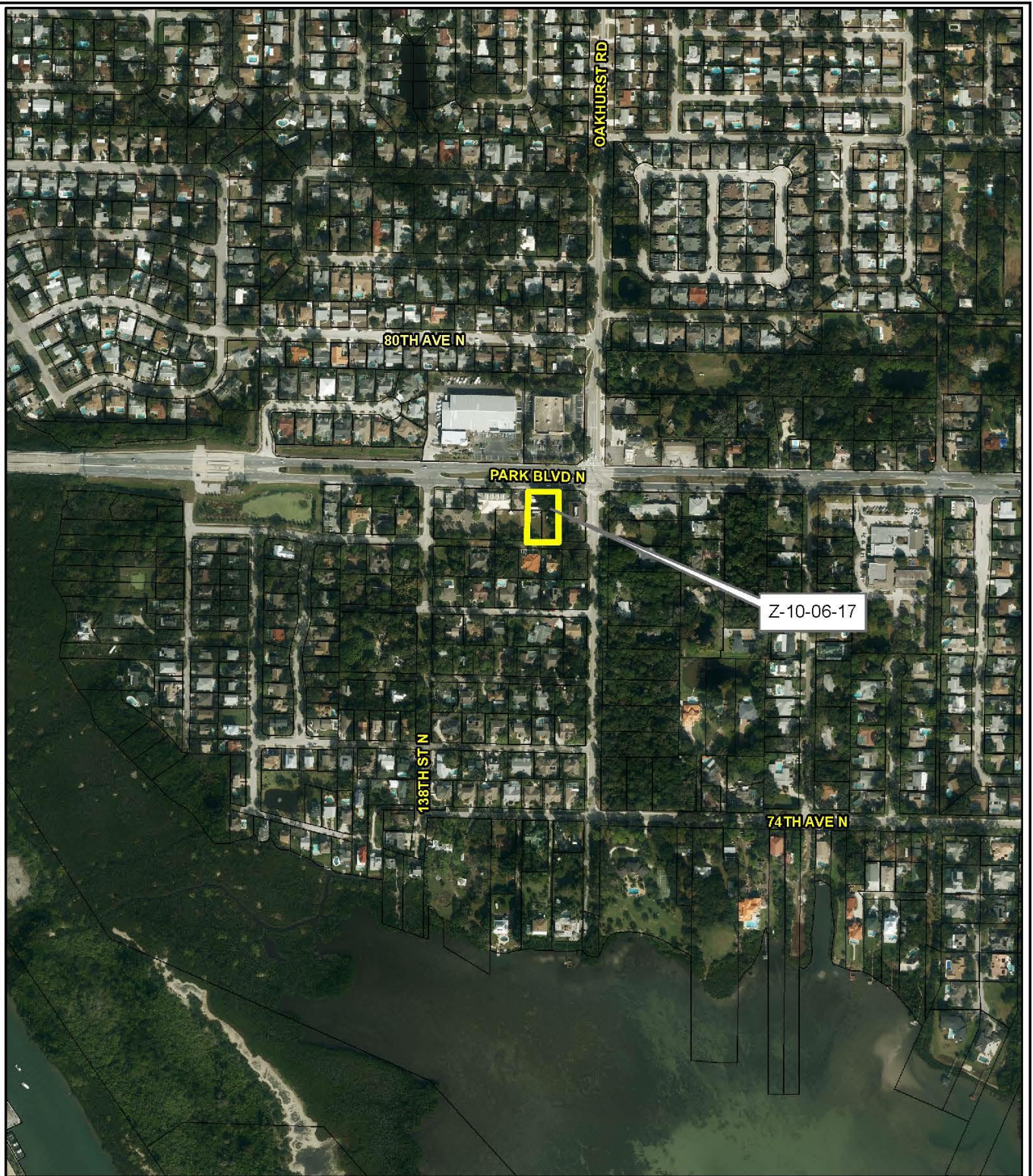


Proposed Amendment to the Pinellas County Zoning Atlas (Z-10-6-17)

Board of County Commissioners
July 18, 2017

Request

- Subject Area
 - Approximately 0.55 acre
 - South side of Park Blvd, west of Oakhurst Rd
 - Borders 77th Ave to the south
- Zoning Atlas Amendment
 - From: C-1, Neighborhood Commercial
 - To: C-2, General Retail Commercial
- Future Land Use Map: Commercial General
- Existing Use:
 - Vacant
- Proposed Use:
 - Dunkin' Donuts
- C-1 does not permit drive-thru restaurants
- Development Agreement also proposed



Z-10-06-17

AERIAL MAP

Zoning **From:** C-1, Neighborhood Commercial
 To: C-2, General Retail Commercial & Limited Services

Development Agreement limiting the use to a restaurant with the option of a drive-thru, as well as other requirements and limitations (See staff report for details).

