



CITY OF PINELLAS PARK

Community Development Department
Planning & Development Services Division

Staff Report

I. APPLICATION DATA

- A. **Case Number:** AX20-08
- B. **Location:**
 - 1. **Address:** 6901 Park Blvd
 - 2. **Parcel Number:** 30-30-16-35064-000-0090
- C. **Request:** The Applicant desires to join the City of Pinellas Park in order to receive the benefits of specific City services. The property is contiguous to the City and meets all of the annexation requirements set forth in Florida Statute 171.044.
- D. **Applicant:** Park Blvd Storage, LLC (JB Baldwin and Brian Baldwin) jb@baldwinhowell.com
- E. **Agent:** Chris Chin (Deuel & Associates) christopher@deuelengineering.com 727-822-4151 ext. 206
- F. **Legal Ad Text:** An annexation agreement between the City of Pinellas Park, Florida and Park Blvd Storage, LLC annexing a parcel of land located at 6901 Park Boulevard with waivers and variances. Ordinance to be advertised.
- G. **Public Hearings:**
 - City Council Hearing Date(s):** October 8, 2020 and October 22, 2020
 - Deadline to send public hearing notices:** September 14, 2020
 - Advertising deadline:** September 14, 2020

II. BACKGROUND INFORMATION

- A. **Site Area:** 6.58 acres
- B. **Property History:**
 - 1. **Previous Land Use Plan or Zoning Amendments:** None on record
 - 2. **Permits and Development:** None on record
 - 3. **Previous Approvals:** None on record
- C. **Existing Use:** Commercial (self-storage) (9 buildings containing 64,525 square feet)
- D. **Proposed Use:** Commercial – same with the addition of RV storage to the parcel

E. **Current Zoning District:** “E-2” (Employment-2) Pinellas County

F. **Current Land Use:** Commercial General (CG) Pinellas County

G. **Proposed Land Use:** Commercial General (CG) Pinellas Park

1. Land Use Purpose:

It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide communitywide and countywide commercial goods and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.

2. Key Standards:

Primary Uses- Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Wholesale/Distribution (Class A); Storage/Warehouse (Class A); Temporary Lodging

Secondary Uses- Commercial Recreation; Residential; Residential Equivalent; Institutional; Transportation/Utility; Recreation/Open Space; Research/Development; Light Manufacturing/ Assembly (Class A)

3. Staff Analysis:

The proposed continued use of the property as self-storage and the proposed addition of outdoor RV storage is consistent with the primary use for the CG Land Use designation of Storage/Warehouse.

H. **Proposed Zoning District:** “CH” (Heavy Commercial) Pinellas Park

1. Zoning District Purpose / Intent:

The "CH" Heavy Commercial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a heavy commercial/light manufacturing and warehousing environment. This district is intended primarily for compatible retail, wholesale, distribution and light manufacturing operations, none of which require large areas for outdoor storage or display, and that do not involve the use of materials, processes, or machinery likely to cause undesirable effects upon neighboring properties, together with accessory uses and public facilities, customary to or required for such an environment.

Areas of the City for which this zoning category is appropriate are indicated on the Land Use Plan Map as either Commercial General (CG), Industrial Limited (IL), or Community Redevelopment District (CRD). No residential development is permitted in the "CH" Heavy Commercial District.

2. Staff Analysis:

The subject property is adjacent to “CH” Zoning District properties, or the County equivalent, properties to the south and east making it an appropriate geographic area for heavy commercial development. The proposed continued use of the property as self-storage and the proposed addition of outdoor RV storage is consistent with the “CH” Zoning District intent of warehousing and limited outdoor storage uses.

- I. **Flood Zone:** The property is located in the X-Shaded Flood Zone, which is a moderate-risk flood zone.
- J. **Evacuation Zone:** This 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.
- K. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	B-1, R-1	CG, RU	Sam's Club pond, Single-family
South	CH, B-1, E-2 (County), C-2 (County)	CG, CG (County), RU (County)	Sunshine Auto, Grow Financial Credit Union
East	CH, B-1, E-2 (County), C-2 (County)	CG, CG (County), RU (County)	PRESPA Auto Sales, Single- family
West	B-1	CG	Sam's Club

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. **Comprehensive Plan Policies:**

1. **Relevant Policies:**

POLICY PW 1.3.1

The Public Works Department shall analyze the condition and adequacy of any water distribution system that the City may inherit through annexation and prepare cost estimates for upgrading those systems to meet City requirements.

POLICY SW.1.3.1

The City shall make available at the time of annexation solid waste collection service or require proof of existing service by a licensed solid waste collection service.

