



Pinellas County

Staff Report

File #: 18-1140A, Version: 1

Subject:

(Q) Z-15-07-18 (Guzewicz/Wolfe Family Rev Trust)

Request for a zoning change 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 66th Street North in unincorporated Pinellas Park.

Recommended Action:

Adoption of Case No. Q 1-15-07-18 approving the application of Guzewicz/Wolfe Family Rev Trust regarding 2.34 acres located at 11455 66th Street North as follows:

1) A Resolution approving a change in zoning from C-3, Commercial, Wholesale, Warehousing and Industrial Support to C-2, General Retail Commercial and Limited Services.

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 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 66th Street North and is adjacent to a mixture of commercial, industrial and office uses to the north and south, as well as across 66th Street N to the west. The subject property is adjacent to Morgan Fitzgerald Middle School to the east. The 66th 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. The adjacent municipality of Pinellas Park has indicated no objection to the proposal.

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 66th 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.

Background Information:

The Local Planning Agency recommended approval of the request during its July 12, 2018 public hearing (vote 4-0).

In accordance with Section 134-337 of the Pinellas County Land Development Code, mailed notices of the public hearings were provided to property owners (as determined by Pinellas County Property Appraiser records) within 400 feet of the subject property. A sign noticing 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
Resolution
PowerPoint Presentation
Legal Ad
Ad Map