

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z-03-02-18

LPA Public Hearing: February 8, 2018

Applicant: Pinellas County

Representative: Andrew W. Pupke,
Real Estate Management

Subject Property: 1.95 acres located on the west side of 58th Street N approximately 1,500 feet south of Ulmerton Road in unincorporated Largo

Parcel ID(s): 08/30/16/70974/100/1502



REQUEST:

Zoning Atlas amendment from C-2 (General Retail Commercial & Limited Services) to M-1 (Light Manufacturing & Industry) for approximately 1.95 acres located on the west side of 58th Street North, 1,500 feet south of Ulmerton Road in the unincorporated Largo area. The request would allow for light industrial and manufacturing uses to be developed on the subject property.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendment is consistent with the Pinellas County Comprehensive Plan, and recommends approval of the Zoning amendment. (The vote was 5-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed amendment to the Pinellas County Zoning Atlas **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 Planning Review Committee (PRC) reviewed this application on January 8, 2018. The PRC Staff summary discussion and analysis follows:

The subject property consists of a 1.95-acre County-owned parcel in the unincorporated Largo area on the west side of 58th Street North, 1,500 feet south of Ulmerton Road. The subject property, along with the property to the south (13.25 acres), are part of a former landfill escheated to the County in 2012.

Since acquiring the properties, the County has conducted cleanup activities on both parcels to prepare them for sale and redevelopment. The request for rezoning from C-2 to M-1 will make the zoning consistent with the Employment (E) Future Land Use Map category on the subject site and provide the same zoning and future land use that is on the parcel to the south.

In summary, no significant new impacts are anticipated as a result of this request. The proposed M-1, Light Manufacturing & Industry zoning district will help facilitate redevelopment of the subject property, is complementary to the development pattern of the area, is consistent with the Comprehensive Plan, and is appropriate for this location.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Employment	C-2	Vacant
Adjacent Properties:			
North	Employment	M-1	Warehouse
East	Employment	R-6	MHP
South	Employment	M-1	Vacant
West	Employment	M-1	Warehouse

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 ONE: 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.
- Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

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 20, 2018

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)