OBJECTIVE ICE.1.8

The City will identify, implement, and coordinate joint planning areas for annexation and provision of services.

POLICY ICE.1.8.1

The City will coordinate with the Pinellas Planning Council, and other jurisdictions as appropriate, to establish a more comprehensive and better integrated annexation process that will include consideration of the following:

- Advance Notices - a procedure that provides for advance notice of all annexations to the respective parties of interest;*
- Accurate Legal Descriptions - a means to review and validate the legal descriptions for annexations;*
- State Law Compliance - definitions and examples by which to determine compliance with the state law for contiguity, compactness, enclaves, and procedures for annexation agreements/indentures;*

- d. *Ability to Serve* - pre-determined or administrative means to establish a municipality's ability to serve the area;
- e. *Service Contracts* - enabling provisions for Pinellas County and each municipality to enter into mutually acceptable agreements to provide selected services where it is beneficial to the citizenry and cost-effective to do so in lieu of annexation;
- f. *Consistency* - a requirement for consistency with the Comprehensive Future Land Use Plan at the time of annexation; and
- g. *Coordination with State Plan Amendment Review Process* - to establish eligibility for waiver of the requirement for plan amendment pursuant to Section 163.3171(3) FS, at the time of annexation.

2. Staff Analysis:

The subject property is located within the boundaries of the Annexation Planning Area Agreement as coordinated with Pinellas County, and all procedures are being followed. Additionally, the subject properties are already served by public water, sewer and solid waste services.

Staff finds that the proposed annexation is consistent with the City's adopted Comprehensive Plan.

B. Land Development Code Standards:

1. Key Standards:

Sec. 18-1501.13. - ZONING OF ANNEXED PROPERTIES.

Property heretofore or hereafter annexed to the City shall be given the zoning classification which most closely relates to the Pinellas County zoning classification in effect at the time of such annexation, and the Official Zoning Map shall be amended or posted accordingly. Should a petition for annexation include a request for a zoning classification other than that which most closely relates to the Pinellas County zoning classification in effect for said property at the time said petition is filed, City Council may, in its sole discretion: refer said petition to the Planning and Zoning Commission for its recommendation; pass the proposal for said annexation of the property at the zoning requested in the petition; or deny the proposal. Any rezoning of an annexed area shall be consistent with F.S. § 171.062(2), as may be amended from time to time, which provides that if an annexed area was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.

Sec. 18-1523.3. - PERMITTED AND CONDITIONAL USES.

No building or land in the "CH" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses below may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use as determined by the Zoning Director shall be permitted in the same manner (i.e. permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted. Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1523.3 and other applicable conditions of this district and Article.

Table 18-1523.3: Authorized Land Uses in CH District

Land Use	Approval Type	Conditions
MANUFACTURING, WHOLESALE TRADE, WAREHOUSING USES		
Storage Facility, Secure, Climate Controlled	C	Subject to section 18-1531

Sec. 18-1523.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. *Lot Area: Fifteen thousand (15,000) square feet.*
2. *Lot Width: One hundred (100) feet.*
3. *Lot Depth: One hundred fifty (150) feet.*
4. *Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to August 25, 1977 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.*

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. *Front Yard Setback: Twenty (20) feet.*
2. *Secondary Front Yard Setback: Twenty (20) feet.*
3. *Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.*
4. *Rear Yard Setback: Fifteen (15) feet.*
5. *For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."*
6. *Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.*

(C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent.

(D) MINIMUM FLOOR AREA. Three hundred (300) square feet.

(E) MAXIMUM BUILDING HEIGHT. Forty (40) feet, excluding mechanical and/or elevator penthouse (additional height may be granted as a conditional use). See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

(F) FLOOR AREA RATIO.

1. *Forty-five hundredths (0.45) in CG.*
2. *Forty-five hundredths (0.45) in CRD.*
3. *Fifty-five hundredths (0.55) in IL.*

2. Staff Analysis:

As required by Section 18-1501.13 the proposed "CH" Zoning District is consistent with the County's E-2 district in that they both have self-storage as a permissible use. In addition to similarities of the districts, the proposed Land Use designation of CG perfectly matches the County's current Land Use designation. The subject property exceeds all of the dimensional requirements of the CH district. The annexation agreement for this property provides for multiple waivers to required development standards to include the following:

- i. *The City agrees to approve the maximum lot coverage waiver of 75%, to allow 85% lot coverage.*
- ii. *The City also agrees to grant a variance to the three (3) required parking spaces, to allow one (1) parking space.*

