



Pinellas County

Staff Report

File #: 18-1137A, Version: 1

Subject:

(Q) Z-13-07-18 (True Auto Repair, LLC)

Request for a zoning change from C-1, Neighborhood Commercial to C-2, General Retail Commercial and Limited Services on approximately 0.34 acre located at 6210 Seminole Boulevard in unincorporated Seminole.

Recommended Action:

Adoption of Case No. Q Z-13-07-18 approving the application of (True Auto Repair, LLC) Commercial and Limited Services regarding 0.34 acre located at 6210 Seminole Boulevard as follows:

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

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 designated Commercial General (CG) on the Future Land Use Map (FLUM) and is zoned C-1, Neighborhood Commercial. The site currently contains a thrift store business. The owner of the subject property wishes to use the existing building for an auto repair business which is not a permitted use in the C-1 zoning district. The requested C-2 district allows the proposed use when conducted within an enclosed building.

The subject property fronts Seminole Boulevard and is adjacent to a mixture of commercial and office uses to the north and south, as well as across Seminole Boulevard to the east. The subject property is adjacent to a single-family residential subdivision to the west. The Seminole Boulevard corridor in this area contains mostly commercial uses with more intensive uses. This proposed amendment can be considered consistent and compatible with the surrounding uses. The adjacent municipality of Seminole has indicated no objection to the proposal.

In summary, the requested zoning amendment to C-2 will provide additional commercial opportunities for redevelopment and is compatible with the surrounding land uses and development pattern along the Seminole Boulevard corridor, which is considered a principal arterial. Since a business is currently operating on the site additional impacts to infrastructure are not anticipated. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

Background Information:

The Local Planning Agency recommended approval of the request during its July 12, 2018 public hearing (vote 5-0).

In accordance with Section 134-337 of the Pinellas County Land Development Code, mailed notices of the public hearings were provided to property owners (as determined by Pinellas County Property Appraiser records) within 400 feet of the subject property.

A sign noticing 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

Site Plan

Correspondence

PowerPoint Presentation

Legal Ad

Ad Map