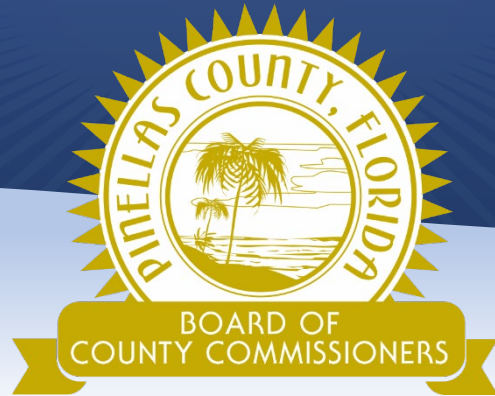


Board of County Commissioners

Case #ZON-21-04

October 26, 2021



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

Request

Subject Property

Approximately 0.62-acre portion of a 0.84-acre parcel located at 3877 Ulmerton Road in unincorporated Clearwater.

Future Land Use (no change)

Commercial General (CG)

Zoning Atlas Amendment

From: E-1 (Employment-1)

To: C-2 (General Commercial & Services)

Existing Use: Multi-tenant building & warehouse/garage bays

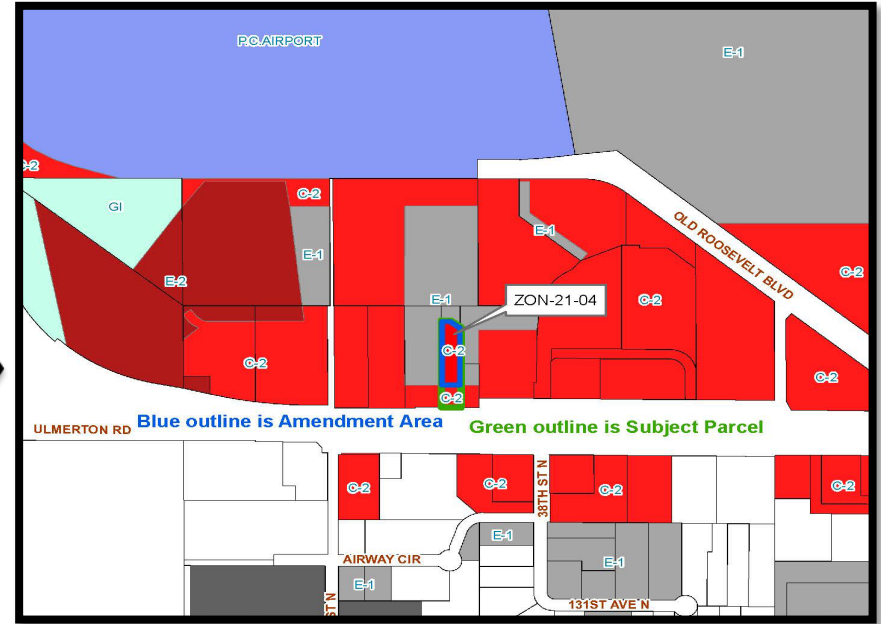
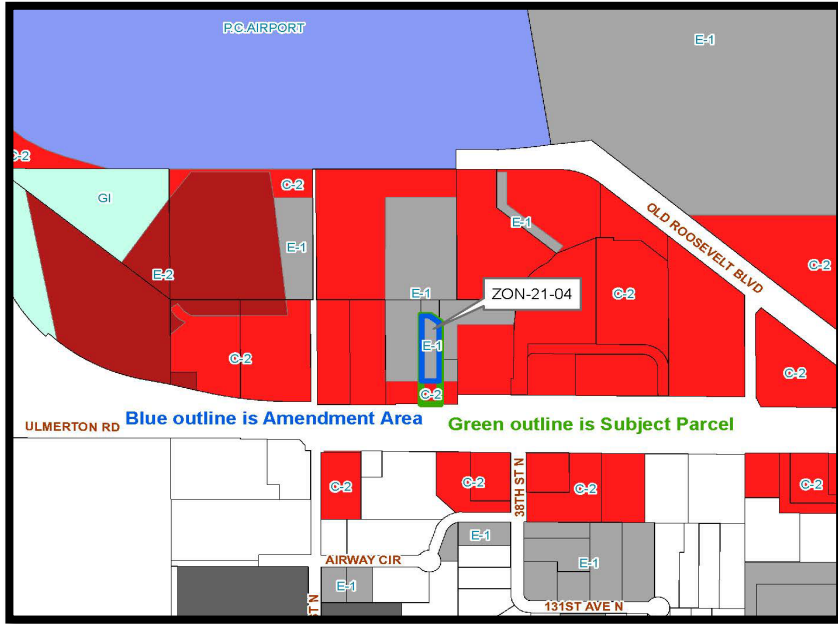
Proposed Use: No change is proposed at this time. Will allow C-2 uses to extend to northern portion of property.



Location



Zoning Maps



Site Photos



Site Photos



Looking at subject property
from Ulmerton Road

Site Photos



Looking west along Ulmerton Road



Looking east along Ulmerton Road

Site Photos



Looking north towards Airport



Looking south towards Ulmerton Road

Recommendation

Proposed Zoning Amendment

- **Surrounding area has a broad mix of commercial & employment uses**
- **C-2 is compatible with the adjacent properties**
- **Consistent with the Comprehensive Plan & Future Land Use Map**

Development Review Committee recommends Approval

Local Planning Agency – recommended approval (5-0 vote)