- iii. *The City agrees to waive the dumpster enclosure setback requirement of five (5) feet to allow a one (1) foot setback.*
- iv. *Due to the existing drainage easements and buildings on the property the City agrees to grant the following landscape waivers: north perimeter buffer width from six (6) feet to one (1) foot when abutting B-1 and from eight (8) feet to one (1) foot when abutting R-1; west perimeter buffer width from six (6) feet to three feet four inches (3.3) feet; south perimeter buffer width from twenty (20) feet to zero (0) feet, east perimeter buffer from five (5) feet to zero (0) feet when abutting CH and County E-2 and from six (6) feet to zero (0) feet when abutting B-1 and County C-2; the minimum buffers will be provided except where existing drainage easements and conditions prohibit landscaping to be done, the complete waiver of the requirement of one tree per landscape island, and reduce vehicular use area interior green space from 7,210 square feet, to allow 4,404 square feet.*

As no current City Zoning District could fully encompass the existing development on the subject property, staff finds that the proposed "CH" Zoning District with the required waivers is consistent with the Land Development Code.

IV. SUMMARY

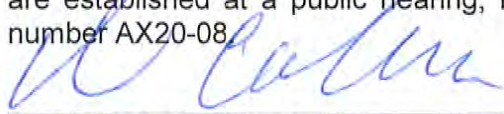
A. Findings

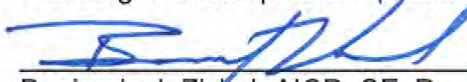
Based on the information and analysis contained in this report, staff finds as follows:

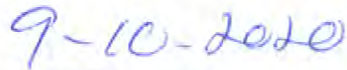
1. The property has no outstanding code enforcement violations with Pinellas County.
2. The parcel is contiguous to the City and meets all of the annexation requirements set forth in Florida Statute 171.044.


B. Staff Recommendation

Consistent with the above identified findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **APPROVAL** of case number AX20-08.


 Nick A. Colonna, AICP
 Planning & Development Services Director


 Benjamin J. Ziskal, AICP, CEcD
 Community Development Administrator


 Date


 Date

V. ACTION:

CITY COUNCIL – MOVE TO:

- A. APPROVE
- B. APPROVE WITH THE FOLLOWING CONDITIONS:
- C. DENY

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: Data Sheet

Exhibit G: Revenue Analysis

Exhibit H: Site Photographs

Exhibit I: Attorney Letter

AX20-08

PETITION FOR ANNEXATION TO THE CITY OF PINELLAS PARK, FLORIDA

The undersigned, being the sole OWNER (*"OWNER" is used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires*) of the following described real property located within Pinellas County, Florida, hereby consents and agrees to annexation of such property by the City of Pinellas Park, Florida, and further requests the City of Pinellas Park to forthwith undertake annexation proceedings to annex the said real property:

PARCEL: 30-30-16-35064-000-0090
(Located at 6901 Park Boulevard)

FARM 9, HAINES ROAD FARMS NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 97, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALONG WITH THAT PORTION OF PARK BOULEVARD RIGHT OF WAY, BEING FURTHER DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF AFFORMENTIONED FARM 9, SAID POINT BEING THE POINT OF BEGINNING, RUN SOUTH 00°39'58" EAST 661.071 FEET; THENCE SOUTH 89°44'20" EAST 165.021 FEET; THENCE SOUTH 00°39'55" EAST 55.00 FEET; THENCE SOUTH 89°44'20" EAST 279.717 FEET; THENCE NORTH 00°39'55" WEST 55.00 FEET; THENCE NORTH 89°44'20" WEST 68.82 FEET; THENCE NORTH 00°39'55" WEST 55.00 FEET; THENCE NORTH 89°44'20" WEST 211.037 FEET; THENCE NORTH 00°39'58" WEST 10.00 FEET; THENCE NORTH 89°44'20" WEST 45.00 FEET; THENCE NORTH 44°48'17" EAST 836.284 FEET; THENCE NORTH 89°44'32" WEST 716.14 FEET TO THE POINT OF BEGINNING.

