



Pinellas County

Staff Report

File #: 22-1242A, Version: 1

Subject:

Case No. FLU-22-03 (Superior Uniform Group, Inc.)

A request for a change of Land Use from Residential/Office General (5.5 acres) and Preservation (7.6 acres) to Employment (5.5 acres) and Preservation (7.6 acres) on approximately 13.1 acres located at 10055 Seminole Boulevard in unincorporated Seminole through Robert Pergolizzi, AICP, PTP, Gulf Coast Consulting, Inc., Representative. (Companion to Item No. 27)

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. FLU-22-03 is recommended for approval:

An Ordinance approving the application of Superior Uniform Group, Inc. for a Land Use change from Residential/Office General (R/GO) (5.5 acres) and Preservation (7.6 acres) to Employment (5.5 acres) and Preservation (7.6 acres) on approximately 13.1 acres located at 10055 Seminole Boulevard in unincorporated Seminole.

- The applicant is seeking a land use change on a 13.1-acre parcel developed with a 60,000 square foot office building.
- The request would designate the upland areas of the subject property as Employment and the environmentally sensitive wetlands as Preservation.
- The proposed future use is light manufacturing/assembly/processing. No external changes to the existing building are proposed.
- The applicant is also seeking a zoning atlas change under a separate case number.
- The Local Planning Agency unanimously recommended approval of the request; vote 7-0. No one appeared in opposition and no correspondence has been received.

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 consists of 13.1 acres located at 10055 Seminole Boulevard in unincorporated Seminole. The entrance to the property is via 100th Terrace North, a private drive that connects to the east side of Seminole Boulevard approximately 435 feet south of the intersection of 102nd Avenue North. The site is currently developed with a 60,000 square foot one-story office building and associated parking that was built in the late 1970s. The contract purchaser wishes to utilize the existing building for a light manufacturing/assembly/processing use, which will require a land use

change to E. Specifically, the proposed use involves the mixing and packaging of nail coloring powders for artificial acrylic nails. According to the submitted application, the intended use will provide over 100 jobs. It is important to note, however, that the proposed use is not guaranteed and that the change of land use would allow other operations and types of uses to locate on the site, as listed under the E designation.

The upland portion of the subject property (5.5 acres) is currently designated R/OG, which allows a mix of residential, office, personal services, and light research & development/manufacturing uses. The wetland areas (7.6 acres) of the subject property are designated P. The continued application of the P land use designation on the property will allow for continued protection of environmentally sensitive areas.

Concurrent with this land use change application, the applicant is also pursuing a zoning atlas amendment (Case # ZON-22-04). The subject property is currently designated GO, General Office (13.1 acres), on the County's Zoning Atlas. The proposed zoning amendment will split the area that is currently GO into two parts: Employment-1 (E-1), for the upland portions (5.5 acres) and Preservation/Conservation (PC), for the wetlands (7.6 acres). The latter designation is an appropriate zoning category that will serve to further protect the environmentally sensitive portions of the site. If both requests are approved, the zoning and land use would be compatible and consistent.

The subject property is within both the Coastal High Hazard Area (CHHA) and the Coastal Storm Area (CSA). While the current R/OG land use designation permits residential uses, the proposed change to E will remove the potential for any residential uses across the entirety of the subject property.

Staff is of the opinion that the proposed E land use designation is appropriate when considering the subject property's relatively isolated and buffered location. No expansion of the existing building, which has been in place for over 40 years, is proposed. The amendment is also consistent with the Pinellas County Comprehensive Plan, will remove the potential for residential uses within the CHHA, and will provide a job-creation opportunity while further protecting the environmentally sensitive areas of the subject property.

Background Information:

The LPA recommended approval of the request during its July 13, 2022, public hearing (vote 7-0).

Surrounding property owners within 500 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
Ordinance
Response to Question #13
Certification of Ownership
Survey
Public Notification Map
Power Point Presentation
Legal Ad
Legal Ad Map