30/30/15/36486/000/1590, 1540, 1530

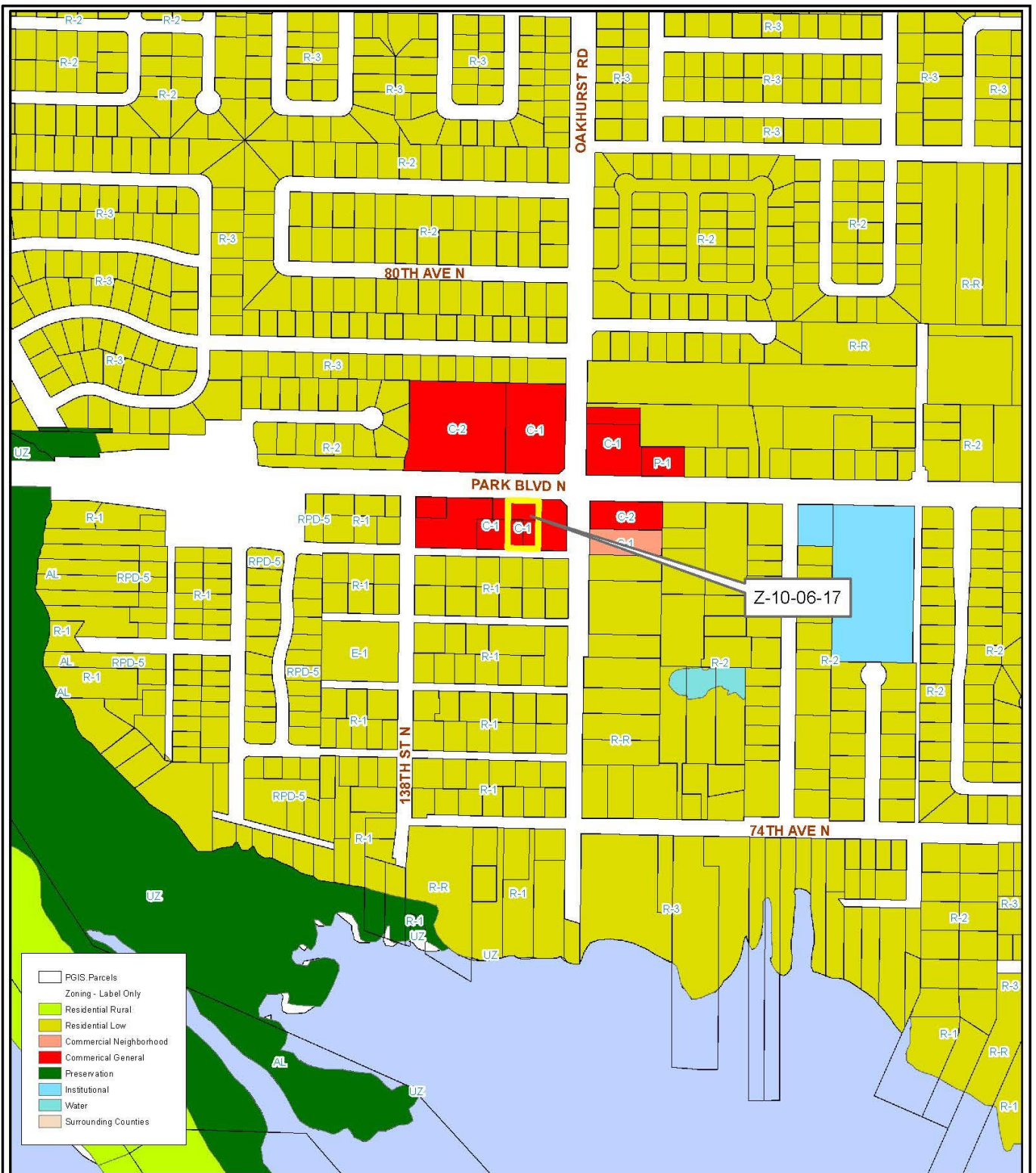
Prepared by: Pinellas County Planning Department



Date: 05/10/2017



1 inch = 0.09 miles



- PGIS Parcels
- Zoning - Label Only
- Residential Rural
- Residential Low
- Commercial Neighborhood
- Commercial General
- Preservation
- Institutional
- Water
- Surrounding Counties

Z-10-06-17
CURRENT ZONING MAP

Zoning From: C-1, Neighborhood Commercial
To: C-2, General Retail Commercial & Limited Services
 Development Agreement limiting the use to a restaurant with the option of a drive-thru, as well as other requirements and limitations (See staff report for details).