Containing 6.58 acres MOL

The names and addresses of the undersigned representing all of the legal owners of the above-described property are as follows:

PARK BLVD STORAGE, LLC
Attn: JB Baldwin, Manager
2 N Tamiami Trail, Suite 104
Sarasota, FL 34236

PARK BLVD STORAGE, LLC:

First Witness Signature

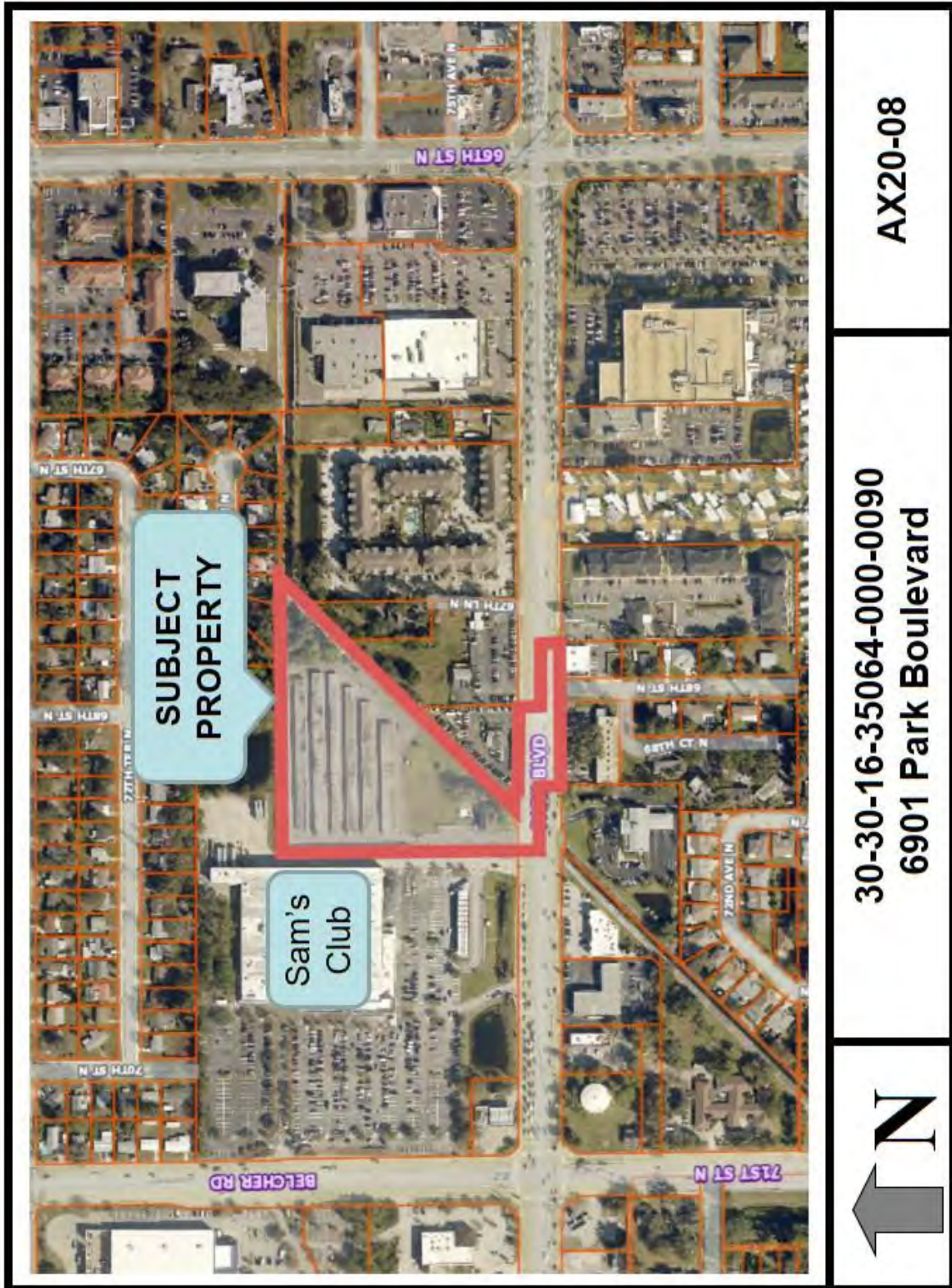
By: BH Pinellas, LLC, its Manager; by JB Baldwin, the Manager of BH Pinellas, LLC

First Witness Printed Name

Second Witness Signature

By: BH Pinellas, LLC, its Manager; by Brian Baldwin, the Manager of BH Pinellas, LLC

