



Pinellas County

Staff Report

File #: 23-0216A, Version: 1

Subject:

Case No. ZON-22-09 (12199 Seminole, LLC)

A request for a zoning change from C-1, Neighborhood Commercial to C-2, General Commercial and Services on approximately 0.52 acre located at 12081 Seminole Boulevard in unincorporated Largo. (Quasi-Judicial)

Recommended Action:

Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-22-09 is recommended for approval:

A resolution approving the application of 12199 Seminole, LLC for a zoning change from Neighborhood Commercial (C-1) to General Commercial and Services (C-2).

- The applicant is seeking a zoning change on a 0.52-acre parcel and the proposed use is auto sales.
- The requested C-2 zoning is consistent with the property's Commercial General (CG) Future Land Use Map (FLUM) category.
- The subject property is located along an arterial roadway and is bordered by a mix of uses, including auto sales directly to the north.
- The Local Planning Agency recommended approval of the request (vote 4-2). The dissenting votes were based on potential negative impacts to neighboring homes from certain allowable uses within the C-2 district. There was no direct concern with the proposed auto sales use. No one from the public appeared in opposition and no correspondence has been received. There are many other similar properties zoned C-2 along Seminole Boulevard in the area.

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 a 0.52-acre parcel located at 12081 Seminole Boulevard in unincorporated Largo. The property is designated as CG on the FLUM and is zoned C-1. The site is currently vacant of structures and no legally permitted use has been established. The applicant wishes to utilize the property for auto sales in conjunction with the business on the adjacent property to the north. The existing C-1 zoning category, however, does not allow the sale of motor vehicles. A zoning amendment to C-2 is therefore requested, which would allow the retail sales of vehicles and is consistent with the CG FLUM category. Notably, auto sales historically occurred on the subject property as a nonconforming use, but once a nonconforming use is abandoned it may not be re-

established.

The subject property is located approximately 150 feet south of the intersection of 122nd Avenue and Seminole Boulevard. Seminole Boulevard is an arterial roadway with primarily commercial uses along its course. To the north of the subject property is a used car lot and a multi-tenant retail building is to the south. To the east abuts a cluster of single-family homes and across Seminole Boulevard to the west is a multi-tenant plaza of medical offices, a veterinary hospital, and other general offices. The subject property is not within the Coastal Storm Area.

Staff is supportive of the proposed zoning amendment. The requested C-2 zoning is consistent with other properties in the area along Seminole Boulevard and the change would maintain compatibility with the FLUM. In general, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

Background Information:

The LPA recommended approval of the request during its February 8, 2023, public hearing (Vote 4-2).

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
Case Maps
Resolution
Certification of Ownership
Survey
Support Letters
PowerPoint Presentation
Legal Ad
Legal Ad Map