



BOARD OF COUNTY COMMISSIONERS

DATE: July 21, 2015

AGENDA ITEM NO. 27

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

 **County Administrator's Signature:**

Subject:

Conditional Use Case No. (Q) Z-14-6-15 (Gustavo Lopez)

Department:

Planning

Staff Member Responsible:

Gordon Beardslee, Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) HEAR PUBLIC COMMENT AND APPROVE THE PROPOSED ZONING AMENDMENT.

Summary Explanation/Background:

This is a request to amend the Zoning Atlas from C-2, General Retail Commercial and Limited Services district to C-3, Commercial, Wholesale, Warehousing and Industrial Support district. The applicant is proposing a warehouse, office and showroom for the site.

The subject area consists of approximately 0.5 acres and is currently vacant. The zoning amendment is necessary due to the desired warehouse use. The subject area is located within a commercial node off Walsingham Road. C-3 zoning currently exists both to the east and south of the site. There are no anticipated issues with this request. The Local Planning Agency (LPA) unanimously recommended approval during their June 11, 2015 public hearing.

Fiscal Impact/Cost/Revenue Summary:

N/A

Exhibits/Attachments Attached:

Staff Report with LPA Recommendation, Maps & Resolution

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the BOARD OF COUNTY COMMISSIONERS



Regarding: Case No. Z-14-6-15

LPA Recommendation: The LPA finds that the proposed amendment is consistent with the Pinellas County Comprehensive Plan, and recommends Approval of the zoning amendment. (The vote was 6-0, in favor)

LPA Public Hearing: June 11, 2015

PLANNING STAFF RECOMMENDATION:

- Staff recommends that the LPA find the proposed amendment to the Pinellas County Zoning Atlas consistent with the Pinellas County Comprehensive Plan, based on the findings in this report.
- And further, staff recommends that the LPA recommend approval of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.

CASE SUMMARY

APPLICANT'S NAME: Gustavo Lopez

DISCLOSURE: N/A

REPRESENTED BY: N/A

| | ZONING CHANGE |
|--------------|--|
| FROM: | C-2, General Retail Commercial & Limited Services |
| TO: | C-3, Commercial, Wholesale, Warehousing & Industrial Support |

PROPERTY DESCRIPTION: Approximately 0.5 acre located at the northwest corner of the intersection of Walsingham Road and 117th Street North in the unincorporated area of Largo (street address: 11695 Walsingham Road).

PARCEL ID(S): 09/30/15/00000/430/5500

PROPOSED BCC HEARING DATE: July 21, 2015

CORRESPONDENCE RECEIVED TO DATE:

No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

No one appeared.

SURROUNDING ZONING AND LAND USE FACTS:

| | Land Use Category | Zoning Designation | Existing Use |
|-----------------------------|--------------------|--------------------|----------------------------|
| Subject Property: | Commercial General | C-2 | Vacant |
| Adjacent Properties: | | | |
| North | Residential Low | R-3 | Single Family Dwelling |
| East | Commercial General | C-3 | RV and Boat Storage |
| South | Commercial General | C-3 | Storage and Paving Company |
| West | Commercial General | C-1 | Single Family Dwelling |

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| STAFF DISCUSSION AND ANALYSIS |
|--------------------------------------|

COMPATIBILITY WITH SURROUNDING LAND USES

The subject area currently has a C-2, General Retail Commercial and Limited Services zoning designation. The applicant is requesting an amendment to C-3, Commercial, Wholesale, Warehousing and Industrial Support district with the intent to use the property for a warehouse, office and showroom. No exterior storage is proposed. The site is currently vacant but was previously used for the outside storage of boats and other items, which is not an approved use in the C-2 district. The property's Future Land Use Map designation is Commercial General (CG), which permits both the current C-2 and the proposed C-3 zoning districts. As part of this application, the applicant had requested a variance for the fence columns recently placed along the south property line adjacent to Walsingham Road but staff has since determined that a variance is not necessary because the columns meet the requirements of the Land Development Code.

Much of the surrounding uses are similar to those proposed and the C-3 zoning district exists both to the east and south of the subject property. The property is surrounded by the CG land use category on three sides, with the exception being Residential Low to the north. The single family home to the north is already adjacent to a C-3 designated property to its east and the single family dwelling to the west is nonconforming with its own commercial zoning and land use designations. No significant new impacts are anticipated as a result of this request, and the proposed C-3 zoning generally creates fewer traffic impacts than the current C-2 retail commercial zoning.