Second Witness Printed Name



Legend

- Centerlines

Private Roads

Rights of Way

Land Use Borders
- Commercial General - CG

Commercial General (Residential Medium) -

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) - F

Residential Urban (Residential Low) - RU/R

Transportation/Utility - T/U
- Land Use Fill

Commercial General - CG

Commercial General (Residential Medium) -

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

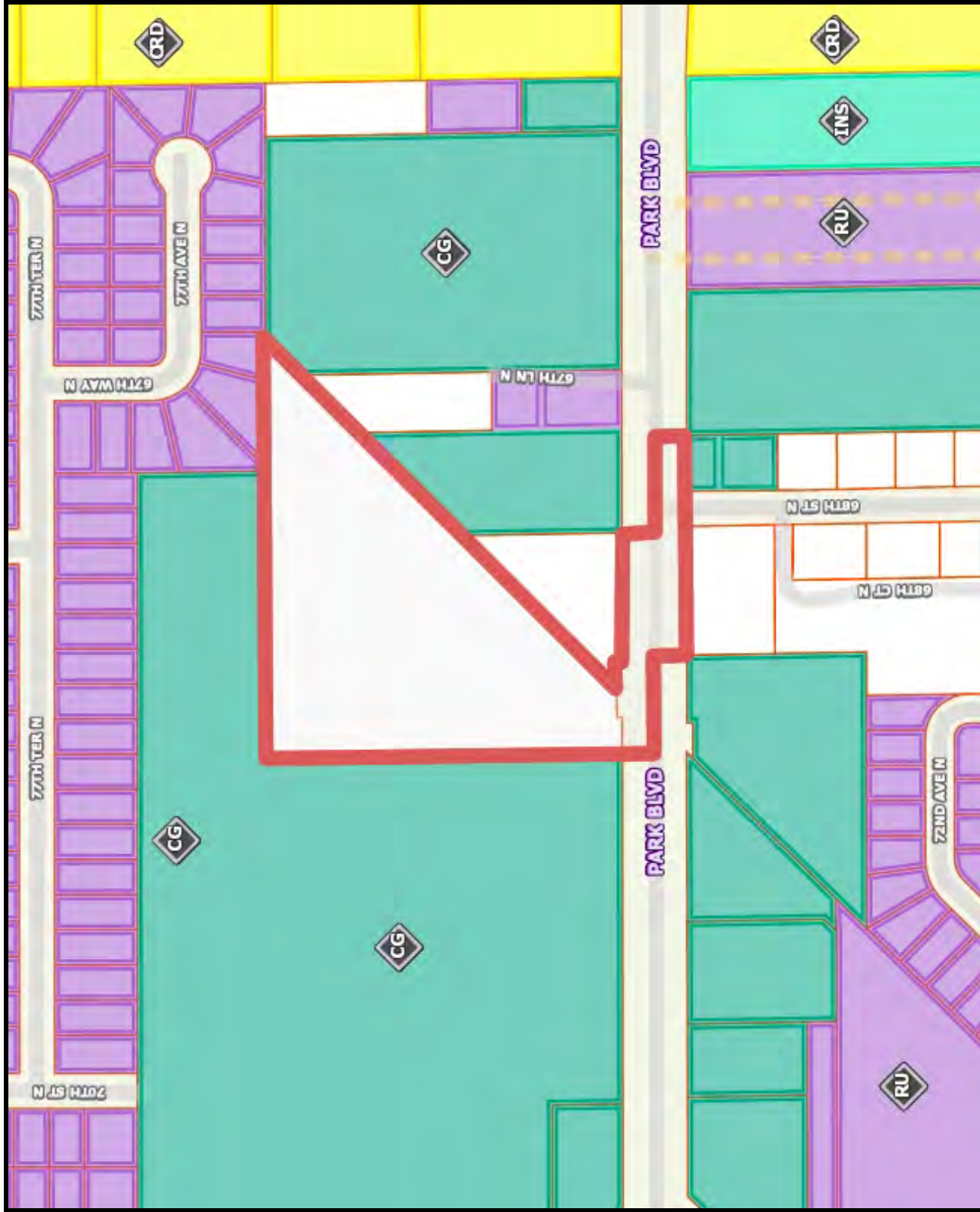
Residential Facilities High - RFH

Residential Low - RL

Residential Low Medium - RLM

Residential Medium - RM

Residential Suburban - RS



Notes:

