



# Doing Things!

**Case # Z/LU-17-07-18**

**Board of County Commissioners**

**August 21, 2018**

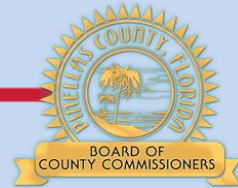


# Request



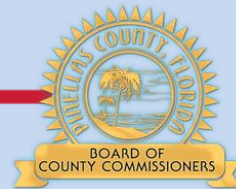
- Subject Area
  - Approximately 2.7-acre west portion of a larger 4-acre parcel
  - 380 feet west of US-19, 495 feet south of Central Ave in unincorporated Largo
- Future Land Use Map (FLUM) Amendment (east 1.5 acres)
  - From: Residential Low Medium (RLM)
  - To: Commercial General (CG)
- Zoning Atlas Amendment (west 1.2 acres)
  - From: C-2, General Retail Commercial & Limited Services
  - To: R-1, Single Family Residential (9,500 sq. ft. minimum lot size)
- Existing Use: Vacant
- Proposed Use:
  - Automobile, boat and/or RV storage (east 1.5 acres)
  - Single family residential (west 1.2 acres)

# Request (cont.)



- Development Agreement
  - Limits the east 1.5 acres to vehicle storage
  - Limits the west 1.2 acres to single family homes
  - Enhanced buffering & screening to the west and south
  - Shielded/directional site lighting
  - Deed restriction requirement

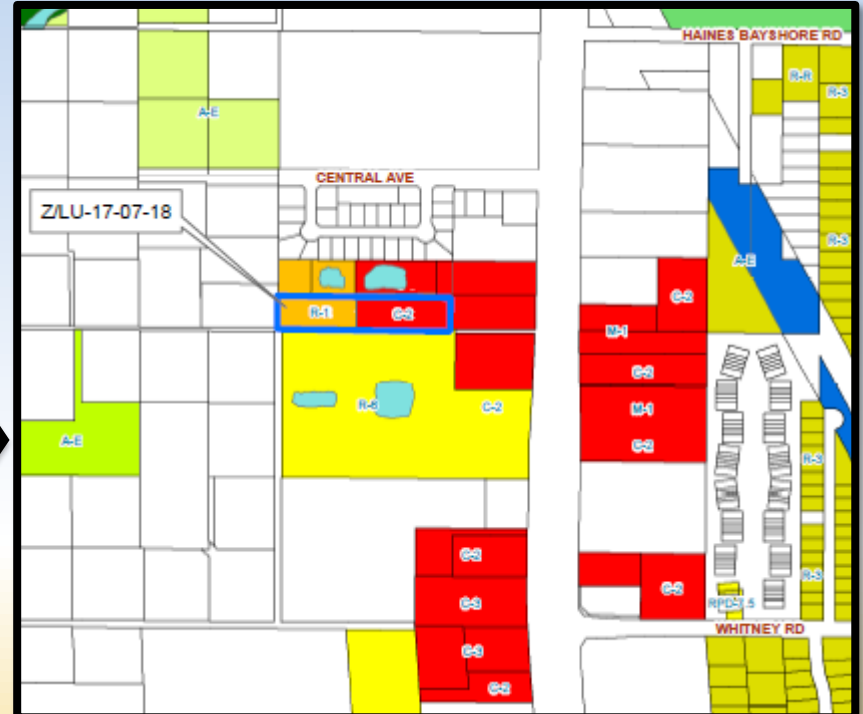
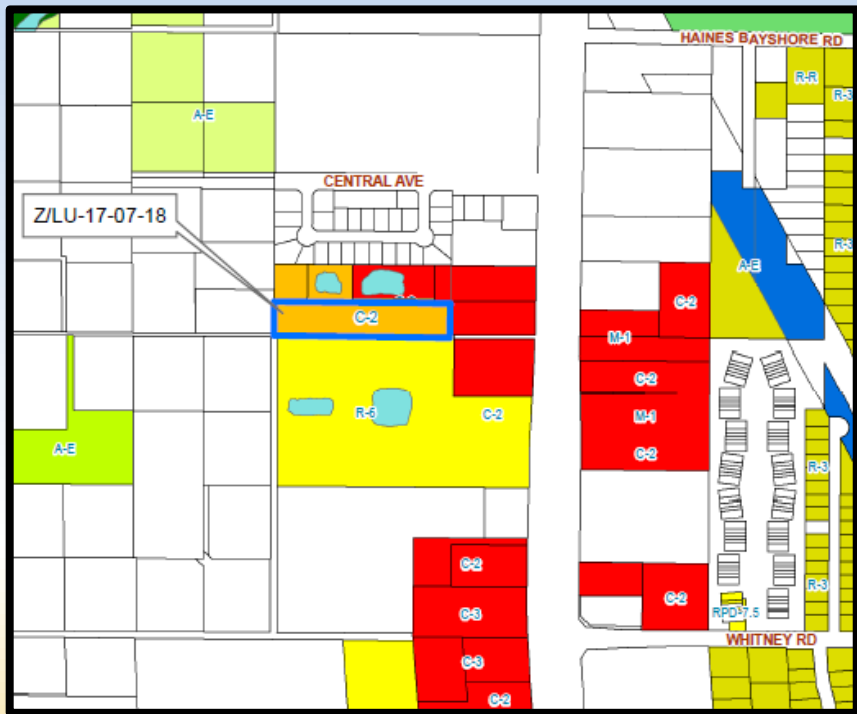
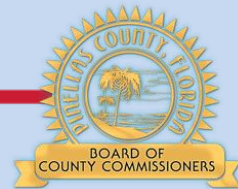
# Location



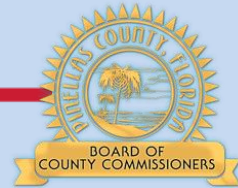
Surrounding property owners within 500 feet were notified by mail.



