



I. APPLICATION DATA

A. **Case Number:** CU 2020-1

B. **Location:**

1. **Address:** 7400 66<sup>th</sup> Street N.

2. **Parcel Number:** 30-30-16-35028-000-0101

C. **Request:** Request for Conditional Use approval for a standalone Financial Institution, Drive-Thru use in the "B-1" General Commercial District.

D. **Applicant:** Park 66 Plaza, LLLP

E. **Agent:** David Davis

F. **Legal Ad Text:** Request for Conditional Use approval for a standalone Financial Institution, Drive-Thru use in the "B-1" General Commercial District.

G. **Public Hearings:**

Community Redevelopment Agency: December 10, 2019

Deadline to send public hearing notices: November 22, 2019

Advertising deadline: November 25, 2019

II. BACKGROUND INFORMATION

A. **Site Area:** 100,649 square feet / 2.31 acres (approximate)

B. **Property History:**

1. **Land Use Plan or Zoning Amendments:** N/A

2. **Previous Permits and Development:** In 2002, a 14,490 square foot Walgreens with drive-thru pharmacy was constructed under permit 2002-0414. In 2018, following the departure of Walgreens from the property, a permit was issued to remodel the existing building into a two-unit shell building under permit 2018-2735. Subsequently, permits were issued for the interior build-out of the shell building for Sketchers and Verizon, as well as associated signage (2018-2808, 2018-3403, 2018-3484, 2018-3589, and 2019-0038).

3. **Previous Variances, Waivers:** N/A

C. **Existing Use:** Retail Sales

D. **Proposed Use:** Retail Sales; Financial Institution, drive-thru

E. **Current Zoning District:** "B-1" General Commercial District

1. **Zoning District Purpose / Intent:**

SECTION 18-1520. - "B-1" GENERAL COMMERCIAL DISTRICT

Sec. 18-1520.1. - STATEMENT OF INTENT.

The "B-1" General Commercial District is established to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a general commercial environment with supportive medium density residential. This district is intended for a wide variety of consumer-oriented commercial uses and activities located in proximity to major thoroughfares and to residential concentrations, together with accessory uses and public facilities customary to or required for such an environment.

This district is appropriate for areas designated on the Official Land Use Plan Map as either Residential Medium (RM), Residential/Office/Retail (R/O/R), Residential/Office General (R/OG), Commercial General (CG), Commercial Recreation (CR), Resort Facilities High (RFH) or Community Redevelopment District (CRD).

2. **Staff Analysis:**

The "B-1" District is an appropriate district for commercial uses, and Financial Institutions, Drive-Thru may be approved as a Conditional Use within the District.

G. **Current Land Use:** Community Redevelopment District (CRD)

1. **Purpose:**

*It is the purpose of this category to depict those areas of the City that are now designated, or appropriate to be designated, as community centers and neighborhoods for redevelopment in accord with a special area plan therefor.*

2. **Key Standards:**

**Primary Uses** – Residential; Office; Commercial; Industrial; Institutional; and Transportation/Utility uses as enumerated in the approved special area plan.

**Density/Intensity Standards** – Shall be as set forth for each classification of use and location in the approved special area plan. Densities/intensities shall be consistent with the redevelopment strategy for this plan category and shall generally parallel the medium to high density/intensity standards of the conventional plan categories for the respective types of use characteristics provided for thereunder.

3. **Staff Analysis:**

Among the primary uses for this Future Land Use Map designation is Commercial, and Financial Institutions, Drive-Thru are considered Commercial uses. The proposed development of the freestanding drive-thru would be consistent with the adopted Comprehensive Plan.

H. **Flood Zone:** The property is located in Flood Zone X-Shaded, which is a moderate-risk flood zone.

I. **Evacuation Zone:** The property is in Evacuation Zone C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.

J. **Vicinity Characteristics:**

<i>Direction</i>	<i>Zoning</i>	<i>Land Use</i>	<i>Existing Use</i>
North	R-6	CRD	Freedom Village
South	P	CRD	SPC – Health Education Center
East	B-1	CRD	Restaurants, Drive-in/Drive-thru
West	B-1	CRD	Shopping Center

### III. APPLICABLE CRITERIA / CONSIDERATIONS

#### A. Comprehensive Plan Policies:

##### 1. Relevant Policies:

###### *POLICY LU.1.15.1*

*Commercial development shall be located at or near major intersections; within the Community Redevelopment District; and within other mixed use developments and areas to ensure the community's quality of life; access to employment, services, and amenities; and levels of service.*

###### *POLICY LU.1.15.4*

*All new commercial facilities shall be located, designed and regulated to benefit from safe vehicular and transit access and to provide proper facilities for pedestrian convenience.*

##### 2. Staff Analysis:

The proposed freestanding Automated Teller Machine (ATM) or "Financial Institution, Drive-Thru," is to be located at the intersection of Park Boulevard and 66<sup>th</sup> Street N. and has been designed for safe vehicular transit access pursuant to the Land Development Code. Accordingly, the development proposal has been found to be in compliance with the adopted Comprehensive Plan.

#### B. Land Development Code Standards:

##### 1. Key Standards:

###### **Sec. 18-1531.10. - LIST OF CONDITIONAL USES AND REQUIREMENTS**

(A) The following is an alphabetical listing of the special requirements for all conditional uses. This section authorizes, through the use of the term "administrative approval," the Zoning Director to review and approve certain conditional use applications if the applicant complies with all of the applicable criteria. For any application on which the Zoning Director acts, the applicant may choose to have the application reviewed and acted upon by the City Planning and Zoning Commission and City Council.

