

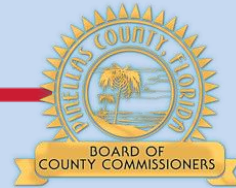


Doing Things!

Case # Z/LU-11-06-18
Board of County Commissioners
August 21, 2018



Request

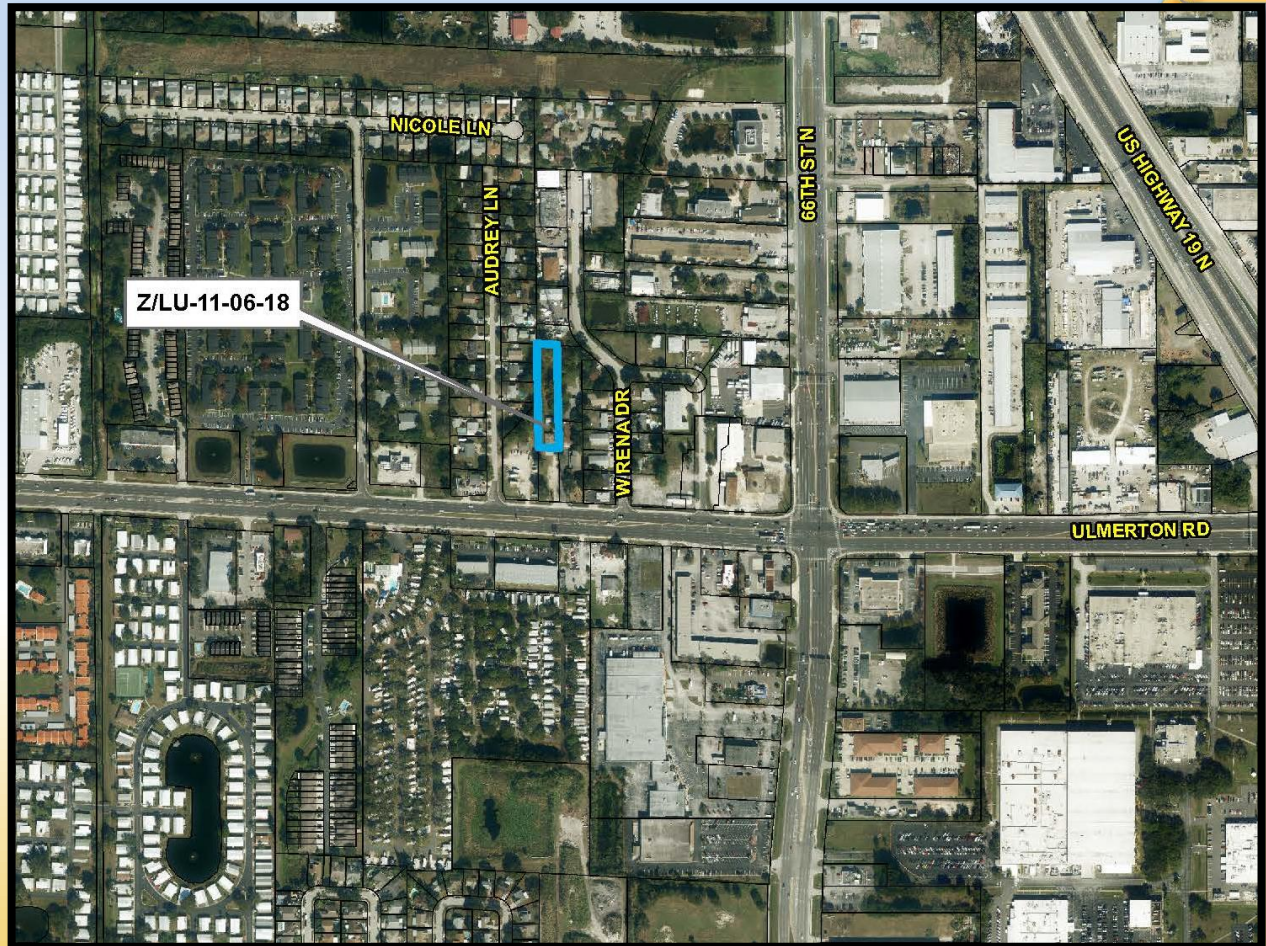


- Subject Area
 - Approximately 0.70 acre portion of a 1.02 acre parcel
 - 6789 Ulmerton Rd in unincorporated Largo
- Future Land Use Map (FLUM) Amendment
 - From: Residential Urban (RU)
 - To: Commercial General (CG)
- Zoning Atlas Amendment
 - From: R-3, Single Family Residential
 - To: C-2, General 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)

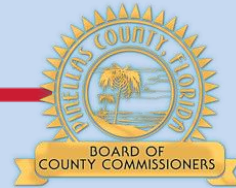
Location



Surrounding property owners within 400 feet were notified by mail.

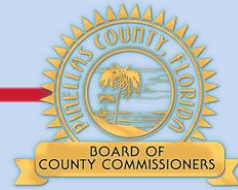


Site Photos



Looking north from Ulmerton Rd
at existing C-2 portion of site

Site Photos

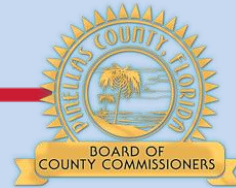


Adjacent vehicle rental use to the west



Adjacent pre-school use to the east

Site Photos

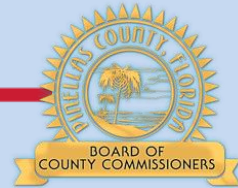


Triplex adjacent on the east



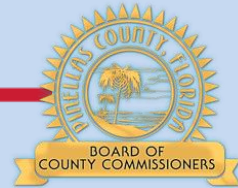
Cell Phone tower adjacent on the north

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 structures on the R-3 portion in 2009
- Surrounding area contains a variety of land uses

Staff Recommendation



- Proposed amendments are appropriate
 - Conditional Overlay limits the use to a passive, quiet use
 - Limited infrastructure impacts
 - General area contains a wide variety of uses
 - Consistent with the Comprehensive Plan
- Staff recommends approval of the FLUM and zoning amendments
- On July 12th the LPA recommended approval (6-0 vote)