

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP BY PROVIDING FOR A CHANGE IN THE ZONING DISTRICT FROM LIGHT INDUSTRIAL (M-1) TO GENERAL COMMERCIAL (B-1) FOR CERTAIN PARCELS OF LAND LOCATED AT 6229 72ND AVENUE, 6237 72ND AVENUE, AND PARCEL NUMBER 28-30-16-71064-058-0140 AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (REZ-2021-00019; Gulf Coast Consulting, Inc.)

WHEREAS, the City of Pinellas Park, Florida, has received a request to amend the City's Official Zoning Map to change the designation from Light Industrial (M-1) to General Commercial (B-1) for certain parcels of land located at 6229 72nd Avenue, 6237 72nd Avenue, and parcel number 28-30-16-71064-058-0140 and more particularly described in Exhibit "A" attached hereto and made a part hereof;

WHEREAS, the Planning and Zoning Commission, sitting as the Local Planning Agency, and the City Council for the City of Pinellas Park, Florida have reviewed and held public hearings on said request; and

WHEREAS, the City Council has determined that it is in the public interest to amend the City's Official Zoning Map from Light Industrial (M-1) to General Commercial (B-1) for the properties located at 6229 72nd Avenue, 6237 72nd Avenue, and parcel number 28-30-16-71064-058-0140.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION ONE: That the City Council of the City of Pinellas
Park hereby amends the City's Official Zoning Map and changes the
following described property from Light Industrial (M-1) to
General Commercial (B-1):

THAT PARCEL LEGALLY DESCRIBED IN **EXHIBIT "A"** WHICH IS ATTACHED
HERETO AND MADE A PART HEREOF.

SECTION TWO: That the City Council does hereby certify that
this ordinance is consistent with the City's Comprehensive Plan
and elements thereof adopted pursuant to the Local Government
Comprehensive Planning and Land Development Regulation Act.

SECTION THREE: That all ordinances, or parts of ordinances,
in conflict with the provisions of this ordinance are hereby
repealed insofar as the same affect this ordinance.

SECTION SIX: That this ordinance shall become effective
immediately upon its final passage and adoption.

PUBLISHED THE _____ DAY OF _____, 2021.

FIRST READING _____ DAY OF _____, 2021.

PUBLIC HEARING THE _____ DAY OF _____, 2021.

ADOPTED THIS _____ DAY OF _____, 2021.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2021.

Sandra L. Bradbury
MAYOR

ATTEST:

Diane M. Corna, MMC
CITY CLERK

EXHIBIT "A"

LEGAL DESCRIPTION

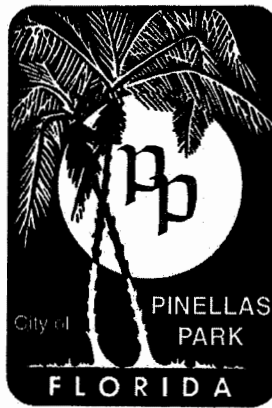
LOTS 11, 12, 13 AND THE SOUTH 120 FEET OF LOT 14, BLOCK 58, PINELLAS PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK H2, PAGES 91 AND 92, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, TOGETHER WITH THE SOUTH ONE-HALF OF THE VACATED ALLEY ABUTTING LOTS 11, 12, 13, BLOCK 58, ON THE NORTH.

CONTAINING 32,906 ± SQUARE FEET OR 0.76 ± ACRES MORE OR LESS.

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

March 2, 2021

Ms. Erica Lindquist
Planning & Development Review Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #21-088
REZ-2021-00019 Ordinance

Dear Ms. Lindquist:

I have received and reviewed the above-referenced Ordinance. Assuming the legal description contained in Exhibit A is correct, I would approve of the Ordinance as to form and correctness.

Very truly yours,

James W. Denhardt
City Attorney

cc: Doug Lewis, City Manager
Diane M. Corna, MMC, City Clerk
Bart Diebold, Assistant City Manager
Lisa Hendrickson, Assistant City Manager
Benjamin Ziskal, Community Development Administrator
Nick Colonna, Planning & Development Services Director

JWD/dh

21-088.03022021.LEL.REZ-2021-00019.wpd



PRINTED ON RECYCLED PAPER



I. APPLICATION DATA

- A. **Case Number:** REZ-2021-00019
- B. **Location:** 6229 72nd Ave, 6237 72nd Ave, and Parcel # 28-30-16-71064-058-0140
- C. **Request:** Request to rezone from "M-1" Light Industrial to "B-1" General Commercial Zoning District to make the zoning consistent with surrounding properties and allow future development of multi-family residential.
- D. **Applicant:** Bruce To with Win-Win Realty Group
- E. **Authorized Agent:** Robert Pergolizzi with Gulf Coast Consulting, Inc.
- F. **Property Owner:** Hanson-Lyons Property, LLC
- G. **Legal Ad Text:** Request to rezone from "M-1" Light Industrial to "B-1" General Commercial Zoning District.
- H. **Public Hearings:**
 - Planning and Zoning Commission Hearing Date:** April 1, 2021
 - Advertising Date:** March 17, 2021
 - City Council (1st Reading):** April 22, 2021
 - City Council Hearing Date:** May 13, 2021
 - Advertising Date:** April 28, 2021