32. *Financial Institutions, Drive-Thru.*

(a) *Review by the Planning and Zoning Commission and approval by City Council.*

(b) *Stacking lanes shall be a minimum ten (10) feet wide when straight and twelve (12) feet wide in curves and signed for one-way use.*

###### **Sec. 18-1531.6. - CONDITIONAL USE REVIEW CRITERIA.**

(C) **COMPATIBILITY REVIEW CRITERIA.**

1. *Whether the use and its proposed scale will be inconsistent with the established character of the immediate neighborhood, to the extent that such character is consistent with the Comprehensive Plan and the provisions of the applicable zoning district(s).*
2. *Whether the use will diminish the use or enjoyment of other properties and living or working conditions in the neighborhood.*
3. *Whether the use will impede the normal and orderly development and improvement of surrounding properties for uses permitted in their respective zoning districts and in a manner consistent with the Comprehensive Plan.*
4. *Whether the establishment, maintenance or operation of the use will be detrimental to, or endanger, the public health, safety, comfort, or general welfare as a result of hours of operation, arrangement of uses on the site, noise, vibration, emission or pollutant, glare, odor, dust, traffic congestion, attractive nuisance, or other condition;*
5. *Whether the land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.*
6. *Whether the use and associated improvements will adversely affect a known archaeological, historical, cultural, or landscape resource*
7. *Whether the particular traffic generation characteristics of the proposed use, including the type of vehicular traffic associated with such uses is compatible with the traffic generation characteristics of other uses permitted in the zoning district(s) applicable to the neighborhood.*

##### 2. Staff Analysis:

The applicant has requested conditional use approval for a Financial Institution, Drive-Thru. The use will meet the specific conditional use requirements set forth in Section 18-1531.10(A) as the stacking lanes shall be a minimum of ten feet in width when straight and twelve feet in width in curves and

signed for one-way use. Additionally, the use will comply with the applicable conditional use criteria provided in Section 18-1531.6(C) as the use is consistent with the commercial nature of the area, as well as other uses in the area where various drive-thru businesses have existed for decades and continue to exist. The addition of the freestanding ATM will not diminish the use or enjoyment of other properties, nor will it impact that normal and orderly improvement of properties.

It is noted that the addition of the Financial Institution, Drive-Thru will result in the elimination of eleven existing off-street parking spaces. However, 70 off-street parking spaces will remain and only 48 off-street parking space are required.

**C. Essential Services Review:**

The development proposal has been reviewed by all relevant departments/divisions. No concerns were raised with regard to the proposed development.

**IV. SUMMARY**

**A. Findings:**

Based on the information and analysis contained in this report, staff finds as follows:

1. That the 2.31-acre (MOL) property is located at the northwest corner of Park Boulevard and 66<sup>th</sup> Street N.;
2. That the property is zoned "B-1" General Commercial District and has a Future Land Use Map designation of Community Redevelopment District (CRD);
3. That proposal involves the addition of a "Financial Institution, Drive-Thru" on the south end of the property;
4. That a "Financial Institution, Drive-Thru" is a conditional use in the "B-1" District;
5. That the request meets the specific conditional use requirements set forth in Section 18-1531.10(A);
6. That the request meets the conditional use review criteria set forth in Section 18-1531.6(C); and,
7. That the request is consistent with the Goals, Objectives and Policies of the adopted Comprehensive Plan.

**B. Staff Recommendation:**

Consistent with the above identified findings, staff recommends **APPROVAL** of case number CU 2020-1.

Planning & Development Services Director:



Community Development Administrator:



**V. ACTION**

**COMMUNITY REDEVELOPMENT AGENCY – MOVE TO:**

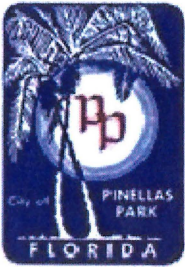
- A. APPROVE
- B. APPROVE WITH CONDITIONS
- C. DENY

of a Conditional Use application for a standalone Financial Institution, Drive-Thru use in the "B-1" General Commercial District.

**VI. ATTACHMENTS**

Exhibit A: Application with Legal Description  
Exhibit B: Aerial Map  
Exhibit C: Land Use Map

Exhibit D: Zoning Map  
Exhibit E: FIRM Map  
Exhibit F: Survey and Site Plan



## Conditional Use Application

City of Pinellas Park  
Planning and Development Services  
6051 78<sup>th</sup> Avenue North  
Pinellas Park, FL 33781  
(727) 369-5631

### FOR OFFICE USE ONLY

Case # CU 2020-1  
Date Received: 10-22-19  
Plat Sheet: \_\_\_\_\_  
Related Cases: \_\_\_\_\_  
Receipt Number: \_\_\_\_\_  
Land Use Designation: \_\_\_\_\_  
Zoning District: \_\_\_\_\_  
Public Meetings Required: Yes / No  
(If yes, please provide dates)  
PZ: \_\_\_\_\_ CRA/CC: \_\_\_\_\_

### REQUEST AND PROPERTY INFORMATION

Specific Request: <b>Install a drive up ATM</b>	
General Location of property or address: <b>7400 66th Street North</b>	
Property Size: <b>547.5 x 0</b>	Current Use: <b>Single Building Store</b>
Parcel Number(s): <b>30-30-16-35028-000-0101</b>	
Legal Description: Lot: <u>0010</u> Block: <u>007</u> Subdivision: <u>92574</u> Or Metes and Bounds Description (attach if lengthy): <u>Haines Road Farms No. 2 Part of Lots 7,8,9,&amp;10 Desc. from SE corner of NE 1/4 of SE 1/4th</u>	

### CONDITIONAL USE SPECIAL REQUIREMENTS

1. Number of conditions required (Section 18-1531.10): <u>32</u>
2. Have all conditions been met: Yes _____ No _____
3. List special requirement(s) requested to be waived (attach letter explaining reason a waiver should be granted): <u>Review by planning &amp; Zoning Commission and the approval by City Council.</u>

### OWNER/APPLICANT INFORMATION

Property Owner: <b>Park 66 Plaza LLLP</b>	Phone: _____
Mailing Address (include city, state, zip code): <b>5858 Central Ave. St Petersburg FL 3370</b>	Attn to: _____
Email Address: <b>DavidDavis@Sembler.com</b>	
Authorized Agent Name): <b>David Davis</b>	Relationship to Owner: <b>Agent</b>
Email Address: <b>DavidDavis@Sembler.com</b>	Phone: <b>727-384-6000</b>
Authorized Agent Address (include city, state, zip code): <b>5858 Central Avenue St. Petersburg FL 33707</b>	

## **AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAME OF ALL PROPERTY OWNERS, being first duly sworn, depose(s) and say(s):

Park 66 Plaza LLLP

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property:

ADDRESS OR GENERAL LOCATION:

7400 66th Street North

LEGAL DESCRIPTION OF PROPERTY. Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach:

Haines Road Farms No. 2 Part of Lots 7, 8, 9, and 10 Desc. from SE corner of NE 1/4 of SE 1/4

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida (NATURE OF REQUEST):

Conditional Use Application to install a Drive Up ATM

3. That the undersigned (has/have) appointed and (does/do) appoint David Davis as (his/their) agent(s) to execute any petitions or other documents necessary to affect such application.

