



# Pinellas County

## Staff Report

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File #: 19-268A, Version: 1

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### **Subject:**

Case No. (Q) Z-02-02-19 (John Roberts)

Request for a zoning change from R-A, Residential Agriculture to C-2, General Retail Commercial & Limited Services on approximately 0.40 acre consisting of the south 120 feet of the property located at 6700 Ulmerton Road in unincorporated Largo (a portion of parcel 07/30/16/70956/100/0201).

### **Recommended Action:**

Adoption of Case No. (Q) Z-02-02-19 approving a change in zoning from R-A, Residential Agriculture to C-2, General Retail Commercial & Limited Services on approximately 0.4 acre comprising the south 120 feet of the property located at 6700 Ulmerton Road.

- The requested change will make the zoning of the amendment area consistent with the remainder of the parcel and compatible with the Commercial General future land use category that is in place over the entire property.
- The C-2 zoning will allow for retail commercial uses. An auto sales business is proposed.
- The Local Planning Agency unanimously recommended approval of the request.

### **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 amendment area comprises the south 0.4-acre of the 1.03-acre parcel located at 6700 Ulmerton Road, approximately 615 feet west of 66th Street North. It is designated Commercial General (CG) on the Future Land Use Map and is zoned R-A, Residential Agriculture. The north portion of the subject parcel that is not within the amendment area has a CG land use and is zoned C-2, General Retail Commercial & Limited Services. The applicant wishes to utilize the overall property for auto sales but the existing R-A zoning within the amendment area does not allow for commercial uses.

The subject property is within an unincorporated enclave and is mostly surrounded by the City of Largo. The Ulmerton Road corridor in the general area is primarily commercial in nature with some employment and multifamily uses. A parking lot is adjacent to the subject property to the east, a self-storage facility is to the south, an RV park is to the southwest, vacant commercial land is to the west, and a restaurant is across Ulmerton Road to the north.

In general, the requested zoning amendment to C-2 is appropriate. It will bring the amendment area into conformance with the rest of the overall property and eliminate an inconsistency between land

use and zoning. The proposal is compatible with the surrounding uses and is consistent with the Pinellas County Comprehensive Plan.

**Background Information:**

The Local Planning Agency (LPA) recommended approval of the request during its February 13, 2019 public hearing (vote 5-0).

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

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Renea Vincent, Director, Planning

**Partners:**

N/A

**Attachments:**

LPA Report

Case Maps

Resolution

Survey

Power Point Presentation

Legal Ad

Ad Map

Radius Map