



# Pinellas County

## Staff Report

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File #: 16-111A, Version: 1

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### **Subject:**

Case No. Q Z-2-1-16 (Fitzgerald Motors, Inc.)

A request for a zoning change from CP-1, Commercial Parkway to CP-2, Commercial Parkway on approximately 4.8 acres located on the east side of U.S. Highway 19 North, 600 feet north of State Road 580 in the unincorporated area of Clearwater.

### **Recommended Action:**

Adoption of Case No. Q Z-2-1-16: A resolution approving the application of Fitzgerald Motors, Inc. for a change in zoning from CP-1, Commercial Parkway to CP-2, Commercial Parkway on approximately 4.8 acres located on the east side of U.S. Highway 19 N., 600 feet north of SR-580.

### **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:**

The subject area is a 4.8-acre parcel accessed via a U.S. Highway 19 N. frontage road approximately 0.1-mile north of SR-580. The site is home to the Fitzgerald Auto Mall-Hyundai car dealership. The property is currently designed CP-1, Commercial Parkway on the Zoning Atlas and Residential/Office/Retail (R/O/R) on the Future Land Use Map (FLUM). The applicant is requesting a zoning amendment to CP-2, Commercial Parkway, which allows a higher floor area ratio (FAR) than CP-1 (0.20 vs. 0.30, respectively). FAR is a calculation of development intensity, or amount of building square footage permitted. The applicant needs the higher FAR in order to construct a car wash facility on the site.

The subject property lies within a highly developed area. Other car dealerships exist both to the north and to the south. The CP-2 zoning district is typically reserved for areas located near major arterial highway intersections on US-Highway 19 between Gulf-to-Bay Boulevard and Curlew Road where more intense uses of land are appropriate. In this case the subject property is near the major intersection of US-Highway 19 and SR-580. The property to the immediate south is designated CP-2, as are all others fronting the US-Highway 19 corridor down to SR-580. It is staff's conclusion that the proposed CP-2 zoning district is appropriate for this location.

### **Background Information:**

The Local Planning Agency (LPA) unanimously recommended approval of the request during its January 14, 2016 public hearing (Vote 7-0).

### **Fiscal Impact:**

N/A

**Staff Member Responsible:**

Gordon Beardslee, Director, Planning

**Partners:**

N/A

**Attachments:**

LPA Report

Case Maps

Resolution

PowerPoint Presentation

Ad

Ad Map