II. BACKGROUND INFORMATION

- A. **Site Area:** 32,906 square feet / 0.76 acres
- B. **Property History:** The subject property is located within block 58 and known as lots 11 thru 14.

Lots 12 and 13 were developed in 1960 with a manufacturing / factory building according to the Pinellas County Tax Appraiser. Lot 11 was developed in 1971 with a warehouse/manufacturing building. Lot 14 served as an additional parking area for this development at that time.

In 1975, lots 9 thru 16 within block 58 were rezoned from "R-6" Multi-Family Residential and "R-4" Duplex Residential to "B-1" General Commercial, per Ordinance No. 701.

Lots 11 through 14 within block 58, the subject property in this request, was rezoned in 2001 from "B-1" General Commercial to "M-1" Light Industrial per Ordinance No. 2888 for the development of a pet funeral home with a crematorium. Multiple permits have been approved for development and renovations to the subject site over the years.
- C. **Existing Use:** Vacant pet funeral home, crematorium and adjacent vacant land.
- D. **Proposed Uses:** Multi-Family Dwellings
- E. **Current Zoning District:** "M-1" Light Industrial
- F. **Proposed Zoning District:** "B-1" General Commercial

1. Zoning District Purpose / 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 applicant is requesting a rezoning of three properties (6229 72nd Ave, 6237 72nd Ave, and Parcel # 28-30-16-71064-058-0140) from "M-1" to "B-1" to allow multi-family dwellings. Block 58, on which the subject properties are located, was rezoned from "R-6" Multi-Family Residential and "R-4" Duplex Residential to "B-1" General Commercial in 1975. In 2001 the three properties were rezoned to "M-1" to allow for a pet funeral home with a crematorium. The buildings still exist on the site, but are vacant.

The abutting property known as parcel # 28-30-16-71064-058-0090, which is already zoned "B-1", will be combined with the other three parcels for the proposed multi-family project. Multi-family housing is a permitted use in the "B-1" zoning district at 15 units per acre.

Staff finds that the proposed "B-1" Zoning District is consistent with the properties to the north, east, and west. As such, staff finds the proposed rezoning to "B-1" would be appropriate.

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

1. Land Use Purpose / Intent:

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:

Use Characteristics - Those uses appropriate to and consistent with this category shall include:

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

Locational Characteristics - This category is generally appropriate to those community areas designed to serve as local retail, financial, governmental, residential, and employment focal points for a community; and to specified target neighborhoods designed to encourage redevelopment in one or a combination of uses as identified above and set forth in the special area plan therefor.

Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to a Countywide Plan Map amendment for this category shall be based upon the actual mix and intensity of land use proposed in the special area plan, calculated by using the appropriate traffic generation characteristics for each corresponding category of land use, adjusted to account for the proposed density/intensity of said land use.

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:

The proposed use of multi-family dwellings is a primary use in the CRD Future Land Use category. The proposed rezoning to “B-1” is compatible with the existing CRD land use designation.

Specifically, the proposed rezoning is compatible with the overall vision of the community and supported by the following Community Redevelopment Agency (CRA) Plan Housing Goals and Policies:

Housing Goal 1: Diversify housing, improve substandard housing and provide a mix of above and below-market rate housing.

Policy: The Pinellas Park Community Redevelopment Agency will evaluate opportunities to develop multi-family residential facilities in compatible locations within the Community Redevelopment Area.

Regulatory Environment Goal 1: The Pinellas Park Community Redevelopment Agency shall coordinate with the City's Community Development Department and Planning Division to evaluate current development regulations and identify potential revisions to applicable regulatory documents deemed necessary to implement the Community Redevelopment Plan.

Policy: The Pinellas Park Community Redevelopment Agency will encourage higher density residential development and higher intensity non-residential development at targeted locations within the Community Redevelopment Area (i.e. City Center, Performing Arts District, near major transit corridors, and employment centers) within the Community Redevelopment Area.

Based on the above goal and policies of the CRA Plan, the proposed rezoning, with the future proposal of multi-family residential, is encouraged and complies.

