



# Pinellas County

## Staff Report

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**File #:** 18-393A, **Version:** 1

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### **Subject:**

Q Z/LU-01-01-18 (Berati 2, LLC) (\*Withdrawn by applicant)

A request for a zoning change from C-2, General Retail Commercial & Limited Services to C-2-CO, General Retail Commercial & Limited Services-Conditional Overlay with the Conditional Overlay limiting the use of the subject property to the outdoor, indoor and/or covered storage of automobiles, recreational vehicles and/or boats, and a land use change from Residential Low Medium to Commercial General on approximately 1.5 acres located approximately 380 feet west of U.S. Highway 19 North and 495 feet south of Central Avenue in unincorporated Largo (a portion of parcel 30/29/16/55044/000/0024).

### **Recommended Action:**

Adoption of Case No. Q Z/LU-01-01-18, approving:

- 1) An Ordinance approving the application of Berati 2, LLC for a change in land use from Residential Low Medium to Commercial General, and
- 2) A Resolution approving a change in zoning from C-2, General Retail Commercial & Limited Services to C-2-CO, General Retail Commercial & Limited Services-Conditional Overlay, with the Conditional Overlay limiting the use of the property to the outdoor, indoor and/or covered storage of automobiles, recreational vehicles and/or boats, regarding approximately 1.5 acres located 380 feet west of US Highway 19 North and 495 feet south of Central Avenue.

### **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 area covers the center 1.5-acre portion of a 4-acre parcel located on the west side of US Highway 19 North approximately 495 feet south of Central Avenue in unincorporated Largo. The subject area is vacant. It is designated Residential Low Medium (RLM) on the Future Land Use Map (FLUM) and zoned C-2, General Retail & Limited Services. The portion of the overall property that is east of the subject area adjacent to US-19 is designated Commercial General (CG) on the FLUM, while the portion to the west of the subject area is RLM. The entire property has been zoned C-2 since the 1960s. The current FLUM configuration has been in place since the early 1980s. Importantly, the RLM land use category and C-2 zoning district are inconsistent, which creates a challenge for developing the property.

The applicant is utilizing the east portion of the overall property adjacent to US-19 for vehicle

parking/storage and wishes to do the same within the subject area. A FLUM amendment will be required to allow for this as RLM does not permit vehicle parking/storage as a primary use. An amendment to CG is proposed, as well as a Conditional Overlay on the Zoning Atlas that will limit the use of the subject area to the storage of automobiles, recreational vehicles and/or boats only, providing assurance that the full range of uses normally allowed under the C-2 zoning district will not be possible within the subject area. The west portion of the overall property is proposed to remain RLM to buffer the residential properties to the west.

The US-19 corridor in the general area is primarily a mix of commercial and office uses with a typical depth off the roadway of 400 to 500 feet. Residential uses are generally found beyond this corridor depth. Commercial designations and uses are to the east, northeast and southeast of the subject area, a mobile home park is to the south and larger lot single family development is to the west and northwest. The adjacent property to the north was amended to CG on the FLUM in 2003, and is subject to a development agreement. If approved, the current request would establish a similar CG land use depth. Adequate capacity is available to address the minimal expected impacts upon transportation, water, sewer, and solid waste facilities.

Staff is of the opinion that the proposed changes are appropriate for the subject area. The C-2 zoning district has been in place for decades and the proposed Conditional Overlay limits the use to vehicle storage, preventing the full range of uses normally allowed. Further, the request poses minimal infrastructure impacts and the west 350 feet of the overall parcel would remain a buffer as RLM.

**Background Information:**

On March 8, 2018, the Local Planning Agency (LPA) recommended denial of the request (Vote 3-1). The LPA felt that buffering and site lighting were potential issues for nearby residential properties, and provided the applicant with an opportunity to more fully address buffers and lighting via a development agreement. The applicant declined the option to pursue a development agreement, but offered to place a buffer strip along the south property line of the subject area via the Conditional Overlay. Lighting will be addressed during site plan review (cannot be addressed via the Conditional Overlay) to protect adjacent properties from spillover.

Mailed notice of the public hearings for this case were sent to the owners (as provided by Pinellas County Property Appraiser records) of properties within 500 feet of the subject parcel.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Renea Vincent, Director, Planning

**Partners:**

N/A

**Attachments:**

LPA Report  
Case Maps  
Impact Assessment  
Traffic Analysis

Resolution  
Ordinance  
Boundary Survey  
Correspondence  
Power Point Presentation  
Legal Ad  
Ad Map