SUMMARY

It is staff's conclusion that the proposed C-3, Commercial, Wholesale, Warehousing and Industrial Support district is generally compatible with the surrounding land uses and is appropriate for this location.

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| IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN |
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Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE ELEMENT

GOAL ONE: THE PATTERN OF LAND USE IN PINELLAS COUNTY SHALL PROVIDE A VARIETY OF URBAN ENVIRONMENTS TO MEET THE NEEDS OF A DIVERSE POPULATION AND THE LOCAL ECONOMY, CONSERVE AND LIMIT DEMANDS ON NATURAL AND ECONOMIC RESOURCES TO ENSURE SUSTAINABLE BUILT AND NATURAL ENVIRONMENTS, BE IN THE OVERALL PUBLIC INTEREST, AND EFFECTIVELY SERVE THE COMMUNITY AND ENVIRONMENTAL NEEDS OF THE POPULATION.

- Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
- Policy 1.2.3. Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.
- Policy 1.2.4. Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

COUNTY DEVELOPMENT REGULATIONS

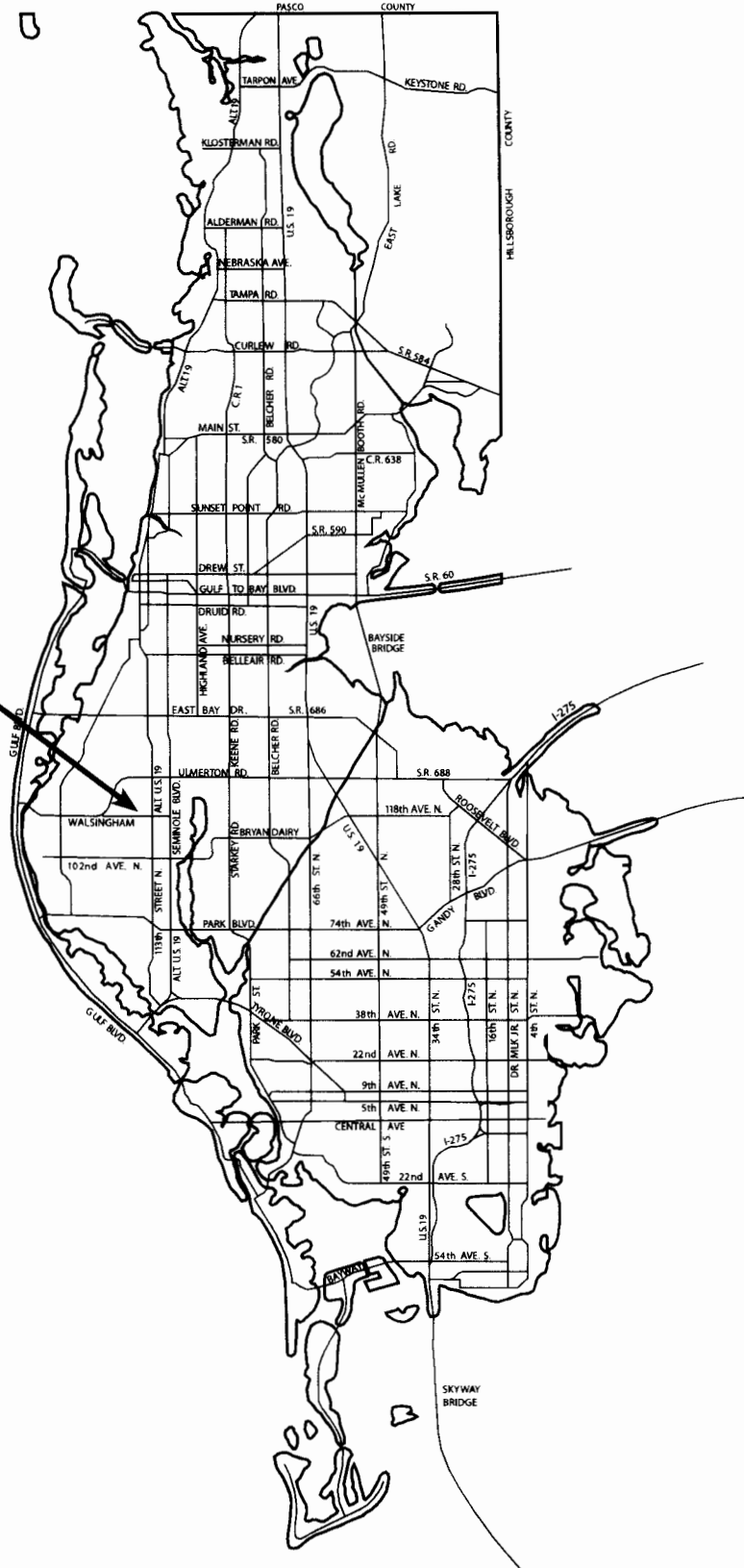
Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