H. **Flood Zone:** The subject properties are located in Flood Zone X, which is a low-risk flood zone.

I. **Evacuation Zone:** This property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.

J. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	B-1	CRD	Automotive Repair (minor) and Vacant Land
South	R-1	RU	Single-Family Residential
East	B-1	CRD	Single-Family Residential
West	B-1	CRD	Undeveloped Land

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. **Comprehensive Plan Policies:**

1. **Relevant Policies:**

POLICY LU.1.3.1 The City of Pinellas Park will continue to promote redevelopment and urban infill development that is compatible with and supports the integrity and viability of existing residential neighborhoods.

POLICY LU.1.10.1 The Community Redevelopment Agency (CRA) will continue to implement the Pinellas Park Community Redevelopment Plan for the Community Redevelopment District (CRD).

POLICY LU.1.13.6 Encourage infill residential development that is consistent and compatible with surrounding land uses.

2. Staff Analysis:

Under the current zoning ("M-1") and Future Land Use (CRD), multi-family residential is not an allowable use. The zoning change would promote urban infill development that is compatible with the neighborhood and surrounding land uses.

Staff finds that the proposed request to rezone is consistent with the City's Comprehensive Plan.

B. Land Development Code Standards:

1. Key Standards:

Section 18-1539. - AMENDMENTS TO ARTICLE 15, "ZONING CODE" & OFFICIAL ZONING MAP **Sec. 18-1539.1. - APPLICABILITY.**

The regulations, restrictions, and boundaries set forth in this Article 15 "Zoning Code" may from time to time be amended, supplemented, changed, or repealed in accordance with the following regulations.

Sec. 18-1539.2. - PROCEDURE.

(A) **APPLICATION FILING.** *Petitions for amendment to Article 15 and the Official Zoning Map shall be filed on forms provided by the City and shall be submitted to the Zoning Division.*

1. *An application for amendment to the text of Article 15 may be filed only by the City Council or the City Manager. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to Article 15.*
2. *An application for amendment to the Official Zoning Map may be filed only by the City Council, City Manager, or by an owner of real property that is located within the City. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to the Official Zoning Map.*

(B) **PUBLIC NOTICE.** *Notice of the public hearing shall be given as provided under Section 18-1534, "Public Notice Requirements".*

(C) **PUBLIC HEARING PROCEDURE.**

1. *The Planning and Zoning Commission shall hear the application at a public hearing, acting in an advisory capacity to the City Council as the Local Planning Agency when required by F.S. ch. 163, pt. II. The Planning and Zoning Commission shall submit written reasons for its recommendations, and its determinations related to the application review criteria listed in Section 18-1539.3, "Review Criteria", below.*
2. *The City Council shall hear the application during a separate public hearing and shall consider the recommendation of the Local Planning Agency if applicable in its decision to approve or deny the application.*
3. *Public hearings for map amendments shall be conducted pursuant to the quasi-judicial procedures set forth in Resolution No. 94-65 unless otherwise determined by the City Attorney. Public hearings for text amendments are legislative in nature, and are not subject to quasi-judicial procedures.*

(D) **BURDEN OF PROOF.** *The applicant shall bear the burden of demonstrating, by competent substantial evidence that the evidence on the record demonstrates that a map amendment should be granted.*

(E) **ADOPTION.** *Amendments to the Official Zoning Map and to Article 15 shall be by Ordinance of the City Council.*

Sec. 18-1539.3. - REVIEW CRITERIA.

(A) *For amendments to Article 15, the Planning and Zoning Commission and City Council shall be guided by the requirement that the amendment be consistent with the Comprehensive Plan.*

(B) *For map amendments, the Planning and Zoning Commission and City Council shall be guided by the following considerations:*

1. *Whether the available uses to which the property may be put are appropriate to the property under accepted planning practices in question and compatible with existing land uses and planned uses in the area.*
2. *Whether the numerical and dimensional development requirements which govern the development of the property will sufficiently safeguard the integrity and character of the area.*
3. *Whether the amendment will constitute a grant of special privilege to an individual owner.*
4. *Whether there are adequate provisions for water supply and treatment, sanitary sewer collection, transmission and treatment, drainage, and solid waste collection and disposal within the service area involved.*

5. *Whether there are adequate provisions for traffic movement and safety, both vehicular and pedestrian, in the area.*
6. *Whether there are adequate provisions for schools, parks, and mass transit within the service area involved.*
7. *Whether the district boundaries are appropriately drawn with due regard to locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected.*
8. *Whether changed or changing conditions make the adoption of the proposed amendment necessary or appropriate, including but not limited to, substantial reasons that the property cannot be used in accordance with the existing zoning.*
9. *Whether the amendment will be likely to have an adverse effect on the existing natural environment and natural resources.*
10. *Whether the proposed amendment is consistent with the Comprehensive Plan and, if applicable, the Community Redevelopment Plan.*

