Doing Things!

Case # Z/LU-11-06-18
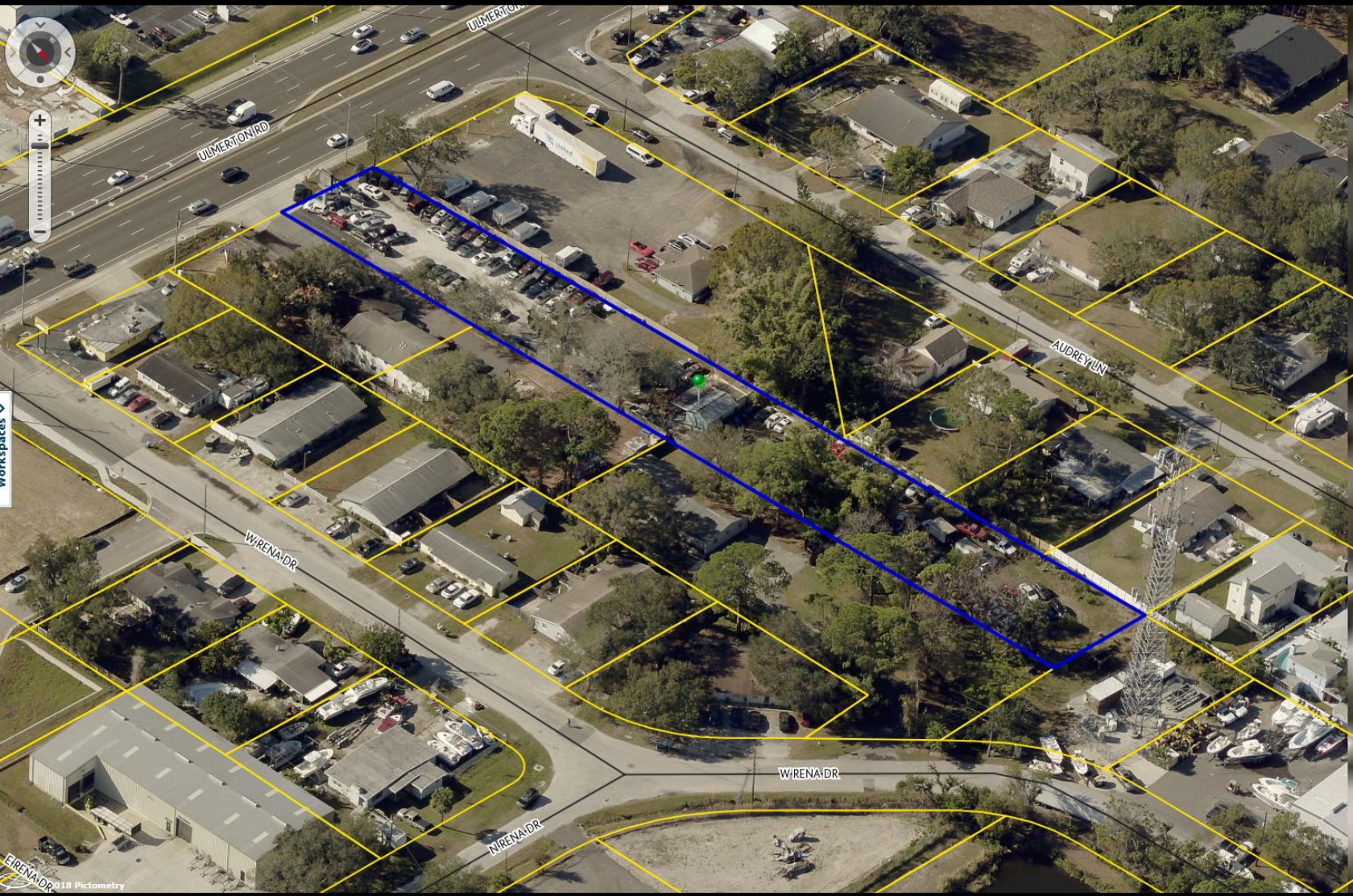
Board of County Commissioners
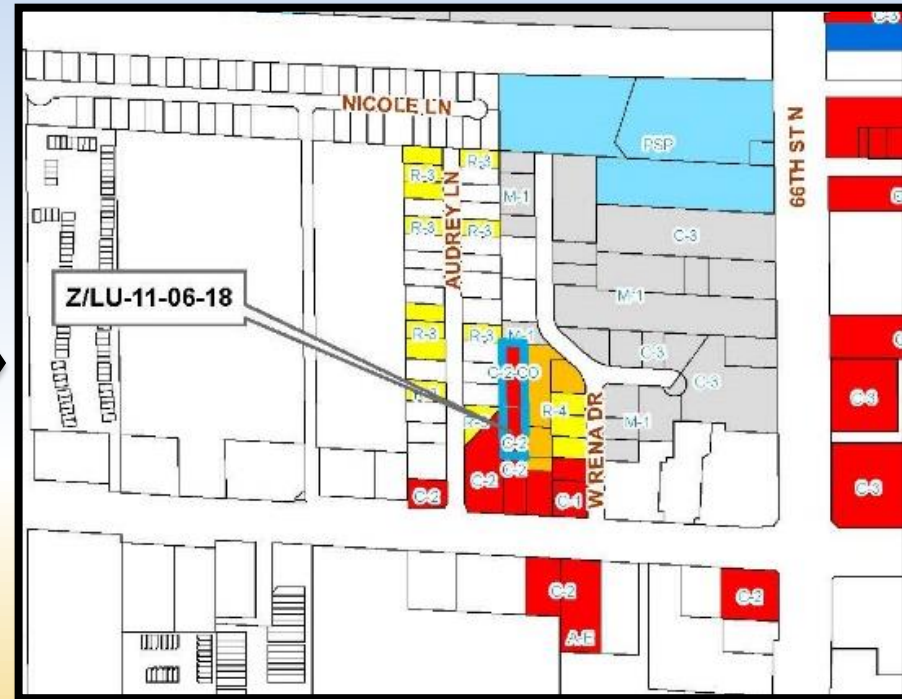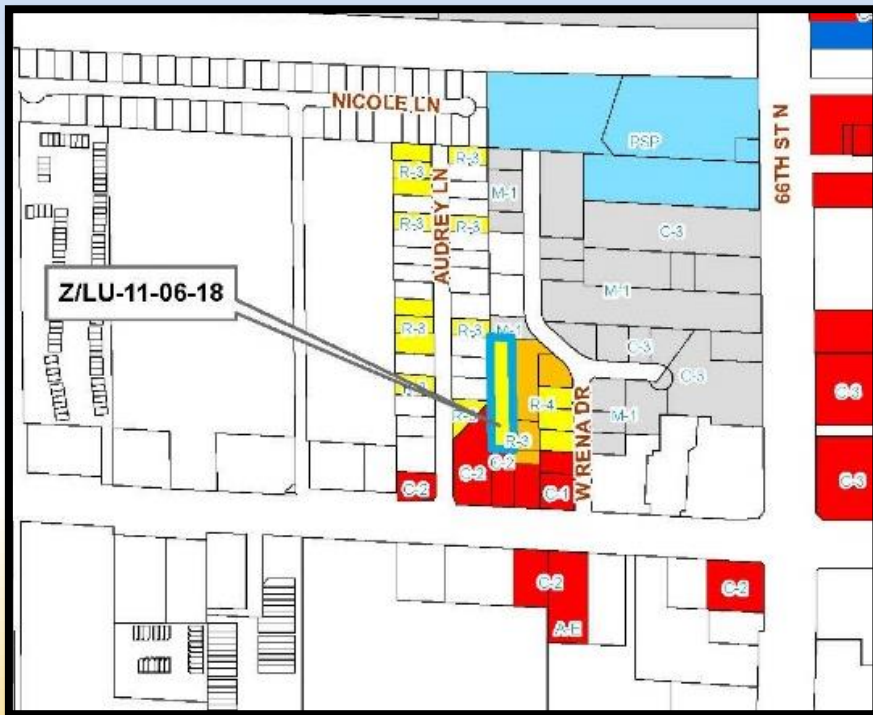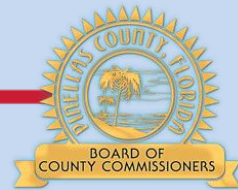
October 23, 2018