1: 3,354

279.5 0 139.77 279.5 Feet

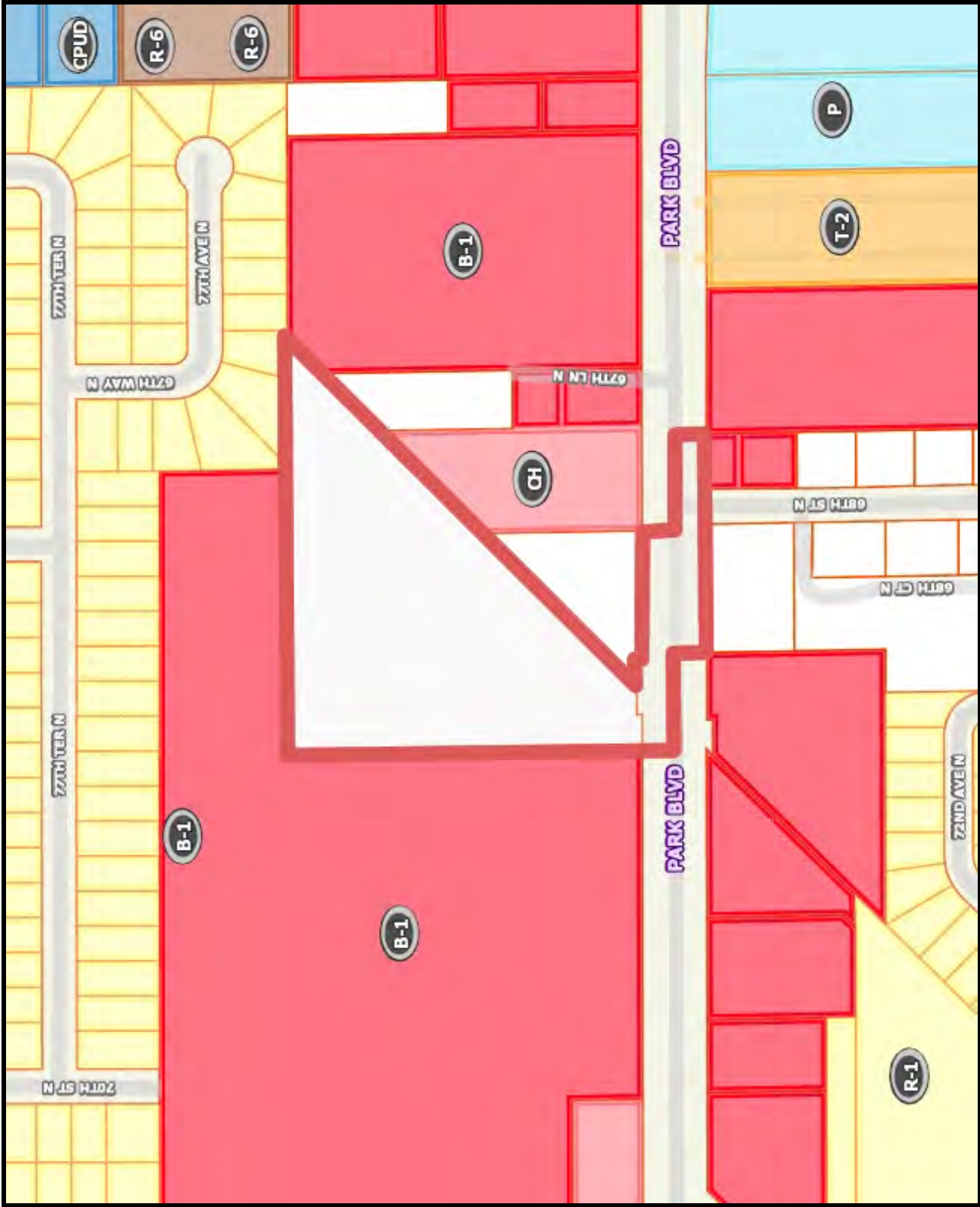
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AX20-08 Zoning

Legend

- Centerlines
- Private Roads
- Rights of Way
- 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

Exhibit "D"
Zoning Map



Notes:



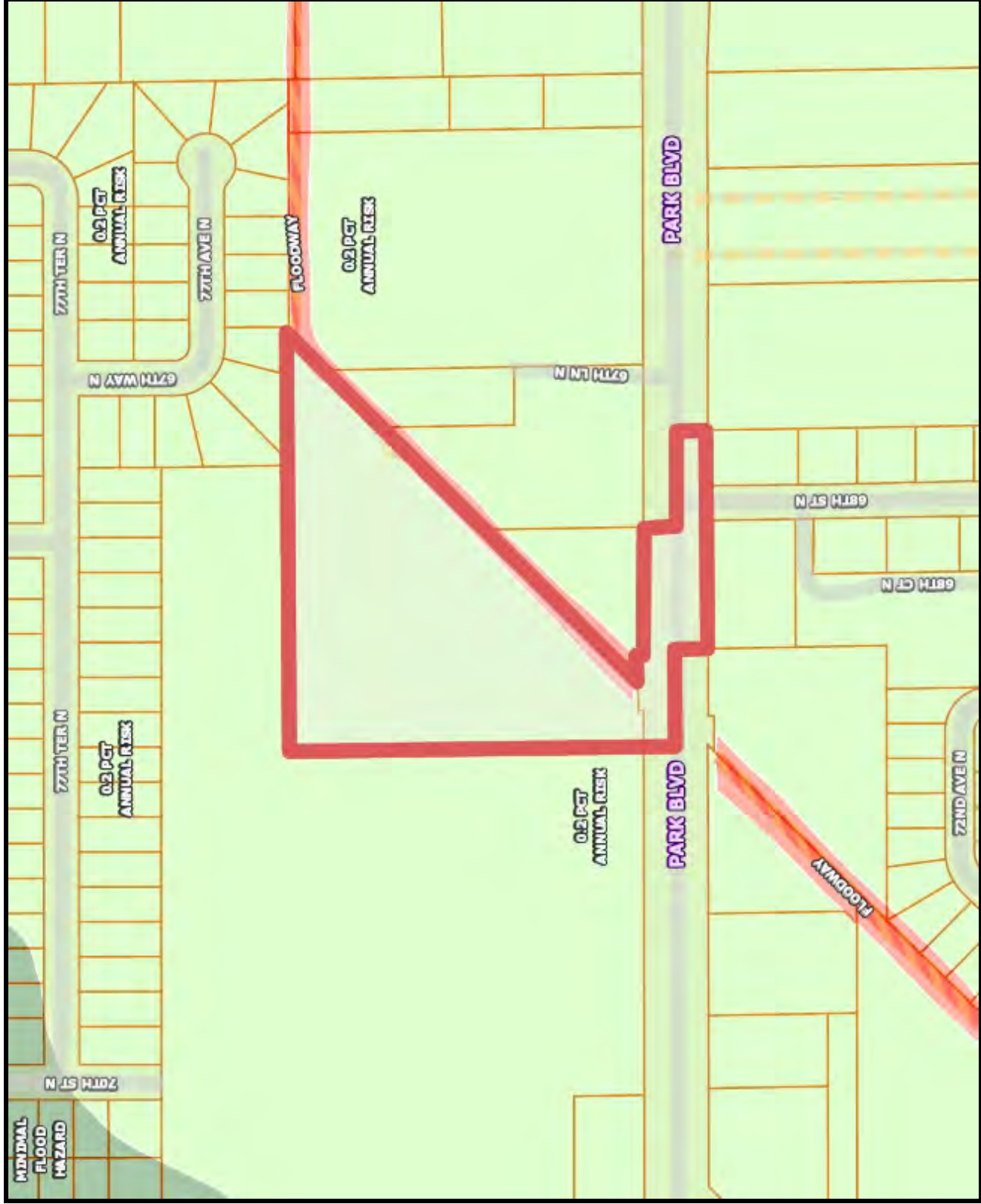
1: 3,354

279.5 0 139.77 279.5 Feet

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Legend

- Centerlines
- Private Roads
- Rights of Way
- 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



Notes:



1: 3,354

279.5 0 139.77 279.5 Feet

ANNEXATION DATA SHEET

- 1. PARCEL:**
30-30-16-35064-000-0090
- 2. OWNER:**
Park Blvd Storage, LLC
- 3. STREET ADDRESS OF PROPERTY:**
Located at 6901 Park Boulevard
- 4. SIZE OF PROPERTY:**
Agreement = 6.58 Acres MOL
Ordinance = 6.58 Acres MOL
- 5. COUNTY ZONING / LAND USE:**
E-2 / CG
- 6. CITY ZONING / LAND USE:**
CH / CG
- 7. EXISTING PROPERTY IMPROVEMENTS:**
9 warehouses totaling 64,525 square feet.
- 8. EXISTING BUSINESS ON PROPERTY:**
Extra Space Storage
- 9. EXISTING PROPERTY USE:**
Commercial
- 10. ANNEXATION AGREEMENT PROVISIONS:**
 - ◆ The CITY agrees to accept the lot as an existing nonconforming parcel.
 - ◆ The CITY shall agree that the existing signage on the Property be grandfathered in and accepted in their "as is" condition, except that the OWNER shall maintain said signage in good repair. At the time said signage is proposed for renovation or alteration, the OWNER shall then bring the signage into compliance with applicable building and land development codes.
 - ◆ For a period of five (5) years from the date of execution of this Agreement, the CITY shall waive CITY land development fees, applicable for future renovations on the property, in an amount not to exceed Five Thousand Dollars (\$5,000.00).
 - ◆ For a period of two (2) years from the date of execution of this Agreement, the CITY agrees to waive zoning application fees in the amount of, and not to exceed, Five Hundred dollars (\$500.00).
 - i. The City also agrees to grant a variance to the three (3) required parking spaces, to allow one (1) parking space.
 - ii. The City agrees to waive the dumpster enclosure setback requirement of five (5) feet to allow a one (1) foot setback.
 - iii. Due to the existing drainage easements and buildings on the property the City agrees to grant the following landscape waivers: north perimeter buffer width from six (6) feet to one (1) foot when abutting B-1 and from eight (8) feet to one (1) foot when abutting R-1; west perimeter buffer width from six (6) feet to three feet four inches (3.3) feet; south perimeter buffer width from twenty (20) feet to zero (0) feet, east perimeter buffer from five (5) foot to zero (0) feet when abutting CH and County E-2 and from six (6) feet to zero (0) feet when abutting B-1 and County C-2; the minimum buffers will be provided except where existing drainage easements and conditions prohibit landscaping to be done, the complete waiver of the requirement of one (1) tree per landscape island, and reduce vehicular use area interior green space from 7,210 square feet, to allow 4,404 square feet.

