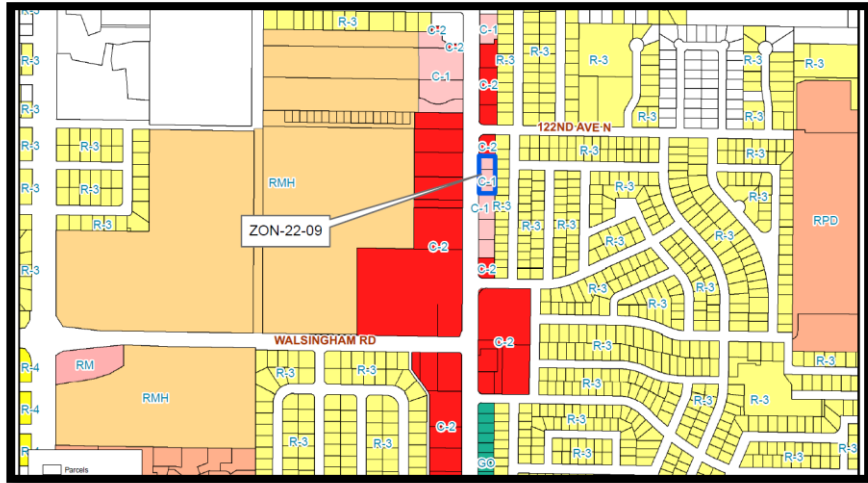
Proposed Use: Auto sales



Location



Zoning: From C-1 to C-2



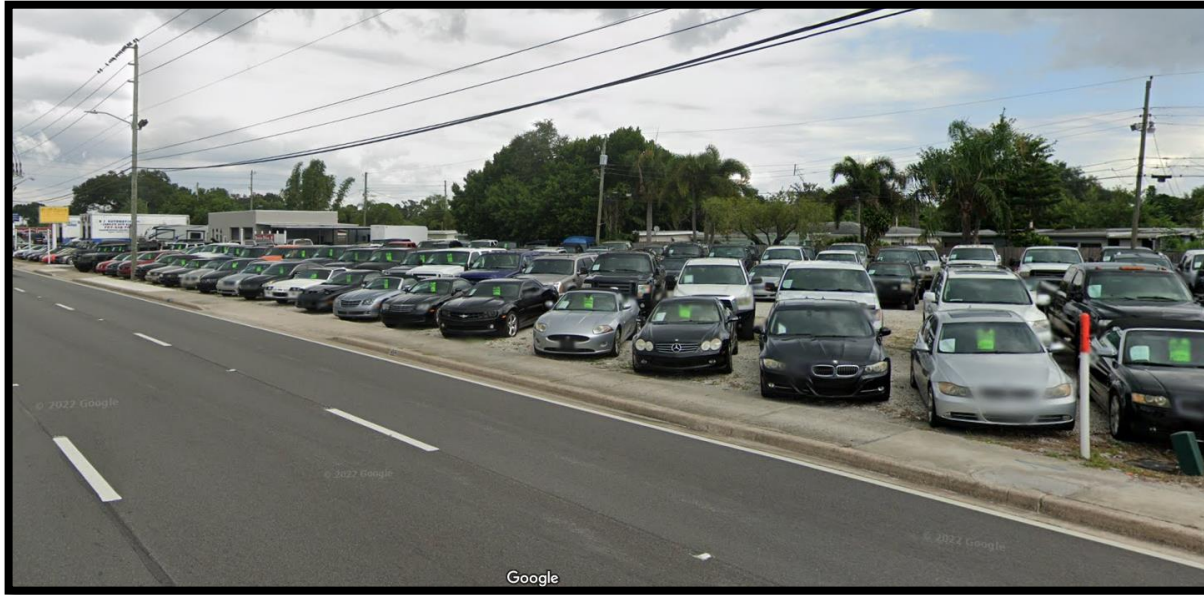
- Parcels
- AL
- C-1
- C-1-OO
- C-1-H
- C-2
- C-2-H
- CR
- E-1
- E-2
- GO
- I
- LO
- P-C
- R-1
- R-2
- R-3
- R-3-H
- R-4
- R-A
- RM
- RPD
- UZ
- Zoning - Label Only
- Pinellas County

ZON-22-09	From: C-1, Neighborhood Commercial	
Current Zoning	To: C-2, General Commercial & Services	
10/30/15/64314/001/0120, 0110 & 0090		
Prepared by: Housing & Community Development Department NORTH Date: 12/16/2022 1 inch = 0.12 miles		

ZON-22-09	From: C-1, Neighborhood Commercial	
Proposed Zoning	To: C-2, General Commercial & Services	
10/30/15/64314/001/0120, 0110 & 0090		
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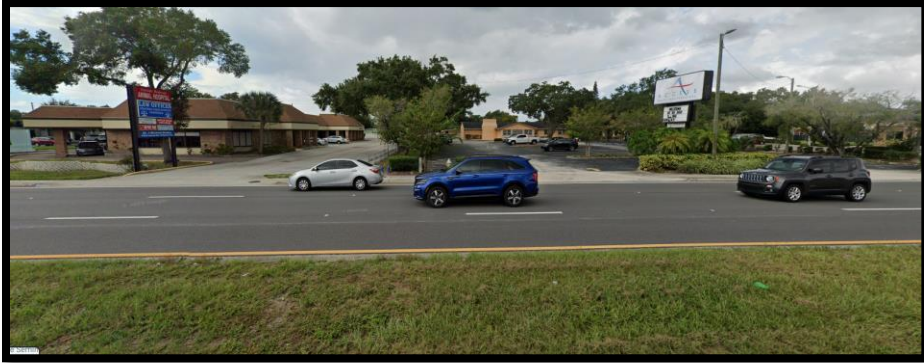


Site Photos



**Looking at subject property
from Seminole Boulevard**

Site Photos



(West)



(South)

View of Seminole Boulevard and surrounding businesses

Past and Potential Future Uses

- **The site is vacant of structures.**
- **Auto sales was an historic, non-conforming use that was abandoned.**
- **The parcel to north, owned by the applicant and zoned C-2, is an existing auto sales business. The subject property would be part of this business.**
- **Future Land Use would remain the same, Commercial General (CG)**
 - **Allows office, retail, and service uses, among others**
 - **Max floor area ratio (FAR) is 0.55.**
 - **Max impervious surface ratio (ISR) is 0.90.**



Recommendation

Proposed Zoning Atlas change

- **Surrounding area has a wide range of zoning designations and uses**
 - Mixture of commercial, office, and residential
- **CG FLUM category supports the proposed use**
- **Consistent with the Comprehensive Plan**

Development Review Committee recommends Approval

Local Planning Agency – Recommended Approval (4-2 vote)

