



# Pinellas County

## Staff Report

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**File #:** 15-830, **Version:** 1

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### **Subject:**

Case No. LU-28-11-15 (Katherine & Louis Kokkinakos)

A request for a land use change from Commercial Neighborhood & Residential Low to Commercial General on approximately 0.7 acre located at the southwest corner of the intersection of Seminole Boulevard and 20th Terrace SW in the unincorporated area of Largo.

### **Recommended Action:**

Adoption of Case No. LU-28-11-15: An ordinance approving the application of Katherine & Louis Kokkinakos for a change in land use designation from Commercial Neighborhood and Residential Low regarding approximately 0.7 acre located at the southwest corner of the intersection of Seminole Boulevard and 20th Terrace SW.

### **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 responsive stewards of the public's resources.

### **Summary:**

The subject area consists of two parcels totaling approximately 0.7 acre. The east parcel fronting Seminole Boulevard houses Widow Brown's restaurant and is currently designated Commercial Neighborhood (CN) on the Future Land Use Map (FLUM). The west parcel accessed via 20th Terrace SW contains a single family home and has a Residential Low (RL) FLUM designation. Both are zoned C-2, General Retail Commercial and Limited Services District. The C-2 zoning is inconsistent with both the CN and RL FLUM categories. The requested amendment to Commercial General (CG) will eliminate this inconsistency. The applicants are proposing to combine the two properties into one, demolish the existing structures and construct a new building containing a restaurant and office/retail units. This proposal would be allowed by the existing C-2 zoning district under the requested CG FLUM category. It would not currently be permissible due to the existing inconsistency between zoning and land use.

The subject area is adjacent to office uses to the north and east. To the south is a newly constructed multi-family residential community. To the west is a single family home with the same C-2 and RL zoning and land use designations currently assigned to the subject area's western parcel. The subject area is approximately 1,000 feet north of the intersection of Seminole Boulevard and Ulmerton Road. The CG FLUM category is the predominant land use fronting Seminole Boulevard along this stretch of roadway. Because part of the site is already being used for commercial purposes, the impacts to Seminole Boulevard should be minimal. It is staff's conclusion that the proposal is consistent with the Pinellas County Comprehensive Plan, and there are no anticipated issues with this request. The amendment to Commercial General will align with the existing C-2 zoning, thus resolving an inconsistency and allowing for the proposed redevelopment of the property.

### **Background Information:**

The Local Planning Agency (LPA) unanimously recommended approval of the request during its November 12, 2015 public hearing (Vote 6-0).

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Gordon Beardslee, Director, Planning

**Partners:**

N/A

**Attachments:**

LPA Report

Ordinance

Maps

Impact Assessment

Traffic Analysis

Ad

Ad Map