11. OTHER PERTINENT INFORMATION:

Contiguous

12. PROPOSED PROPERTY USE:

Same

13. PROPOSED PROPERTY IMPROVEMENTS:

Redevelopment to accommodate Recreational Vehicle storage.

Annexation Revenue Analysis Commercial / Industrial		
Annexation Number: AX20-08		Date: August 4, 2020
Owner's Name: Park Blvd. Storage, LLC		
Property Address: 6901 Park Blvd.		
Ad Valorem Taxes:	Millage	Amount
*Information obtained from the Pinellas County Property Appraiser's records.		
Current Assessed Value	NA	\$3,270,000.00
Taxes Received by Pinellas Park	0.00549	\$17,952.30
Tangible Personal Property Taxes:		
Assessed Asset Value (Exempt below \$25,000)	NA	\$0.00
Tangible Taxes Received by Pinellas Park	0.00549	\$0.00
Business Tax Receipt		\$400.00
Est. Franchise Fees and/or Utility Taxes:		
Water (10% Utility Tax)		\$225.00
Electric (\$400 monthly bill estimate)		\$2,250.00
Gas		\$0.00
Communication Services Tax		\$175.00
Franchise Fees and/or Utility Taxes Received by Pinellas Park		\$2,650.00
Taxes Received by Pinellas Park		\$17,952.30
Tangible Personal Property Tax Received by Pinellas Park		\$0.00
Business Tax Receipt Fee		\$400.00
Est. Franchise Fees and/or Utility Taxes Received by Pinellas Park		\$2,650.00
Anticipated Annual Revenues to Pinellas Park After Annexation		\$21,002.30

Current Est. Annual Revenues to Pinellas Park as Unincorporated Property:		
PFW Fire District	0.0031976	\$10,456.15
Total Est. Annual Revenues to Pinellas Park as Unincorporated Property		\$10,456.15

New Money (est.) to Pinellas Park Received Thru Annexation	\$10,546.15
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Exhibit "H"
Site Photographs



City of

PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100
PINELLAS PARK, FL 33780-1100



FLORIDA

PHONE • (727) 369-0700
FAX • (727) 544-7448

Please Respond To:

James W. Denhardt, City Attorney
Lauren Christ Rubenstein, Assistant City Attorney
Denhardt and Rubenstein, Attorneys at Law
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

September 4, 2020

Ms. Shannon Coughlin
Economic Development Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100



RE: City Document #20-234
Annexation Agreement AX20-08 Park Blvd Storage, LLC

Dear Ms. Coughlin:

I have received and reviewed the above-referenced proposed Annexation Agreement, which is a revision of the Annexation Agreement previously reviewed by this office as City Document 20-172. The changes and corrections incorporated in the current proposed Annexation document adequately address the issues we previously raised and are acceptable. Accordingly, I would approve of the above-referenced version of the Annexation Agreement, as to form and correctness.

I would reiterate the second paragraph in my response to City Document 20-172, in that as this proposed Annexation Agreement grants a Conditional Use and numerous waivers and variances, it would need to be considered and enacted by the City Council in a quasi-judicial proceeding, as set forth in our previous response.

Very truly yours,

James W. Denhardt
City Attorney

cc: Doug Lewis, City Manager
Diane M. Corna, MMC, City Clerk
Patrick Murphy, Deputy City Manager
Ben Ziskal, Community Development Administrator
Nick Colonna, Planning & Development Services Director

JWD/dh