4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives to enter upon property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

*Gregory S. Sembler*  
SIGNED (PROPERTY OWNER)

\_\_\_\_\_  
SIGNED (PROPERTY OWNER)

STATE OF FLORIDA

COUNTY OF Pinellas



(SEAL ABOVE)

The foregoing instrument was acknowledged before me this 10/18/19  
(Date)

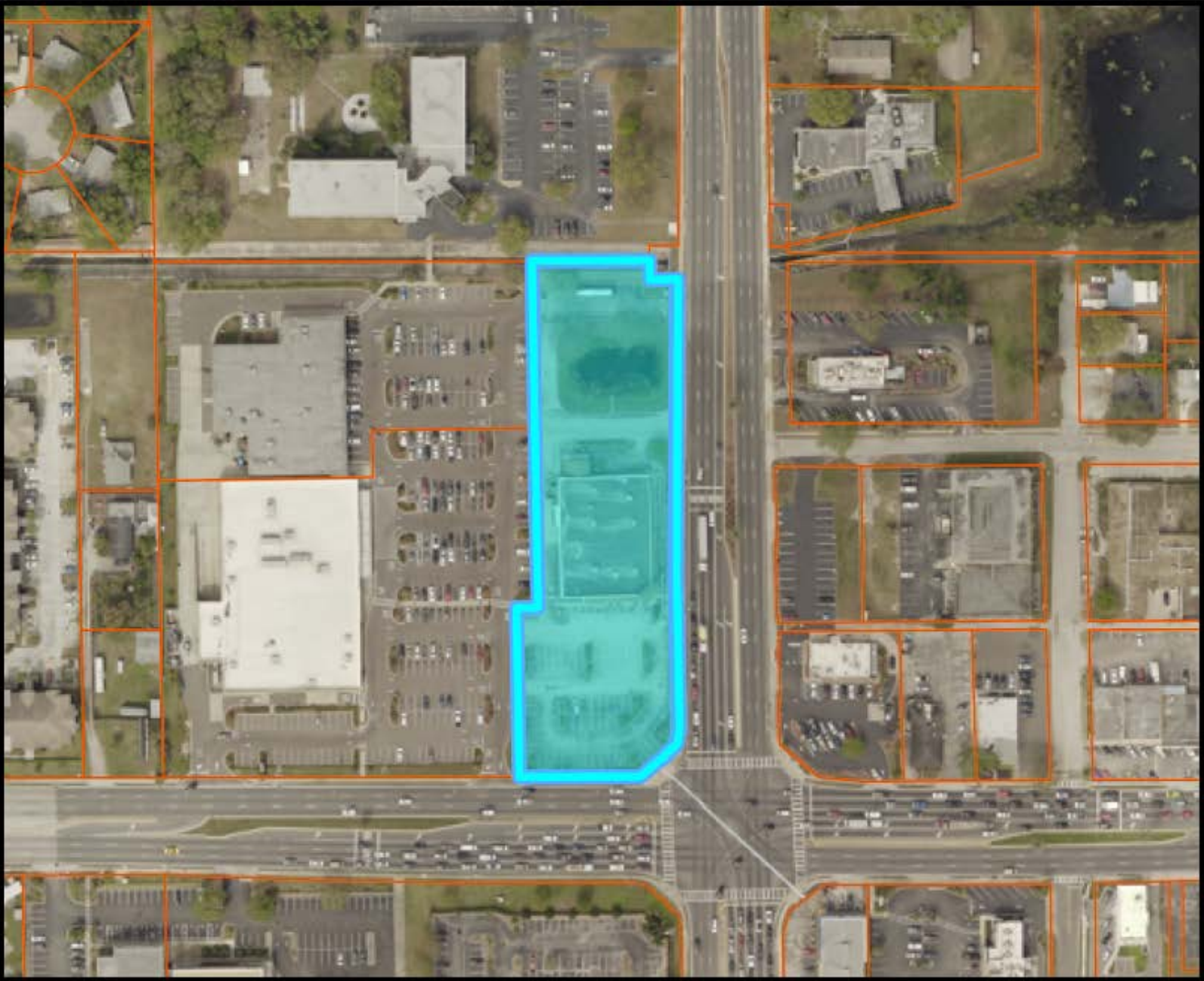
By Gregory S. Sembler  
(Name of person acknowledging and title of position)

who is personally known to me or who has produced \_\_\_\_\_  
(Type of identification)  
as identification and who did (did not) take an oath.

Lori C. Romanello Notary Public, Commission No. GG 237294  
Lori C. Romanello Name of Notary typed, printed or stamped)