Request

- Subject Area
  - Approximately 0.70 acre portion of a 1.02 acre parcel
  - 6789 Ulmerton Rd in unincorporated Largo

- Future Land Use Map (FLUM) Amendment
  - From: Residential Urban (RU)
  - To: Commercial General (CG)

- Zoning Atlas Amendment
  - From: R-3, Single Family Residential
  - To: C-2, General Retail Commercial & Limited Services (0.32 acre) and
  - To: C-2-CO, General Retail Commercial & Limited Services – Conditional Overlay (0.38 acre)

- Existing Use: Buildings related to auto sales

- Proposed Use: Expansion of Auto sales, auto repair (C-2) and vehicle inventory parking (Conditional Overlay limited use)
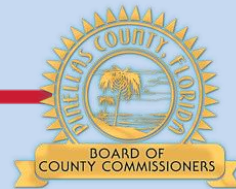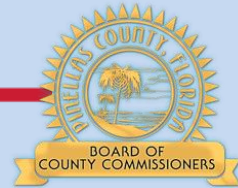
Location

Zoning/FLU

Site Photos

**Looking north from Ulmerton Rd
at existing C-2 portion of site
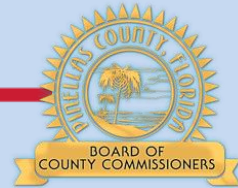Photos taken May 2018**

Site Photos

Adjacent vehicle rental use to the west

Adjacent pre-school use to the east
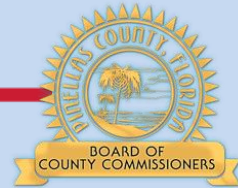
Site Photos

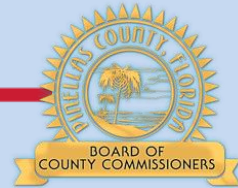Triplex adjacent on the east

Cell Phone tower adjacent on the north

Site Photos

Single Family adjacent on the west

Additional Information

- Proposed Conditional Overlay
  - Limits the northern 220-foot portion of the property to parking of vehicle inventory

- Zoning History on property
  - C-2 zoning on southern portion has been in place since 1977
  - An additional 0.11 acre portion amended to C-2 in 2009
  - Legal Nonconforming Use Approval established for Office use on the R-3 portion in 2009

- Surrounding area contains a variety of land uses

Staff Recommendation

- Proposed amendments are inappropriate
  - Compatibility concerns raised by neighboring property owners due to commercial encroachment into a residential area
  - Ongoing Code Enforcement issues on the property that are not dependent upon approval of this request to reach compliance

- Staff recommends **Denial** of the FLUM and zoning amendments

- On July 12th the LPA recommended approval (6-0 vote)

- On August 21st the BOCC continued the case until October 23rd