



# Pinellas County

## Staff Report

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**File #:** 21-1897A, **Version:** 1

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### **Subject:**

Case No. Q ZON-21-04 (1st Clearwater, LLC)

A request for a zoning change from E-1, Employment-1 to C-2, General Commercial and Services on an approximately 0.62-acre portion of a 0.84-acre parcel located at 3877 Ulmerton Road in unincorporated Clearwater.

### **Recommended Action:**

Based upon evidence and findings contained in the staff report and attachments, Case No. ZON-21-04 is recommended for approval.

A Resolution approving the application of 1<sup>st</sup> Clearwater, LLC for a change in zoning from E-1, Employment-1 to C-2, General Commercial and Services.

- The applicant is seeking a zoning change on a 0.62-acre portion of a property.
- The proposed use is retail commercial.
- The remainder of the site is already zoned C-2 and contains a commercial use.
- The Local Planning Agency unanimously recommended approval of the request (Vote 5-0). No one appeared in favor or in opposition.
- No correspondence 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 site consists of the northern 0.62-acre E-1 zoned portion of an overall 0.84-acre mixed zoning property that contains a multi-tenant retail building and warehouse/garage units. The part of the property outside of the amendment area is zoned C-2. The amendment area is currently occupied by the warehouse/garage units and no specific changes to the building or property are proposed at this time.

Any expansion of the buildings and businesses onsite will require the appropriate site plan review. If granted, the amendment will provide consistent zoning throughout the property and recognize any established commercial uses that may currently exist on the northern portion of the property. The amendment to C-2 is also consistent with the existing Commercial General (CG) Future Land Use Map (FLUM) category assigned over the entire property.

Surrounding uses include the St. Pete-Clearwater International Airport to the north, a County-owned retention pond to the east, retail and employment uses to the west, and retail and a hotel to the south across Ulmerton Road.

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate for the subject property. The Requested C-2 designation will provide unified zoning on the property that is compatible with the surrounding land uses and development pattern. The maximum intensity, which is based on the FLUM, is not increasing, therefore additional impacts to infrastructure are not anticipated. In general, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

**Background Information:**

The LPA unanimously recommended approval of the request during its August 12, 2021 public hearing (Vote 5-0).

Surrounding property owners within 400 feet of the subject site were notified by mail. A sign advertising the public hearings was posted on the subject site.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Carol Stricklin, Director, Housing and Community Development

**Partners:**

N/A

**Attachments:**

LPA Report  
Case Maps  
Resolution  
Response to Question # 13  
Boundary Survey  
Public Notification Map  
Power Point Presentation  
Legal Ad  
Legal Ad Map