



Pinellas County

Staff Report

File #: 20-2152A, Version: 1

Subject:

Case No. Q ZON-20-09 (JoAnn Kilgore, Tre)

A request for a zoning change from C-1, Neighborhood Commercial to E-2, Employment-2 on approximately 0.47 acre located at 11697 Walsingham Road in unincorporated Largo.

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. ZON-20-09 is recommended for approval:

A Resolution approving the application of JoAnn Kilgore, Tre for a change in zoning from C-1, Neighborhood Commercial to E-2, Employment-2.

- The applicant is seeking a zoning change on a 0.47 acre property.
- The zoning change will allow for the expansion of a contractor's office, including storage of materials and equipment.
- The Local Planning Agency unanimously recommended approval of the request (vote 6-0).
- No correspondence in favor or opposition has been received.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

The subject property is designated Commercial General (CG) on the Future Land Use Map (FLUM) and is zoned C-1, Neighborhood Commercial. The CG land use allows for a broad range of commercial, business and employment uses. The site is developed with a single-family home built in 1955 that is being used as an office for a construction business.

The applicant wishes to utilize the property more fully for his business needs, such as onsite equipment and material storage. Such uses are not allowed in the C-1 zoning district, so an amendment to E-2 (Employment-2) is proposed.

The subject property is within a node of various commercial and business uses, including multiple contractor yards. A contractor business is adjacent to the east and another is to the south across Walsingham Road, along with other storage and warehouse uses. Single-family residences on properties zoned R-3 are to the north and west. The single-family residence to the north is already adjacent to multiple E-2 zoned properties and the one to the west has a CG land use. All the adjacent properties have a CG land use except to the north. The Board amended the zoning to E-2 on the

adjacent property to the east in 2015.

The E-2 zoning will provide the opportunity for the applicant to expand his business in a way that is compatible with other such businesses in the surrounding commercial node. The existing CG land use is not being amended, therefore significant impacts to infrastructure are not anticipated. The proposal is consistent with the Pinellas County Comprehensive Plan and appears appropriate for this location.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its November 13, 2020 public hearing (Vote 6-0).

Surrounding property owners within 300 feet of the subject property were notified by mail. A sign advertising the public hearings was posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report
Maps
Applicant response to question #13
Resolution
Survey
Power Point Presentation
Notification Map of Surrounding Owners
Legal Ad
Ad Map