CU 2020-1 - Aerial Map

Legend  
Parcel Lines



188.1 0 94.04 188.1 Feet

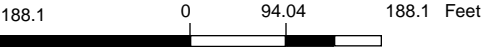
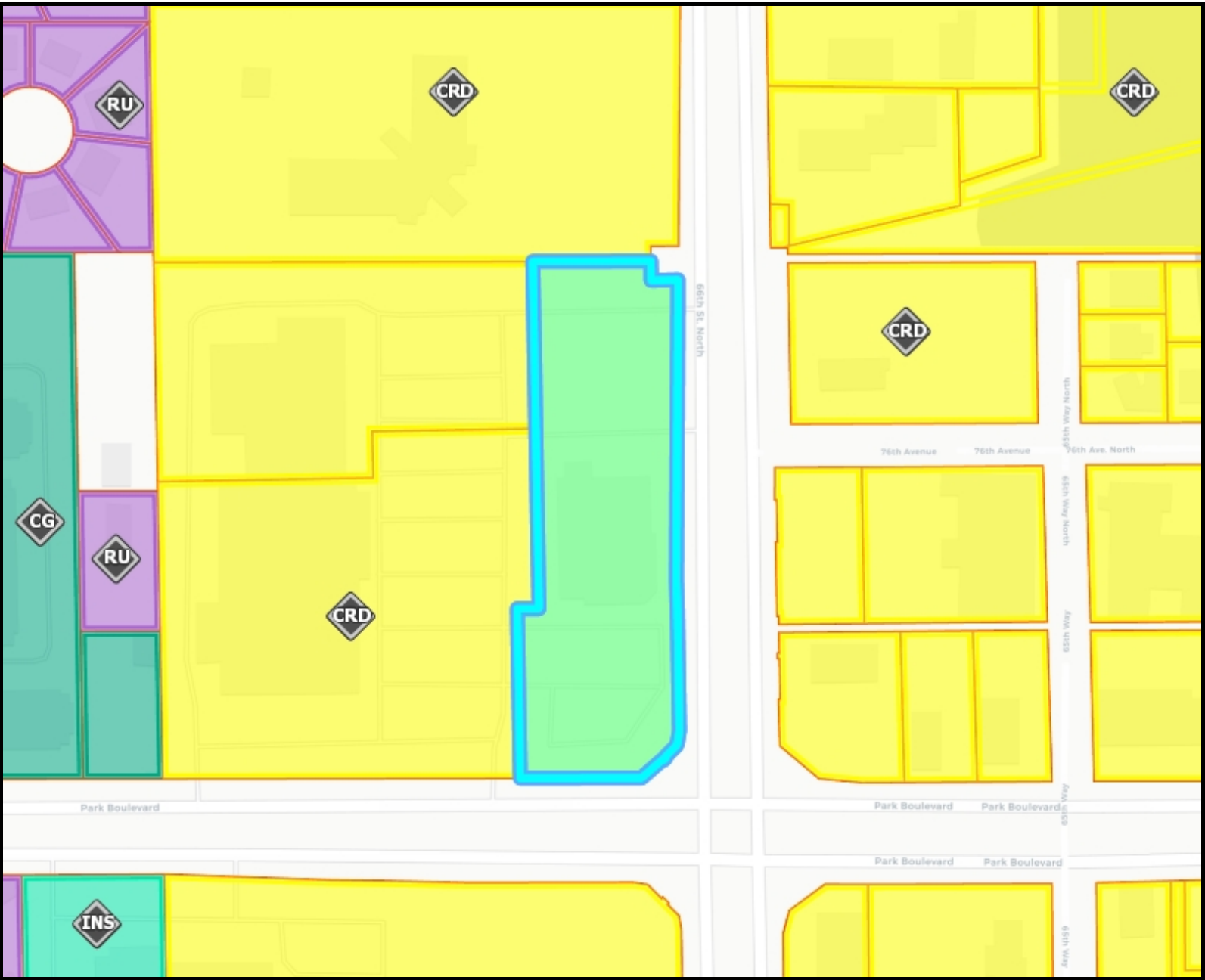
1: 2,257

Notes:

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



# CU 2020-1 - Future Land Use Map



1: 2,257

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



Notes:

## Legend

### Land Use Borders

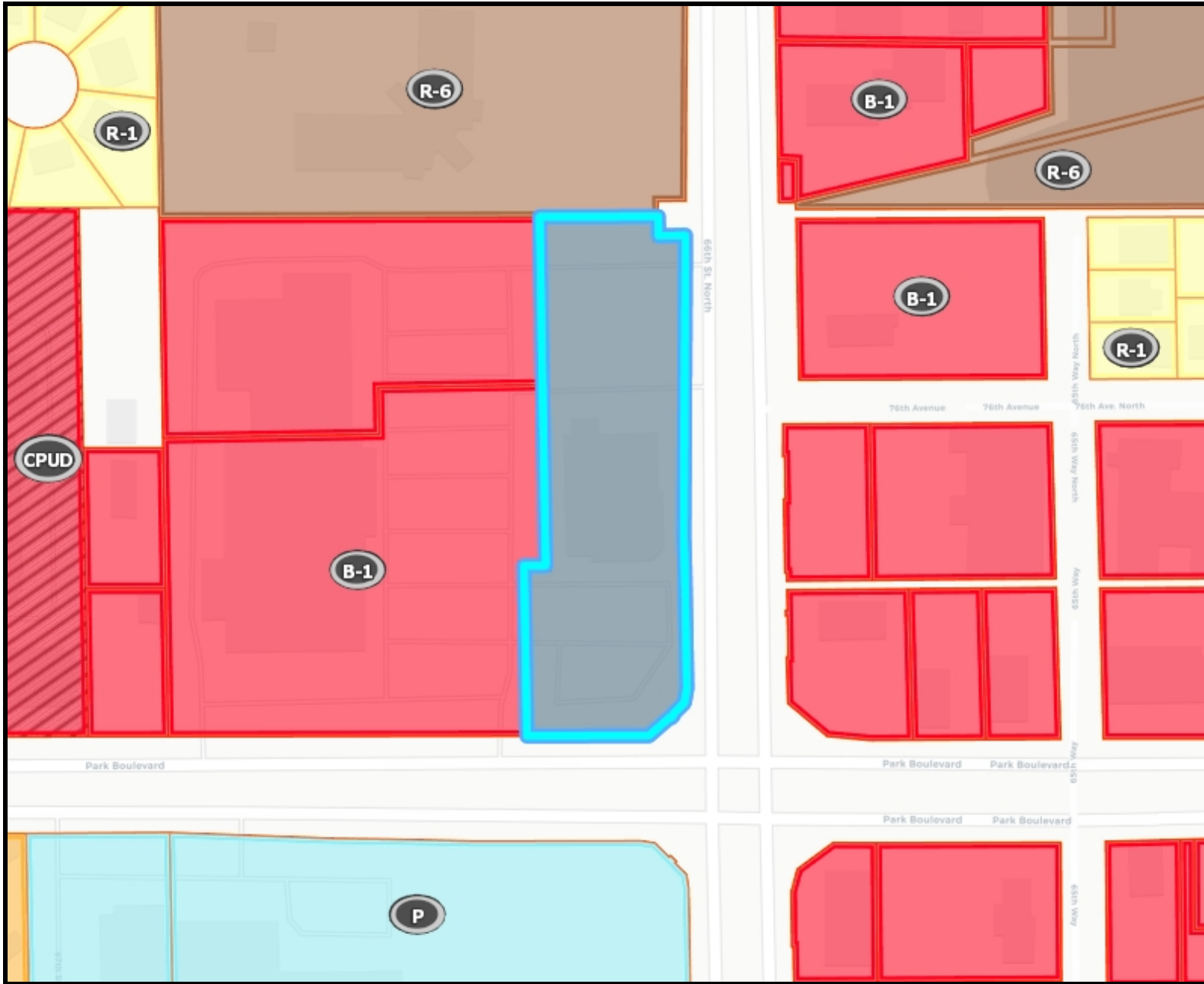
- Commercial General - CG
- Commercial General (Residential Medium) - CG(R)
- Commercial Neighborhood - CN
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/OG
- Residential/Open Space - R/OS
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU
- Residential Urban (Commercial General) - RU(CG)
- Residential Urban (Residential Low) - RU(RL)
- Transportation/Utility - T/U

