

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z-02-02-19

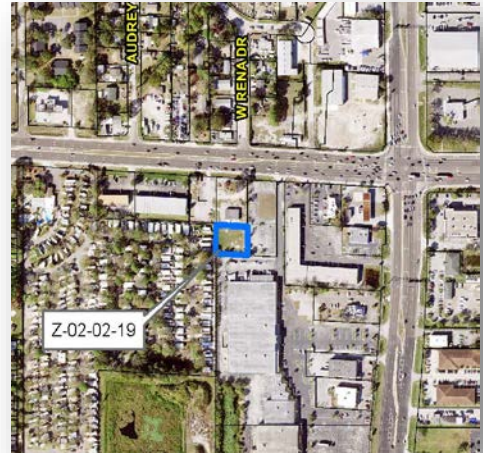
LPA Public Hearing: February 12, 2019

Applicant: John Roberts

Representative: Todd Pressman

Subject Property: Approximately 0.40 acre consisting of the south 120 feet of the property located at 6700 Ulmerton Road.

PARCEL ID(S): A portion of 07/30/16/70956/100/0201



REQUEST:

Zoning Atlas amendment from R-A, Residential Agriculture to C-2, General Retail Commercial and Limited Services on approximately 0.4 acre consisting of the south 120 feet of the property located at 6700 Ulmerton Road in unincorporated Largo. The request would make the zoning consistent with the rest of the overall property and allow for commercial uses.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendment is consistent with the Pinellas County comprehensive Plan, and recommends approval of the Zoning amendment. (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.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on January 14, 2019. The DRC Staff summary discussion and analysis follows:

The amendment area consists of the south 0.4-acre of the overall 1.03-acre parcel located at 6700 Ulmerton Road, approximately 615 feet west of 66th Street North in the unincorporated Largo area. The amendment area is designated Commercial General (CG) on the Future Land Use Map (FLUM) and is zoned RA, Residential Agriculture. The CG land use category and RA zoning district are generally not compatible. The north portion of the subject parcel that is not within the amendment area has a CG land use and is zoned C-2, General Retail Commercial & Limited Services.

The applicant wishes to utilize the overall property for auto sales but the existing RA zoning within the amendment area does not allow for commercial uses. To remedy this, a zoning amendment to C-2 is proposed for the 0.4-acre amendment area. This would bring the entire parcel under the same zoning district, which is also consistent and compatible with the existing CG land use category.

The subject property is within an unincorporated enclave and is mostly surrounded by the City of Largo. The Ulmerton Road corridor in the general area is primarily commercial in nature with some employment and multifamily uses. A parking lot is adjacent to the subject property to the east, a self-storage facility is to the south, an RV park is to the southwest, vacant commercial land is to the west, and a restaurant is across Ulmerton Road to the north.

In general, the requested zoning amendment to C-2 is appropriate. It will bring the amendment area into conformance with the rest of the overall property and eliminate an inconsistency between land use and zoning. The proposal is compatible with the surrounding uses and is consistent with the Pinellas County Comprehensive Plan.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Commercial General	R-A	Vacant
Adjacent Properties:			
North	Commercial General	C-1	Restaurant
East	Largo	Largo	Parking Lot
South	Largo	Largo	Self-Storage Facility
West	Largo	Largo	RV Park

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

GOAL ONE: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

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 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

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: March 12, 2019

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or opposition.

ATTACHMENTS: (Maps)