



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-25-01

LPA Public Hearing: June 11, 2025

Applicant: Todd's Air Conditioning & Refrigeration, LLC

Representative: Same as Above

Subject Property: Approximately 0.98 acres located at 16717 US Highway 19 N in unincorporated Largo.

Parcel ID(s): 29-29-16-00000-330-0800



REQUEST:

A Zoning Atlas amendment from C-2, General Commercial & Services to E-2, Employment 2.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed Zoning Atlas amendment consistent with the Pinellas County Comprehensive Plan and recommends approval by the Board of County Commissioners. (The vote was 7-0, in favor)

Development Review Committee (DRC) 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 reviewed and analyzed this application on May 12, 2025. The Staff summary discussion and analysis follows:

The subject property is approximately 0.98 acres in size, located at the northeast corner of Whitney Road and U.S. Highway 19 North in unincorporated Largo. The property is designated as Commercial General (CG) on the Future Land Use Map (FLUM). The site is zoned C-2, General Commercial & Services, which allows for a broad range of retail and personal business service uses. The site is currently developed with an underutilized 1970's structure that was formerly used as an adult use lounge, that closed during the COVID-19 pandemic. The applicant who also owns the property to the immediate south, acquired the subject property in 2023 and wishes to expand his heating and air conditioning business and to utilize the site's parking lot and building as a warehouse to store supplies and to park his technicians service trucks in the rear. While the site's existing C-2 zoning allows for a variety of uses as noted above, however, it does not allow for standalone warehouse uses. The proposed zoning amendment to E-2, would allow the applicant to use the abandoned building as a warehouse and allow for him to expand his business, which is also consistent with the sites existing CG FLUM category. The proposed change to E-2 would also allow a broader range of non-residential and business warehouse type uses, that are consistent with the surrounding non-residential uses along this segment of U.S. Highway 19.

The subject property is located along the U.S. Highway 19 corridor. This segment of U.S. Highway 19 fronting the subject property is a northbound frontage road for the elevated 6-lane divided overpass for both East Bay Drive and the Whitney Road intersections. To the immediate north and west of the subject parcel is a Self-storage warehouse, and directly to the immediate south is the applicants existing heating and air conditioning business. To the east, across the U.S. Highway 19 overpass are general commercial properties fronting the southbound frontage road.

The subject property has a low flood risk. The subject property is neither within the Coastal High Hazard Area (CHHA) nor the Coastal Storm Area (CSA). The subject property lies within Flood Zone X.

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate and will allow for the site to be redeveloped to the County's development regulations in a more appropriate manner. Additionally, when evaluating the overall compatibility of the request with the surrounding area, especially when considering the site's frontage along this segment of US Highway 19, the proposed use is compatible with the neighboring uses and will allow for the adjacent property owner to expand his business which is compatible with the site's existing CG FLUM category. Lastly, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Commercial General (CG)	C-2	Former Adult Use Building
Adjacent Properties:			
North	City of Largo	City of Largo	Self-Storage Warehouse
South	City of Largo	City of Largo	Contractor's Office
East	Commercial General (CG)	C-2	General Commercial
West	Commercial General (CG)	C-2	Retail Building / Warehouse

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted goals, objectives, policies, and strategies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE ELEMENT

- Goal 1: Provide a variety of land use character areas to meet the needs of a diverse population and support thriving, resilient, quality communities.
- Objective 1.1 Establish Land Use Categories that respond to the unique challenges of infill and (re)development within Unincorporated Pinellas County.
- Objective 1.2 Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.
- Policy 1.2.2 Consider creative regulatory solutions to support (re)development.
- Strategy 2.4.1.5 Manage land use compatibility and building scale and character transitions between established residential neighborhoods and adjacent non-residential uses.
- Objective 5.3 Enhance aesthetics along key roadway corridors throughout the County.

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: July 22, 2025, at 6:00 p.m.

CORRESPONDENCE RECEIVED TO DATE: None

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: None

ATTACHMENTS: Maps and Application