### Land Use Fill

- Commercial General - CG
- Commercial General (Residential Medium) - CG(R)
- Commercial Neighborhood - CN
- Commercial Recreation - CR
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/OG
- Recreation/Open Space - R/OS
- Residential Facilities High - RFH
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU
- Residential Urban (Commercial General) - RU(CG)
- Residential Urban (Residential Low) - RU(RL)

# CU 2020-1 - Zoning Map

### Legend



Notes:

188.1	0	94.04	188.1 Feet
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1: 2,257

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

NORTH

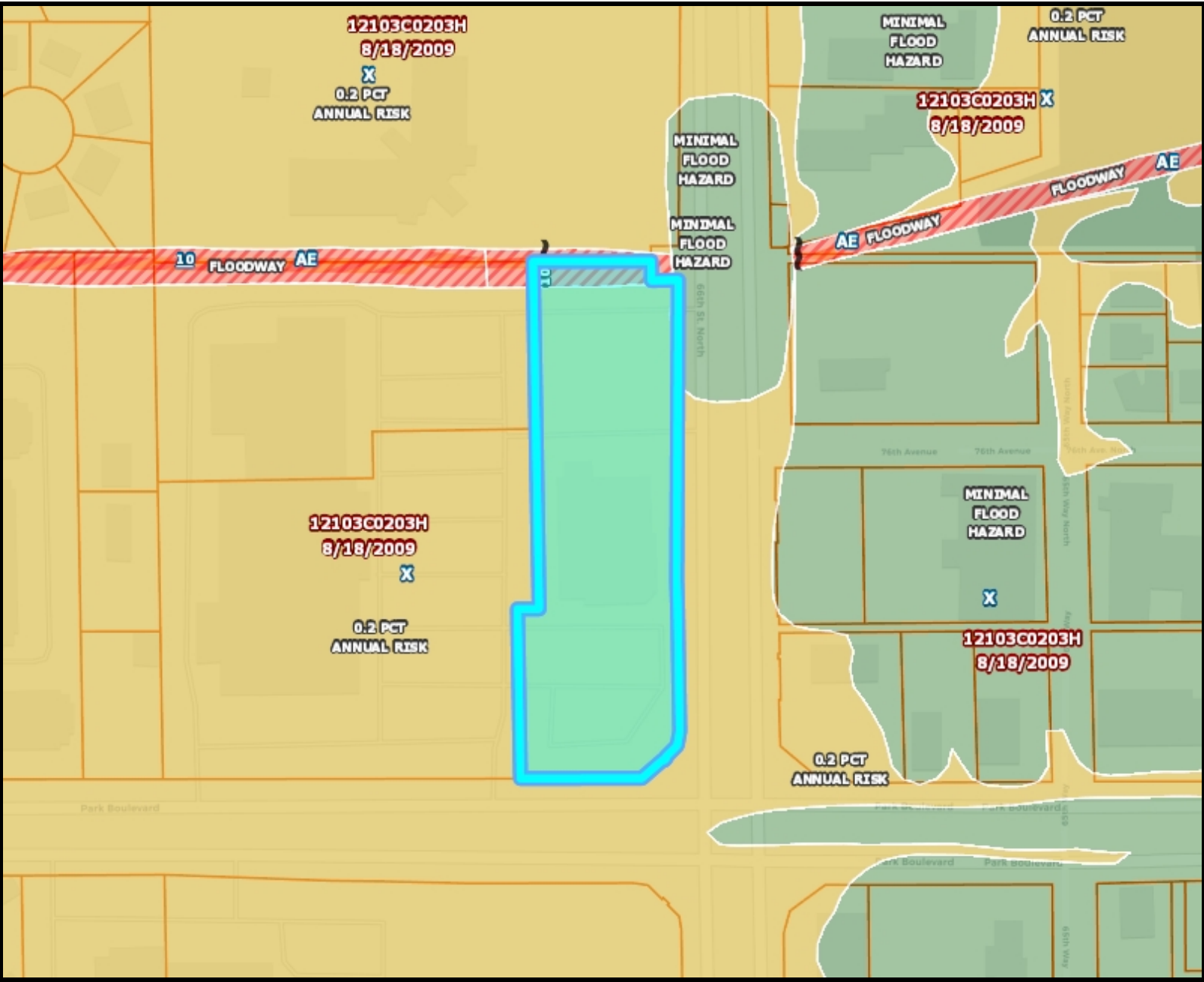
## Zoning Borders

-  General Commercial - B-1
-  Heavy Commercial - CH
-  Commercial Neighborhood - CN
-  Commercial Planned Unit Development - CPUD
-  Farm - F
-  General Office - GO
-  Heavy Industrial - IH
-  Industrial Planned Unit Development - IPUD
-  Light Industrial - M-1
-  Residential / Office / Retail - ROR
-  Mixed Use Development - MXD
-  Mixed Unit Development - MXD-2
-  Open Space - O/S
-  Public - P
-  Preservation - PRES.
-  Single Family Residential - R-1
-  Single Family Residential - R-2
-  Single Family Residential - R-3
-  Duplex Residential - R-4
-  Multifamily Residential - R-5
-  Multifamily Residential/Commercial - R-6
-  Single Family Residential Estate - R-E
-  Residential Planned Unit Development - RPUD
-  Rural Residential - RR
-  Mobile Home Subdivision - T-1
-  Mobile Home Park - T-2
-  Town Center - TC

