

# LOCAL PLANNING AGENCY (LPA) STAFF REPORT



**Case Number:** Z-13-07-18

**LPA Public Hearing:** July 12, 2018

**Applicant:** True Auto Repair, LLC

**Representative:** James & Emilia Ahrendt

**Subject Property:** Approximately 0.34 acre located at 6210 Seminole Boulevard

**PARCEL ID(S):** 34/30/15/79956/001/0020



## REQUEST:

Zoning Atlas amendment from C-1 (Neighborhood Commercial) to C-2 (General Retail Commercial and Limited Services) on approximately 0.34 acre located at 6210 Seminole Boulevard in the unincorporated Seminole area. This request would allow for a greater range of commercial uses on the property. An auto repair business is proposed.

## LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendment to the Pinellas County Zoning Atlas is consistent with the Pinellas County Comprehensive Plan and recommends Approval of the request. (The vote was 5-0, in favor)

## PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed amendment to the Pinellas County Zoning Atlas **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 Planning Review Committee (PRC) reviewed this application on June 11, 2018. The PRC Staff summary discussion and analysis follows:

The subject property is designated Commercial General (CG) on the Future Land Use Map (FLUM) and is zoned C-1, Neighborhood Commercial. The site currently contains a thrift store business. The owner of the subject property wishes to use the existing building for an auto repair business which is not a permitted use in the C-1 zoning district. The requested C-2 district allows the proposed use when conducted within an enclosed building. The zoning atlas amendment request would allow for an increase in the Floor Area Ratio from 0.30 to 0.35.

The subject property fronts Seminole Boulevard and is adjacent to a mixture of commercial and office uses to the north and south, as well as across Seminole Boulevard to the east. The subject property is adjacent to a single-family residential subdivision to the west. The Seminole Boulevard corridor in this area contains mostly commercial uses with more intensive uses. This proposed amendment can be considered consistent and compatible with the surrounding uses. The adjacent municipality of Seminole has indicated no objection to the proposal.

In summary, the requested zoning amendment to C-2 will provide additional commercial opportunities for redevelopment and is compatible with the surrounding land uses and development pattern along the Seminole Boulevard corridor, which is considered a principal arterial. Since a business is currently operating on the site additional impacts to infrastructure are not anticipated. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

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#### **SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Commercial General	C-1	Thrift Store
<b>Adjacent Properties:</b>			
<b>North</b>	Commercial General	C-1	Commercial/Office Uses
<b>East</b>	Seminole	Seminole	Commercial Store
<b>South</b>	Seminole	Seminole	Commercial Store
<b>West</b>	Residential Low	R-3	Single-Family Home

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#### **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 1.2.3 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.

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.

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## **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:** August 21, 2018

**CORRESPONDENCE RECEIVED TO DATE:** Received 1 letter of opposition and 2 petitions with 73 signatures in favor.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:** Three persons appeared in favor and one person appeared in objection.

**ATTACHMENTS: (Maps)**