



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-21-04

LPA Public Hearing: August 12, 2021

Applicant: 1st Clearwater, LLC

Representative: Abdel Alkhalouf

Subject Property: An approximately 0.62-acre portion of a 0.84-acre parcel located at 3877 Ulmerton Road in unincorporated Clearwater.

PARCEL ID: 03/30/16/70884/400/0902



REQUEST:

Zoning Atlas amendment from E-1, Employment-1 to C-2, General Commercial & Services. The request would allow C-2 uses (commercial, retail, services, etc.) to be extended to the northern portion of the property.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The Local Planning Agency finds the proposed Zoning Atlas amendment consistent with the Pinellas County Comprehensive Plan and recommends approval. (The vote was 5-0, in favor)

DEVELOPMENT REVIEW COMMITTEE STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Zoning Atlas amendment **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.
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SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on June 14, 2021. The DRC Staff summary discussion and analysis follows:

The amendment area consists of the northern 0.62-acre E-1 zoned portion of an overall 0.84-acre mixed zoning property that contains a multi-tenant retail building and warehouse/garage units. The part of the property outside of the amendment area is zoned C-2. The amendment area is currently occupied by the warehouse/garage units and no specific changes to the building or property are proposed at this time.

Any expansion of the buildings and businesses onsite will require the appropriate site plan review. If granted, the amendment will provide consistent zoning throughout the property and recognize any established commercial uses that may currently exist on the northern portion of the property. The amendment to C-2 is also consistent with the existing Commercial General (CG) Future Land Use Map (FLUM) category assigned over the entire property.

Surrounding uses include the St. Pete-Clearwater International Airport to the north, a County-owned retention pond to the east, retail and employment uses to the west, and retail and a hotel to the south across Ulmerton Road.

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate and consistent with the Pinellas County Comprehensive Plan and FLUM. The Requested C-2 designation will provide unified zoning on the property and is compatible with the surrounding land uses and development pattern.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Commercial General	E-1	Multiple Structures
Adjacent Properties:			
North	Commercial General	E-1	Airport
East	Commercial General	E-1	Airport
South	Commercial General	C-2	Retail
West	Commercial General	E-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

- 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 1.2.3: 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.
- Objective 1.12: Pinellas County shall promote the location of community or neighborhood commercial development within centers in order to achieve optimal land use relationships, avoid commercial intrusion and impacts into established neighborhoods, achieve compatibility with traffic movement objectives, minimize air pollution, and serve the immediate retail shopping needs of limited or defined geographic areas.
- Policy 1.12.2: Pinellas County shall permit commercial development in a manner that will maintain the economic vitality of recognized and established commercial areas

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: October 26, 2021

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)