



Pinellas County

Staff Report

File #: 18-2089A, Version: 1

Subject:

Case No. Q Z/LU-22-09-18 (Sheryl M. Haynes & Patrick Shaugnessy)
Request for a zoning change from R-2, Single Family Residential to C-2, General Retail Commercial & Limited Services and a land use change from Residential Low to Commercial General with a Development Agreement limiting the use on the property to a self-storage facility with a maximum height of 15 feet and intensity limited to that allowed by the property's land use and zoning designations, along with additional requirements involving site illumination, access, buffering, security, and building design; on approximately 1.92 acres located at 12909 Park Boulevard in unincorporated Seminole.

Recommended Action:

Denial of Case No. (Q) Z/LU-25-11-18:

1. An Ordinance approving the application of Sheryl M. Hayes and Patrick Shaugnessy through Todd Pressman, Representative, for a change in land use from Residential Low to Commercial General, and
 2. A Resolution approving a change in zoning from R-2, Single Family Residential to C-2, General Retail Commercial & Limited Services, and a Development Agreement limiting the use on the property to a self-storage facility with a maximum height of 15 feet and intensity limited to that allowed by the property's land use and zoning designations, along with additional requirements involving site illumination, access, buffering, security, and building design; regarding approximately 1.29 acres located at 12909 Park Boulevard.
- The applicant is seeking a land use change and re-zoning with a Development Agreement on 1.92 acres of land that currently allows only single family homes and their accessory uses.
 - The proposal would allow only for the development of a self-storage facility, with the Development Agreement limiting it to a maximum height of 15 feet and requiring certain landscaping and design features.
 - The subject property abuts four single family homes and would expand an established commercial node into a residential area.
 - The Local Planning Agency unanimously recommended denial of the request (vote 7-0).

Strategic Plan:

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 a 1.92-acre parcel located on the north side of Park Boulevard approximately 720 feet east of 131st Street North. The site currently contains a single family home and has been designated low density residential on the Future Land Use Map since the 1970s and the R-2 zoning has been in place since 1977.

The applicants wish to allow for the construction of a self-storage facility. To that end, they are proposing a land use change to Commercial General (CG) and a zoning change to C-2, General Retail Commercial & Limited Services.

The applicants are also proposing a Development Agreement to limit the use of the property to a self-storage facility having a maximum height of 15 feet. It would also require storage unit doors and vehicular loading areas to be toward the interior of the facility away from adjacent residential uses. In addition, illumination cannot impose on neighboring properties, site access must be controlled by a gate, security cameras must be posted, structures facing residential uses must have residential embellishments, and the required 20-foot buffer between the facility and residential uses must have one tree planted at center for every 30 feet at 7 feet high at the time of planting. Significantly, the Development Agreement does not include a concept plan nor building elevations that detail the proposed site and building and designs.

Most of the surrounding development is single family residential, including four directly abutting homes to the east, and approval of the request would represent a commercial encroachment. The commercial node adjacent to the west has been very stable, having not expanded since the 1970s. The proposed Development Agreement gives assurance as to the type of use that could be developed and addresses some of the potential impacts on neighboring residential properties, but it does not define the location of any future structure(s) nor does it provide any substantive insight as to what the site or buildings will look like. Due to compatibility concerns and the potential impact on the long-standing balance of uses and designations in the area, staff does not support this proposal.

Background Information:

The Local Planning Agency recommended denial of the request during its December 13, 2018 public hearing (vote 7-0).

The applicants originally proposed a Conditional Overlay instead of a Development Agreement. A Conditional Overlay is more limited than a Development Agreement in terms of requirements and restrictions that can be established. In this case, the Conditional Overlay proposed limiting the use to a self-storage facility only without the other restrictions currently included in the Development Agreement. The initial request with the Conditional Overlay went before the LPA on September 13, 2018 and was denied by a unanimous decision. The applicant subsequently withdrew that request before it reached the Board of County Commissioners and amended it by replacing the Conditional Overlay with the Development Agreement.

Surrounding property owners within 500 feet of the subject property were notified by mail. A sign advertising the public hearings was also posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA report
Case maps
Impact Assessment
Traffic Analysis
Development Agreement
Resolution
Ordinance
Correspondence
Legal ad
Ad map
Power Point Presentation
Radius map