Attachment (Maps)

LOCATION MAP

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Z-14-6-15



MAP-1

Z-14-6-15

Zoning From: C-2, General Retail Commercial & Limited Services
To: C-3, Commercial, Wholesale, Warehousing & Industrial Support

Parcel I.D. 09/30/15/00000/430/5500

Prepared by: Pinellas County Planning Department May 2015







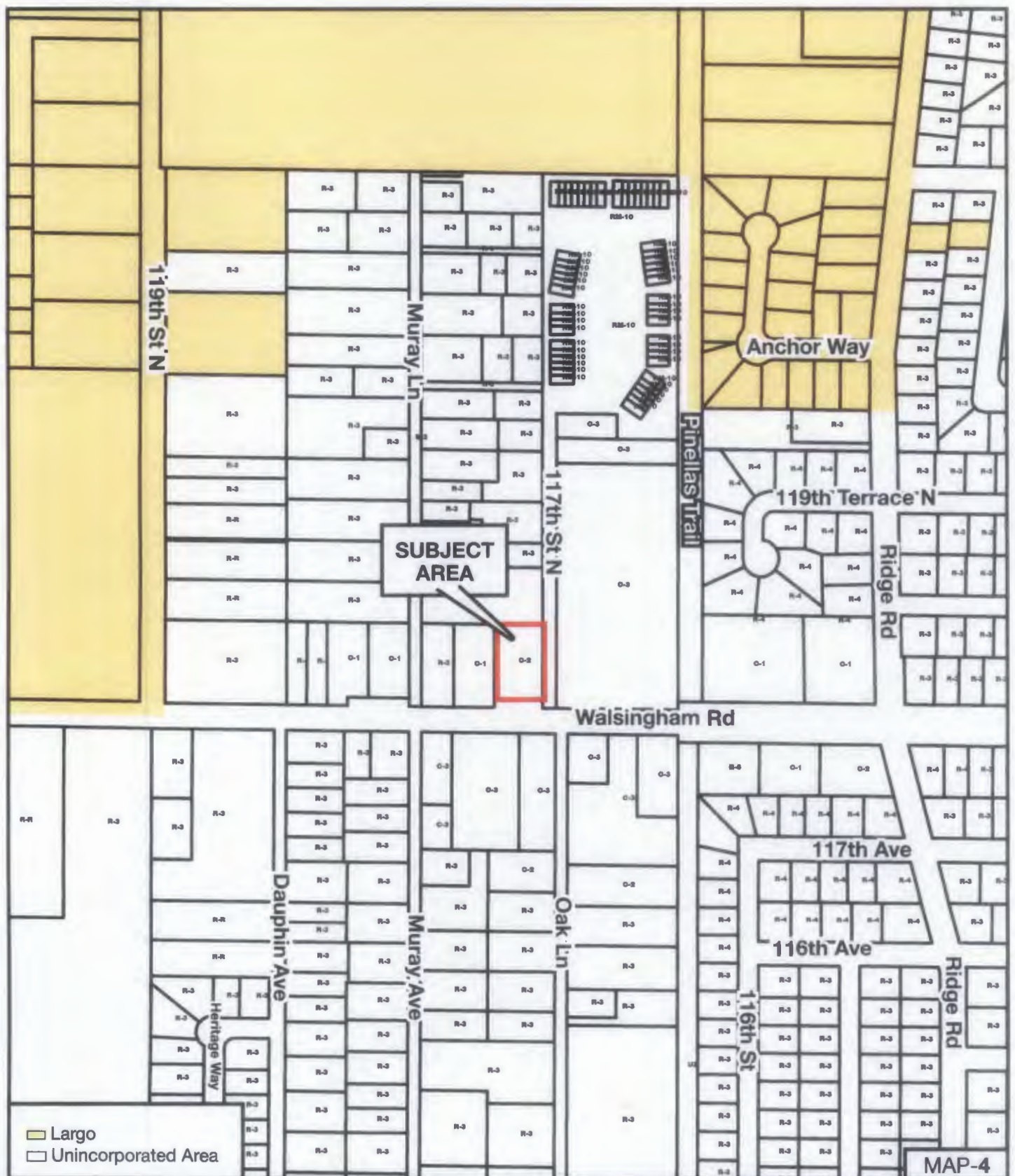
Z-14-6-15

Zoning From: C-2, General Retail Commercial & Limited Services
To: C-3, Commercial, Wholesale, Warehousing & Industrial Support

Parcel I.D. 09/30/15/00000/430/5500

Prepared by: Pinellas County Planning Department May 2015





Z-14-6-15

Zoning From: C-2, General Retail Commercial & Limited Services
To: C-3, Commercial, Wholesale, Warehousing & Industrial Support

Parcel I.D. 09/30/15/00000/430/5500

Prepared by: Pinellas County Planning Department May 2015



RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 0.5 ACRE LOCATED AT NORTHWEST INTERSECTION OF WALSINGHAM ROAD AND 117TH STREET NORTH IN THE UNINCORPORATED AREA OF LARGO (STREET ADDRESS: 11695 WALSINGHAM ROAD); PAGE 238 OF THE ZONING ATLAS, AS BEING IN SECTION 09, TOWNSHIP 30, RANGE 15; FROM C-2, GENERAL RETAIL COMMERCIAL & LIMITED SERVICES TO C-3, COMMERCIAL, WHOLESALE, WAREHOUSING & INDUSTRIAL; UPON APPLICATION OF GUSTAVO LOPEZ, Z-14-6-15

WHEREAS, Gustavo Lopez, Owner of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property hereinafter described from C-2, General Retail Commercial & Limited Services to C-3, Commercial, Wholesale, Warehousing & Industrial Support; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 21st day of July 2015 that the zone classification of the following described real property in Pinellas County, Florida, to wit:

THE EAST 120 FEET OF THE WEST 300 FEET OF THE SOUTH 233 FEET
OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF
SECTION 9, TOWNSHIP 30S, RANGE 15E, PINELLAS COUNTY FLORIDA.

be, and the same is hereby changed from C-2, General Retail Commercial & Limited Services to
C-3, Commercial, Wholesale, Warehousing & Industrial Support, Z-14-6-15.

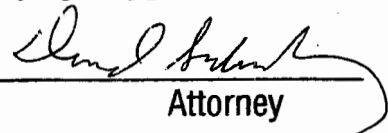
Commissioner _____ offered the foregoing resolution and moved its
adoption, which was seconded by Commissioner _____ upon the roll call the
vote was:

Ayes:

Nays:

Absent and not voting:

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

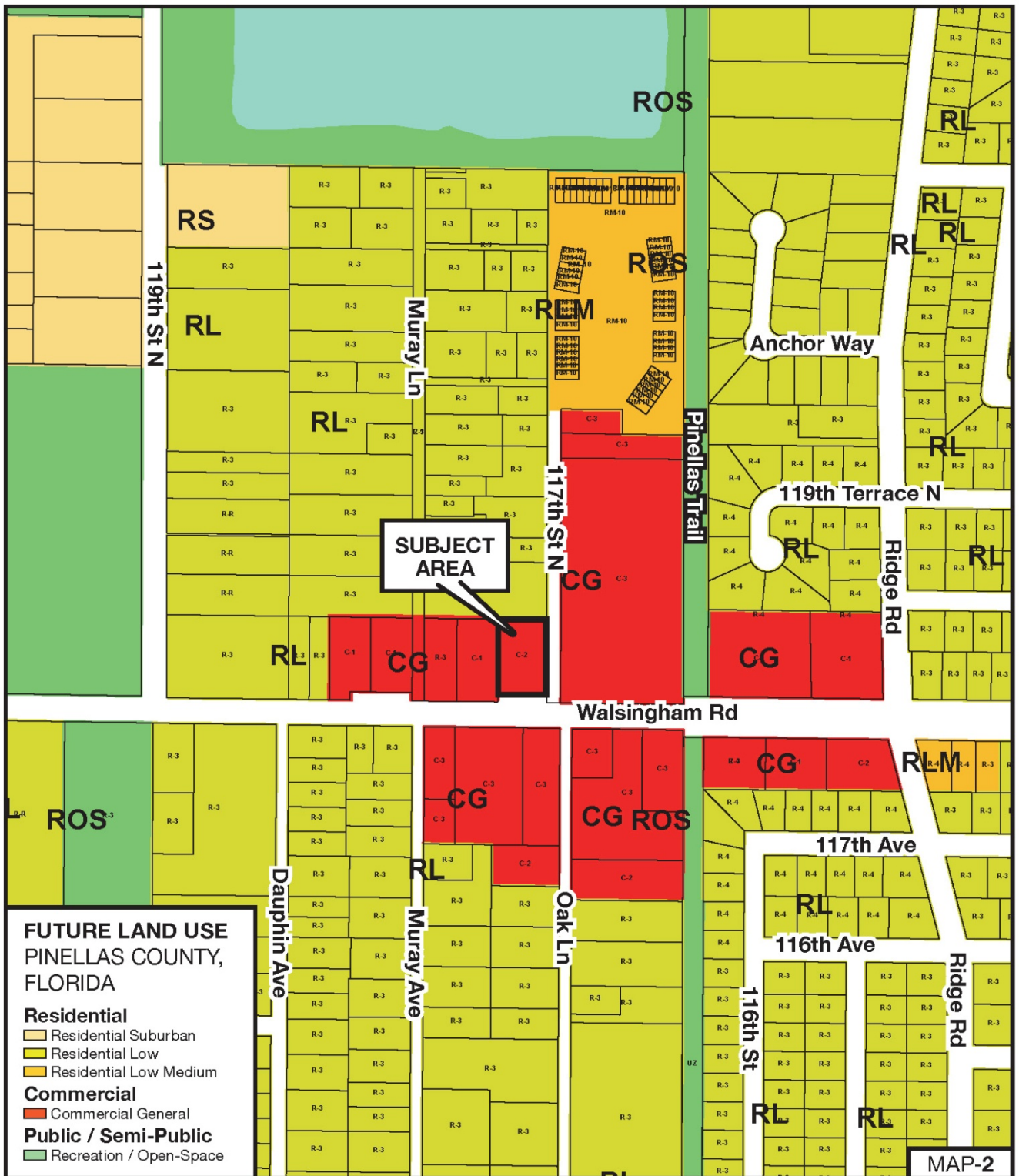
By 
Attorney

Proposed Amendment to the Pinellas County Zoning Atlas (Z-14-6-15)

Board of County Commissioners
July 21, 2015

Request

- Subject area is a 0.5-acre parcel at the intersection of Walsingham Rd. and 117th St. N in the unincorporated Largo area.
- Zoning Atlas Amendment
 - From: C-2, General Retail Commercial and limited Services District
 - To: C-3, Commercial, Wholesale, Warehousing and Industrial Support District
- Proposed use is a warehouse, along with an office and showroom.
- The site is currently vacant; its past use was open storage.
- The subject area is Commercial General on the Future Land Use Map