## Zoning Fill

-  General Commercial - B-1
-  Heavy Commercial - CH
-  Commercial Neighborhood - CN
-  Commercial Planned Unit Development - CPUD
-  Farm - F
-  General Office - GO
-  Heavy Industrial - IH
-  Industrial Planned Unit Development - IPUD
-  Light Industrial - M-1
-  Residential / Office / Retail - ROR
-  Mixed Use Development - MXD
-  Mixed Use Development - MXD-2

# CU 2020-1 - Flood Insurance Rate Map



## Legend

- Base Flood Elevation
- FIRM Panels
- Flood Hazard Lines
  - LIMIT LINES
  - SFHA / FLOOD ZONE BOUNDARY
- Flood Hazard Areas
  - <all other values>
  - 1% Annual Chance Flood Hazard (A, AE, AH, VE)
  - 0.2% Annual Chance Flood Hazard (X)
  - Area of Minimal Flood Hazard (X)
  - Floodway (AE)
- Floodplain Delineations
  - Minimal Flood Hazard
  - 500 Year Floodplain (0.2% Annual Risk)
  - 100 Year Floodplain (1% Annual Risk)
  - Floodway
- Coastal High Hazard Area
- Parcel Lines

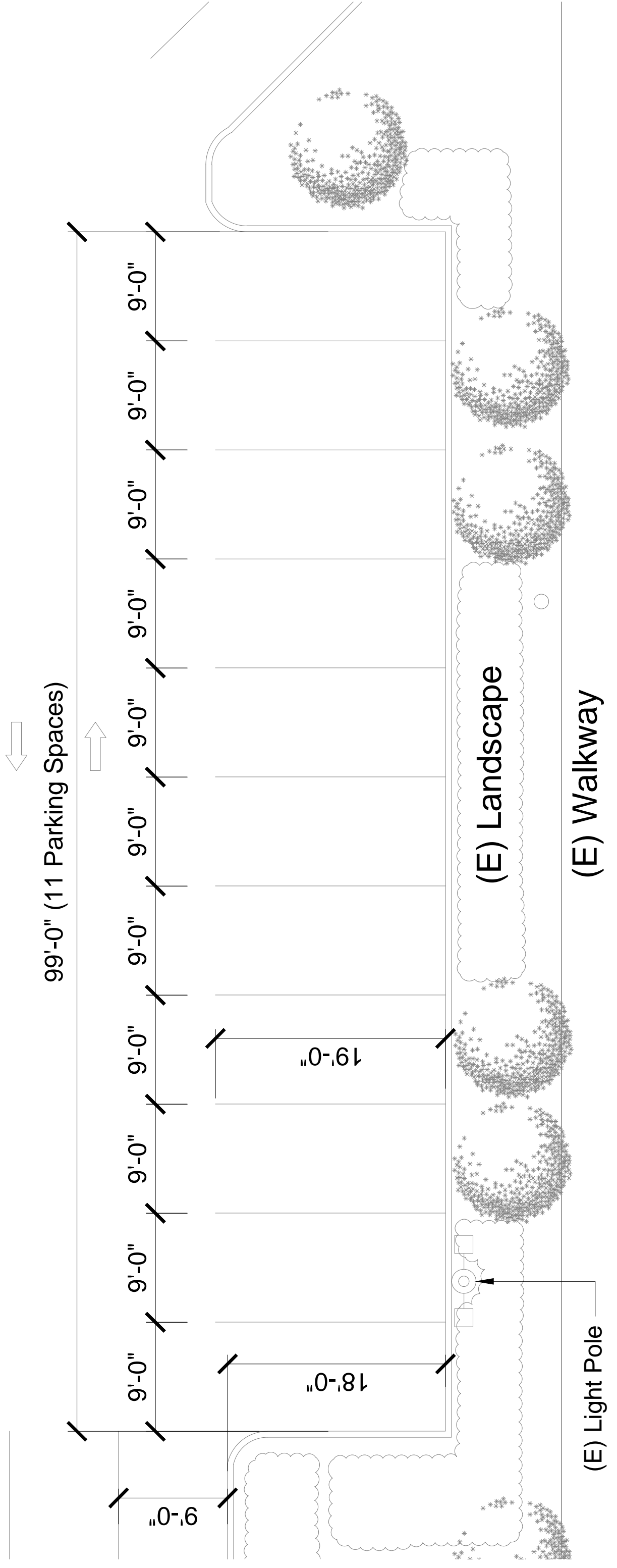


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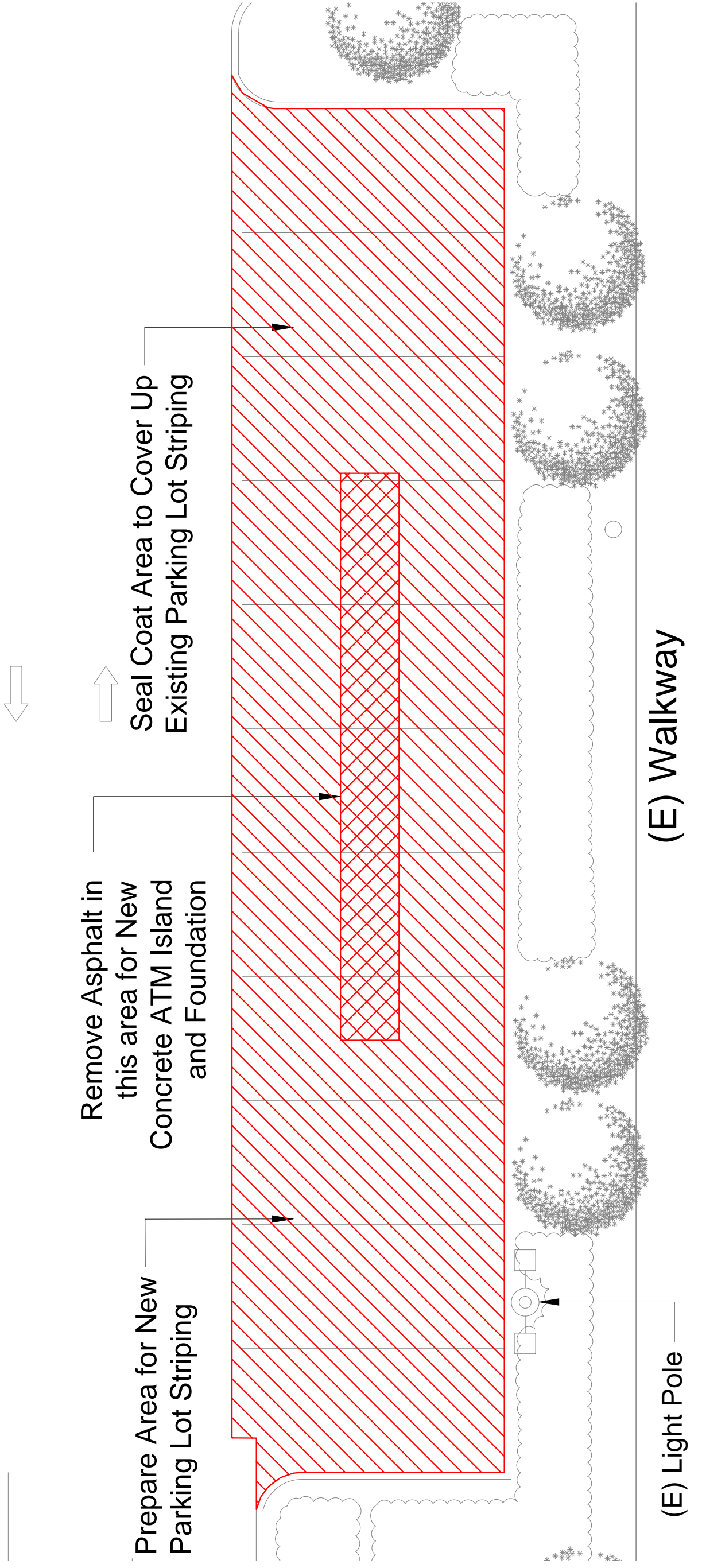
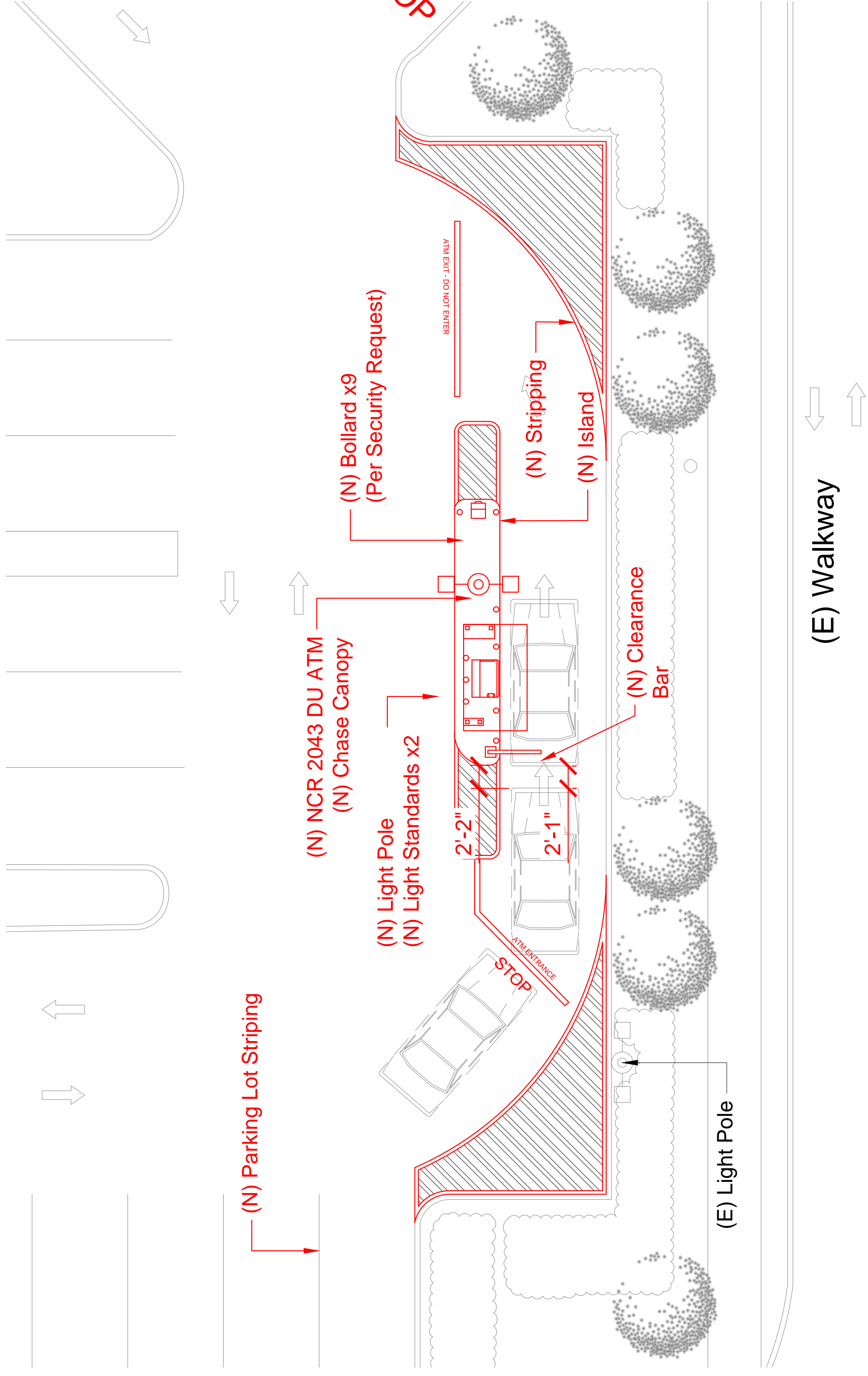
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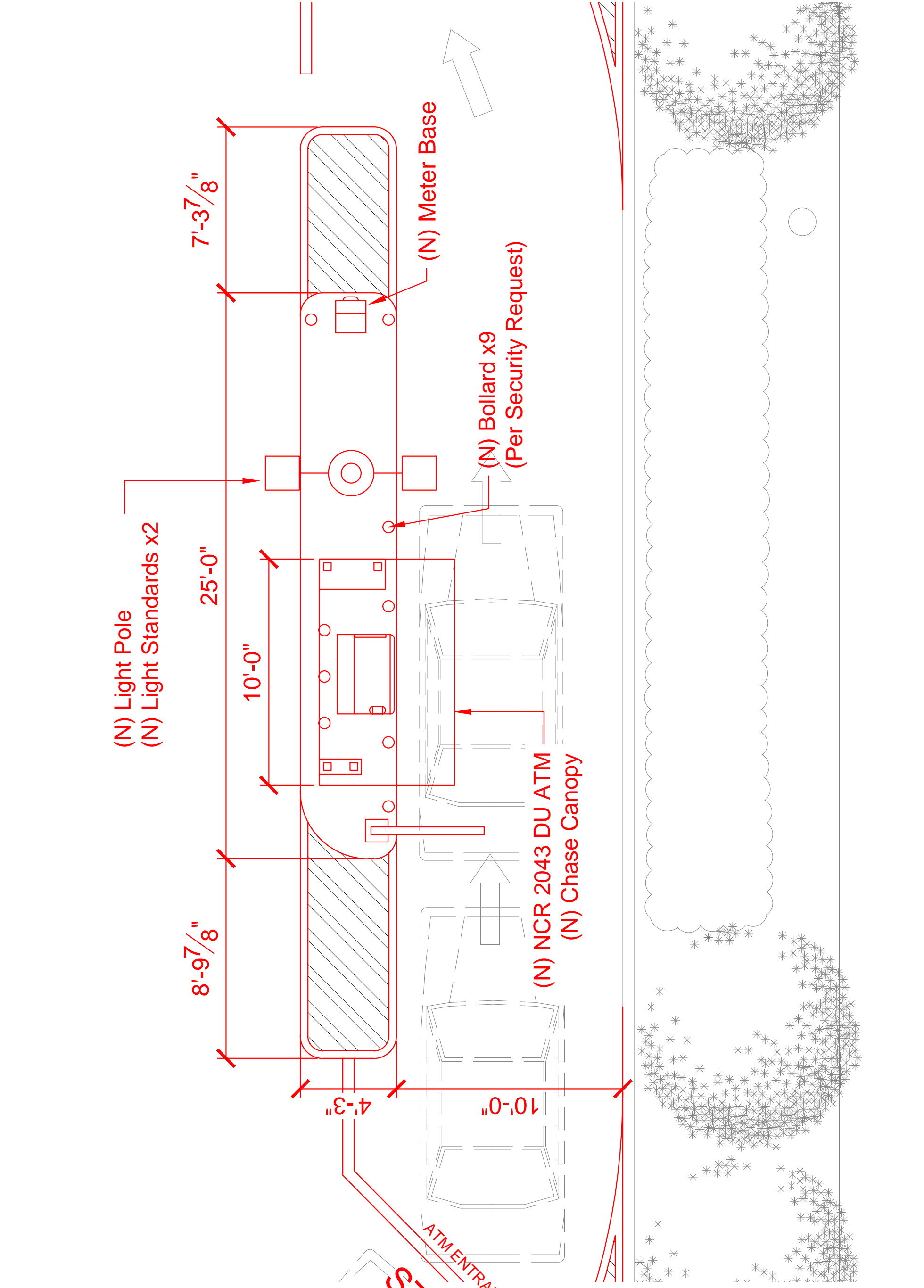




