



Pinellas County

Staff Report

File #: 18-239A, Version: 1

Subject:

Q Z-03-02-18 (Pinellas County)

A request for a zoning change from C-2, General Retail Commercial and Limited Services to M-1, Light Manufacturing and Industry on approximately 1.95 acres located on the west side of 58th Street North approximately 1,500 feet south of Ulmerton Road in unincorporated Largo.

Recommended Action:

Adoption of Case No. Q Z-03-02-18 approving the application of Pinellas County regarding 1.95 acres located on the west side of 58th Street North approximately 1,500 feet south of Ulmerton Road as follows:

1) A Resolution approving a change in zoning from C-2, General Retail Commercial & Limited Services to M-1, Light Manufacturing & Industry.

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 consists of a 1.95-acre County-owned parcel in the unincorporated Largo area on the west side of 58th Street North, 1,500 feet south of Ulmerton Road. The subject property, along with the property to the south (13.25 acres), are part of a former landfill escheated to the County in 2012. Since acquiring the properties, the County has conducted cleanup activities on both parcels to prepare them for sale and redevelopment. The request for rezoning from C-2 to M-1 will make the zoning consistent with the Employment (E) Future Land Use Map category on the subject site and provide the same zoning and future land use that is on the parcel to the south.

No significant new community or infrastructure impacts are anticipated as a result of this request. The proposed M-1, Light Manufacturing & Industry zoning district will help facilitate redevelopment of the subject property, is compatible with the overall surrounding development pattern, consistent with the Comprehensive Plan, and appropriate for this location.

Background Information:

The subject property, along with the property to the south (13.25 acres), are part of a former private landfill escheated to the County in 2012. Since acquiring the properties, the County has conducted required cleanup activities on both parcels to prepare them for sale and redevelopment. If approved, this current amendment will provide opportunities for additional light industrial and manufacturing uses.

The Local Planning Agency (LPA) recommended approval of the request during its February 8, 2018 public hearing (Vote 5-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
PowerPoint Presentation
Legal Ad
Ad Map