30/30/15/36486/000/1590, 1540, 1530

Prepared by: Pinellas County Planning Department



Date: 05/10/2017



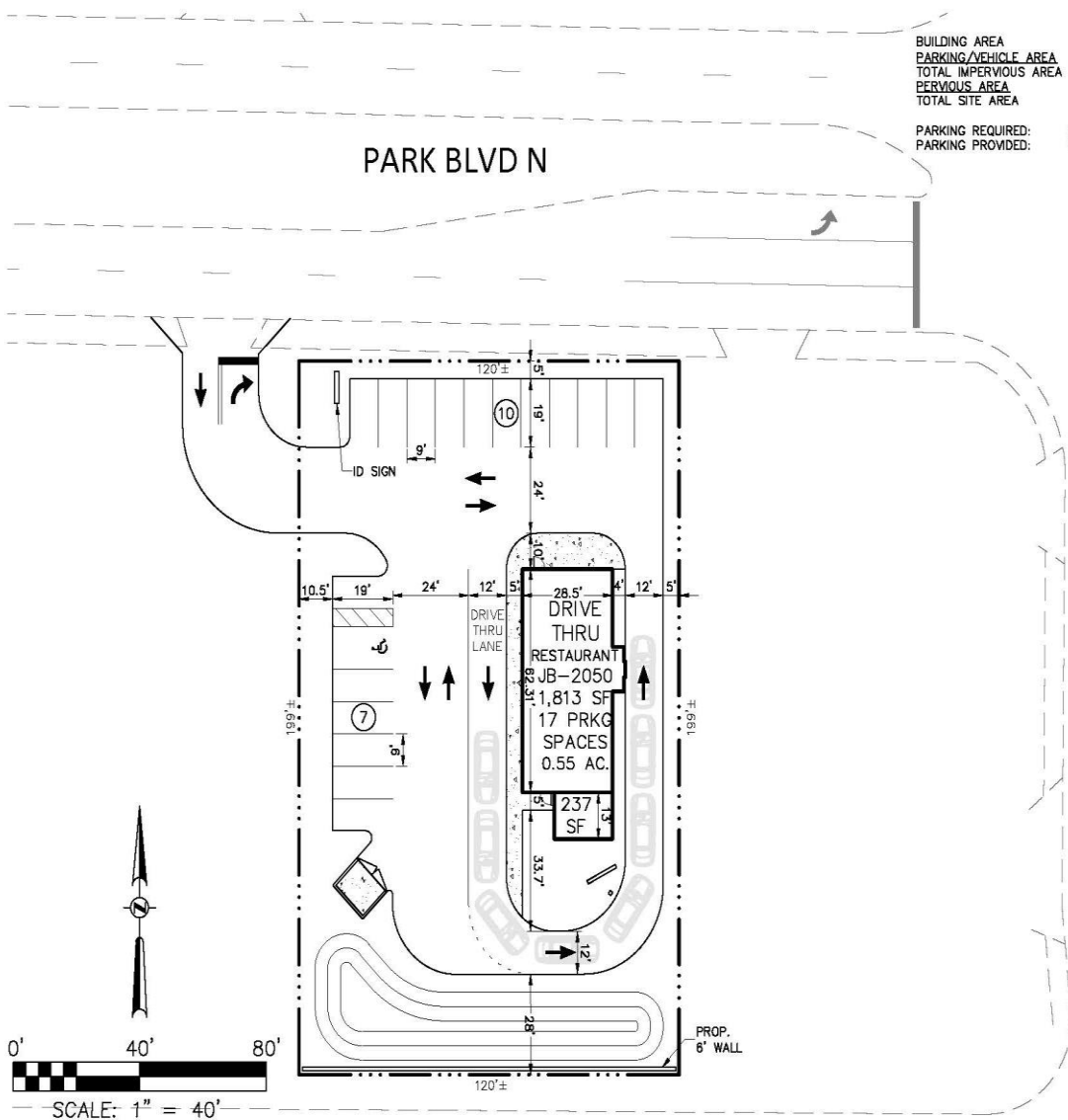
1 inch = 0.09 miles



Development Agreement

- Limits the use to a small restaurant
 - Option of a drive-thru
 - Maximum 50 seats
 - Other C-2 uses not permitted
- Prohibits access to 77th Avenue North
- Limits the rear 25 feet to drainage retention, screening, and/or buffering
- Directs lighting and amplified sounds away from residences
- Vehicular access only via driveway located on property to the west
 - Not creating an additional curb cut
- Development must occur in substantial conformance to the concept plan

Concept Plan



BUILDING AREA	2,050 SF	9%
PARKING/VEHICLE AREA	13,485 SF	56%
TOTAL IMPERVIOUS AREA	15,535 SF	65%
PERVIOUS AREA	8,345 SF	35%
TOTAL SITE AREA	23,880 SF	

PARKING REQUIRED: 2.1 SPACES/1,000 GSF
 PARKING PROVIDED: 17 SPACES



PROJECT NAME	DRIVE THRU RESTAURANT @ PARK & 137TH
PROJECT NUMBER	002-219
PROJECT LOCATION	PARK BLVD N & 137TH ST, SEMINOLE, FLORIDA
DATE	04-17-17
SHEET No.	CP-3

CSC PROPERTIES, LLC
 4592 ULMERTON ROAD, SUITE 100
 CLEARWATER, FLORIDA 33762

PRC Staff Findings and Recommendation

- Proposed amendment is appropriate
 - Development Agreement provides assurances and enhances compatibility
 - Along an arterial roadway
 - Consistent with the Comprehensive Plan and the existing Commercial General land use
- PRC Staff recommends approval
- Local Planning Agency:
 - Recommended approval (3-1 vote)
 - Added 50-seat restriction to Development Agreement