



Pinellas County

Staff Report

File #: 15-524, Version: 1

Subject:

Case No. LU-27-10-15 (PARC, Inc.)

A request for a land use change from Institutional to Commercial General on approximately 2.1 acres located at the northeast corner of the intersection of 66th Street North and 58th Avenue North in the unincorporated area of Pinellas Park.

Recommended Action:

Adoption of Case No. LU-27-10-15: An ordinance approving the application of PARC, Inc. through Timothy Hughes, Esq., Representative, for a change in land use designation from Institutional to Commercial General, regarding approximately 2.1 acres located at the northeast corner of the intersection of 66th Street N and 58th Avenue N in the unincorporated area of Pinellas Park (street address: 5825 66th Street North & 6525 58th Avenue North).

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:

This is a request to amend the Future Land Use Map (FLUM) from Institutional to Commercial General (CG). The site contains a retail thrift store on its western side fronting 66th Street North and a congregate care facility on its eastern side accessed via 58th Avenue North. These uses have existed since 1983. The site is currently zoned C-2, General Retail Commercial and Limited Services, which is not consistent with the Institutional FLUM category. The requested amendment to Commercial General would eliminate this inconsistency. The applicants have no immediate plans to change the current uses on the site, however they are proposing to split the property into two parcels to separate the thrift store from the congregate care facility to provide them the option to sell the thrift store component in the future if they so desire. Both the thrift store and the congregate care facility are permitted uses within the CG FLUM category and the C-2 zoning district. The congregate care facility is built to house up to 30 individuals but is currently home to 15 residents.

The subject area is adjacent to a large Salvation Army facility to the north and east. An 18-acre mobile home park is to the south, and a mini storage facility is to the west. The 66th Street North corridor is largely commercial in nature, and the CG FLUM category is the predominant land use fronting the roadway in the area. The mobile home park to the south is an exception; however it is currently adjacent to CG on two sides and is buffered from the subject area by a dense strip of vegetation on the south side of 58th Street North. Because the site is already being used for commercial purposes, the impacts to 66th Street North should be minimal. It is staff's conclusion that the proposal is consistent with the Pinellas County Comprehensive Plan, and there are no anticipated issues with this request.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its October 8, 2015 public hearing (Vote 6-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

N/A