



Pinellas County

Staff Report

File #: 22-1243A, Version: 1

Subject:

Case No. ZON-22-04 (Superior Uniform Group, Inc.)

A request for a change of Zoning from GO, General Office (13.1 acres) to E-1, Employment-1 (5.5 acres) and PC, Preservation/Conservation (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. (Quasi-Judicial Hearing) (Companion to Item No. 26)

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. ZON-22-04 is recommended for approval:

A Resolution approving the application of Superior Uniform Group, Inc for a zoning change from General Office to Employment-1 (E-1) (5.5 acres) and Preservation/Conservation (PC) (7.6 acres) on approximately 13.1 acres located at 10055 Seminole Boulevard in unincorporated Seminole.

- The applicant is seeking a zoning 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 E-1 and the environmentally sensitive wetlands as PC.
- The proposed future use is light manufacturing/assembly/processing. No external changes to the existing building are proposed.
- The applicant is also seeking a land use 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 (1)-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 zoning change to E-1, . 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 zoning would allow other operations and types of uses permitted under E-1 to locate on the site.

The subject property is currently zoned GO, which allows a range of office type uses, including medical and veterinary offices. Both the upland and wetland areas of the property are zoned GO. The proposed zoning amendment will split the area that is currently GO into two parts, E-1 for the upland portions and PC, for the wetlands. This is an appropriate delineation that will serve to further protect the environmentally sensitive portions of the site. Concurrently with this zoning change application, the applicant is also pursuing a Future Land Use Map (FLUM) amendment of the upland area of the subject property from Residential/Office General (R/OG) to Employment (E) while leaving the wetland areas designated as Preservation (P) (Case # FLU-22-03). If both requests are approved, the zoning and land use would be compatible and consistent.

The subject property is connected to the Seminole Boulevard corridor in an area where the properties fronting the roadway are primarily commercial in nature, particularly on its east side. The site also fronts 102nd Avenue North, however this portion of the property is environmentally sensitive and there is no direct connection to that corridor. The subject property is somewhat isolated in that it has no developed neighbors to the east or south, as it is adjacent to Lake Seminole and wetlands. Its connection to Seminole Boulevard is via a 650-foot-long private drive through an adjacent commercially designated property. While there are residentially zoned lots adjacent on the northwest side of the subject property, all but one of them are owned by the applicant. These applicant-owned properties are not part of this application and will remain residentially zoned. The single-family residential and vacant lots to the northwest along 101st Avenue North are not directly connected by roadway to the site, as 101st Avenue North dead ends prior to reaching the subject property.

The subject property is within both the Coastal High Hazard Area (CHHA) and the Coastal Storm Area (CSA). Neither the current GO zoning nor the proposed E-1 zoning allow residential uses.

Staff is of the opinion that the proposed E-1 zoning district 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 continue to keep residential uses out of 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

Resolution

Response to Question #13

Certification of Ownership

Survey

Public Notification Map

Power Point Presentation

Legal Ad

Legal Ad Map