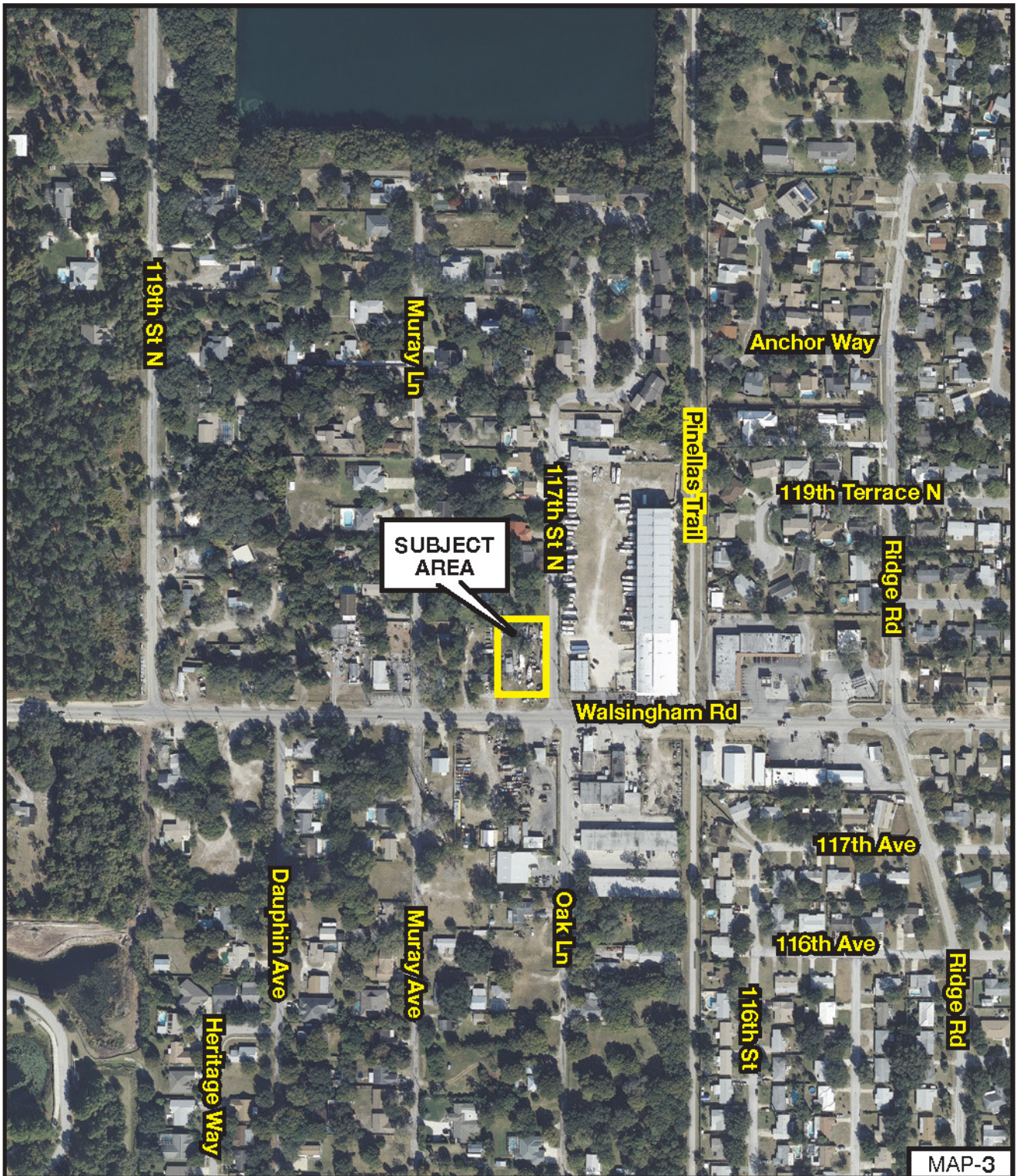
Z-14-6-15

Zoning From: C-2, General Retail Commercial & Limited Services
To: C-3, Commercial, Wholesale, Warehousing & Industrial Support

Parcel I.D. 09/30/15/00000/430/5500

Prepared by: Pinellas County Planning Department May 2015





Z-14-6-15

Zoning From: C-2, General Retail Commercial & Limited Services
To: C-3, Commercial, Wholesale, Warehousing & Industrial Support

Parcel I.D. 09/30/15/00000/430/5500

Prepared by: Pinellas County Planning Department May 2015



Staff Findings

- The subject area is within a Commercial General node that has a mix of commercial zoning districts, but is predominantly C-3.
- An amendment to C-3 would be generally compatible with the area and allow uses similar to those that are already existing to the east and south.
- No significant new impacts are anticipated for the residential property to the north as it is already adjacent to commercial uses on two sides.
- The proposed C-3 zoning generally creates fewer traffic impacts than the current C-2 retail commercial zoning.

Staff Recommendation

- Staff finds that the proposal is consistent with the Pinellas County Comprehensive Plan and recommends approval of the requested zoning amendment.
- Local Planning Agency: 7-0 approval recommendation on June 11, 2015