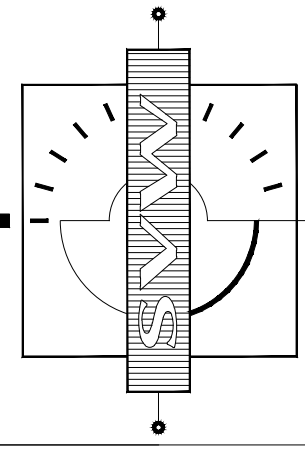
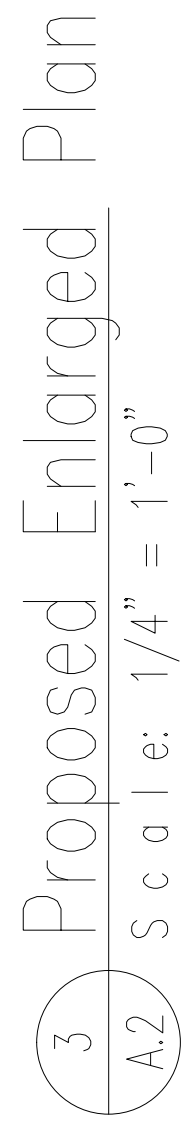
## Existing Layout Plan



2 Demolition Layout Plan  
A.2 Scale: 1/8" = 1'-0"



4	Proposed Layout
A2	Scale: 1/8" = 1'-0"



**security vault  
works**  
122 Lafayette Avenue  
Laurel, Maryland 20707  
Phone 301/776.2577  
Fax 301/776.1273

**James M. Hamill**  
ARCHITECT  
580 Deckler Drive  
Suite 170  
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Date: 08.21.19 Drawn By: LGV

Revisions:  

Drawing Number: A2

**SVW Project Number:** 18-19-0011  
**Cad File Name:** C-Park66

Chase Bank - Park and 66th  
66th Street North and Park Boulevard  
Pine