# Zoning/FLU



# Site Photo

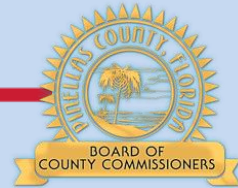


**Looking west towards Amendment Area**



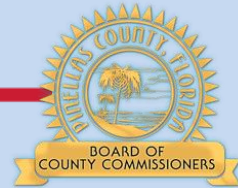
**Looking east towards US 19**

# Site Photo



**Adjacent Businesses along US 19**

# Site Photo



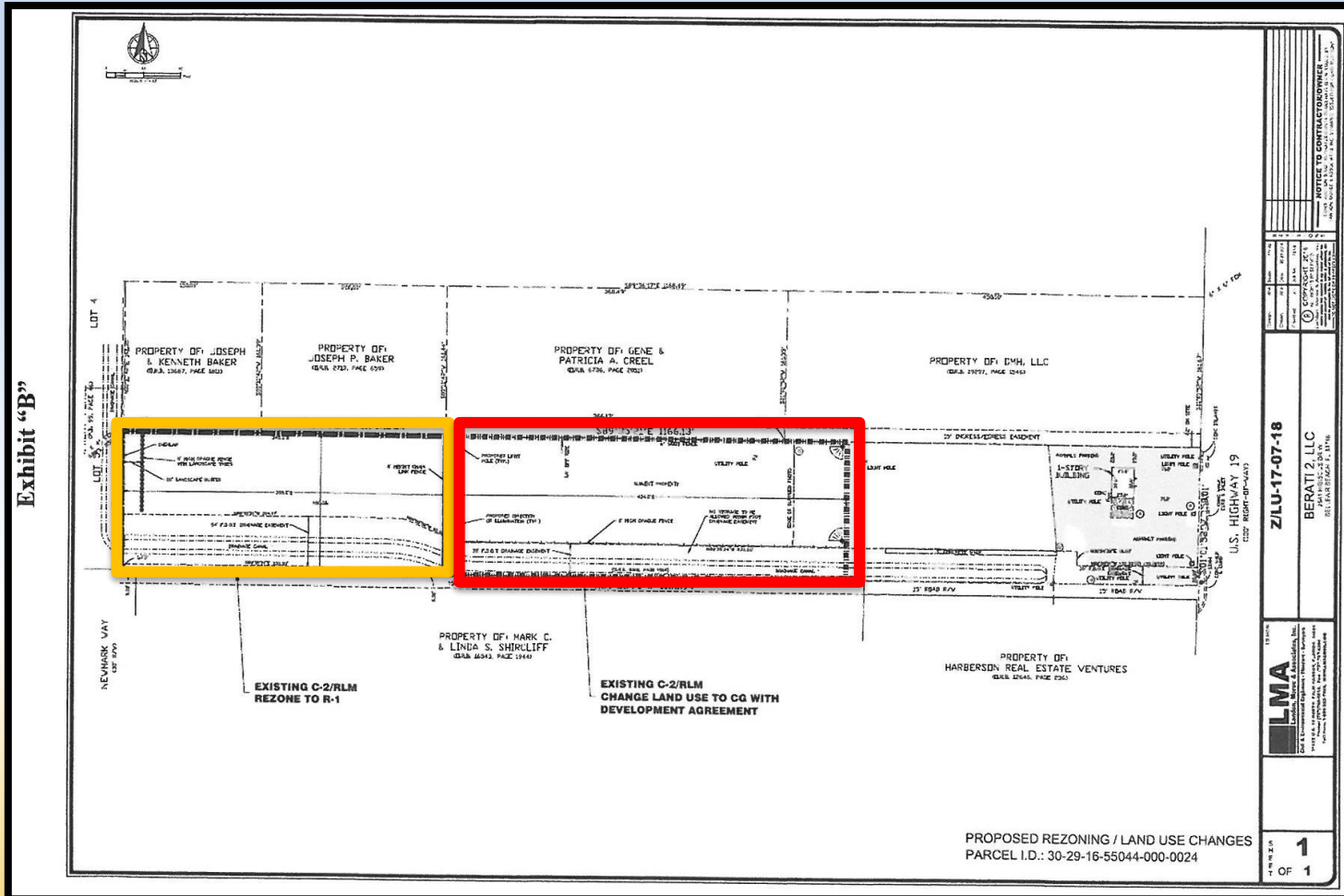
**Looking northeast at site from  
MHP to south**



**Looking northwest at property  
proposed for R-1 zoning**



# Development Agreement

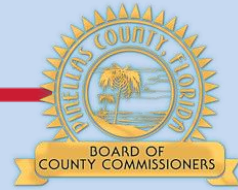


# Additional Information



- Zoning/Land Use inconsistency prevents development
- Entire property has been zoned C-2 since the 1960s
  - C-2 allows vehicle storage, but a CG land use is required
- The RLM land use was put in place in the early 1980s
  - RLM allows single family, but requires a residential zoning district
- LPA heard a related case in February 2018
  - Development Agreement suggested to address buffering/lighting
  - Applicant withdrew after denial recommendation

# Recommendation



- Request is appropriate
  - Development Agreement limits uses & addresses buffering/lighting
  - Eliminates an inconsistency between land use and zoning
  - The C-2 zoning district has been in place for decades
  - West 1.2 acres will allow only single family residential
  - Consistent with the Comprehensive Plan
- Staff recommends approval of the FLUM & Zoning amendments and the Development Agreement
- On July 12<sup>th</sup> the LPA recommended approval (4-2 vote)