

# LOCAL PLANNING AGENCY (LPA) STAFF REPORT



**Case Number:** Z-15-07-18

**LPA Public Hearing:** July 12, 2018

**Applicant:** Guzewicz/Wolfe Family  
Rev Trust

**Representative:** None

**Subject Property:** Approximately 2.34 acres  
located at 11455 66<sup>th</sup> Street North

**PARCEL ID(S):** 17/30/16/71046/200/0705



## **REQUEST:**

Zoning Atlas amendment from C-3 (Commercial, Wholesale, Warehousing and Industrial Support) to C-2 (General Retail Commercial and Limited Services) on approximately 2.34 acres located at 11455 66<sup>th</sup> Street North in the unincorporated Pinellas Park area. This request would allow for a greater range of retail commercial uses on the property. A redevelopment to more retail commercial uses is proposed.

## **LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:**

The LPA finds that the proposed amendment to the Pinellas County Zoning Atlas is consistent with the Pinellas County Comprehensive Plan and recommends Approval of the request. (The vote was 4-0, in favor)

## **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 this report.
- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.

## **SUMMARY REPORT**

The Planning Review Committee (PRC) reviewed this application on June 11, 2018. The PRC Staff summary discussion and analysis follows:

The subject property is designated Commercial General (CG) on the Future Land Use Map (FLUM) and is zoned C-3, Commercial, Wholesale, Warehousing and Industrial Support. The site currently contains an auto repair business and a used car sales business. The owner of the subject property wishes to redevelop the property for retail commercial uses, which are not permitted in the C-3 zoning district. The requested C-2 district would also allow the current uses to continue. The zoning atlas amendment request would allow less intensive uses of the property, with a decrease in the maximum Floor Area Ratio from 0.50 to 0.35.

The subject property fronts 66<sup>th</sup> Street North and is adjacent to a mixture of commercial, industrial and office uses to the north and south, as well as across 66<sup>th</sup> Street N to the west. The subject property is adjacent to Morgan Fitzgerald Middle School to the east. The 66<sup>th</sup> Street N corridor in this area contains mostly intensive commercial and industrial uses. This proposed amendment can be considered consistent and compatible with the surrounding uses. All of the surrounding properties are in the City of Pinellas Park. As of the writing of this report, Staff has not received any objection to the proposal from the City.

In summary, the requested zoning amendment to C-2 will provide additional retail commercial opportunities for redevelopment and is compatible with the surrounding land uses and development pattern along the 66<sup>th</sup> Street North 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.

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## **SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Commercial General	C-3	Warehouse, Storage
<b>Adjacent Properties:</b>			
<b>North</b>	Pinellas Park	Pinellas Park	Boat Dealer
<b>East</b>	Pinellas Park	Pinellas Park	Fitzgerald Middle School
<b>South</b>	Pinellas Park	Pinellas Park	Mattress Warehouse
<b>West</b>	Pinellas Park	Pinellas Park	Auto Repair

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## **IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN**

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

## **FUTURE LAND USE AND QUALITY COMMUNITIES 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 1.2.2** The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

**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 1.2.5** The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

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## **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.

**PROPOSED BCC HEARING DATE:** August 21, 2018

**CORRESPONDENCE RECEIVED TO DATE:** No correspondence received.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:** No one appeared in favor or objection.

**ATTACHMENTS: (Maps)**