2. Staff Analysis:

Section 18-1539 of the Land Development Code provides criteria to guide amendments to the Official Zoning Map. Staff finds the following concerning those criteria:

1. The proposed map amendment is compatible with the existing and planned uses in the area.
2. The proposed use will comply with the requirements of the "B-1" General Commercial zoning district.
3. There is no special privilege to be granted.
4. The Pinellas Park Public Works Department has expressed no concerns over the availability of services for the proposed use.
5. Vehicular access to the site is from 72nd Avenue and there are sidewalks along the 72nd Ave frontage road.
6. Davis Field Park is approximately ¼ mile away, and Broderick Park is approximately 1/3 mile. Mass transit (bus) is available along Park Blvd which is approximately 200 feet from the site. The Pinellas County School District does not foresee an issue providing services for the proposed 17 units.
7. District boundaries are appropriate based on locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected.
8. Changing conditions of the neighborhood necessitate the amendment. The rest of the block is already zoned "B-1" and has been since 1975. The applicant is proposing multi-family residential, which is appropriate for the neighborhood. The existing zoning of "M-1" Light Industrial is inappropriate for the area.
9. The site is not located within designated wetland or preservation areas.
10. Staff finds that the proposed request is consistent with the Comprehensive Plan.

C. Essential Services Review:

The requested zoning change has been reviewed by all relevant departments/divisions. No negative concerns were raised with regard to the proposed amendment. Staff made the following recommendations:

- Five feet of right-of-way is needed along 72nd Ave;
- A utility easement of 7.5 feet is needed along the north property line;
- Parking spaces that back out into the right-of-way are not allowed per code; and
- The damaged sidewalk in the right-of-way must be repaired.

IV. SUMMARY

A. Findings:

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

1. Rezoning from "M-1" (Light Industrial) to "B-1" General Commercial is appropriate based on surrounding zoning;

2. The proposed use of the property as multi-family housing is appropriate for the neighborhood; and
3. The requested map amendment is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan as well as the regulations of the Land Development Code.

B. Staff Recommendation:

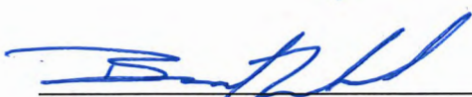
Consistent with the above findings, staff recommends **APPROVAL** of case number REZ-2021-00019.



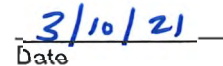
Nick A. Colonna, AICP
Planning & Development Services Director



Date



Benjamin J. Ziskal, AICP, CEcD
Community Development Administrator



Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
- C. RECOMMEND DENIAL

...of a request to rezone 6229 72nd Avenue, 6237 72nd Avenue, and Parcel # 28-30-16-71064-058-0140 from "M-1" Light Industrial to "B-1" General Commercial Zoning District.

VI. ATTACHMENTS

Exhibit A: Application with Affidavit of Ownership

Exhibit B: Narrative for Rezoning

Exhibit C: Sketch & Legal

Exhibit D: Aerial Map

Exhibit E: Zoning Map

Exhibit F: Land Use Map

Exhibit G: Flood Insurance Rate Map

Exhibit H: Site Photos

City of Pinellas Park, Florida
APPLICATION FOR REZONING

FOR OFFICE USE ONLY

CASE #: Z PZ MEETING: _____ CC/CRA MEETING: _____

PLAT SHEET: _____ RELATED CASES: _____ DATE RECEIVED: _____

ZONING DISTRICT: _____ LAND USE DESIGNATION: _____ RECEIPT NUMBER: _____

REQUEST AND PROPERTY INFORMATION

REQUEST: Rezoning from M-1 to B-1 for property along the north side of 72nd Avenue N. between 62nd Street and 62nd Way. Rezoning area is approximately 0.76 acres.

GENERAL LOCATION OF PROPERTY OR ADDRESS: 6225 - 6237 72nd Avenue and adjacent vacant land

PROPERTY SIZE (Acreage or Square Feet): Area to be rezoned = 32,906 SF +/- (0.76 acres)

CURRENT USE, NUMBER AND TYPE OF BUILDINGS: Defunct Pet Crematorium buildings and vacant land

PARCEL NUMBER(S): 28-30-16-71064-058-0110, 28-30-16-71064-058-0120, 28-30-16-71064-058-0140

LEGAL DESCRIPTION: LOT _____, BLOCK _____, SUBDIVISION _____

OR METES AND BOUNDS DESCRIPTION (attach if lengthy):

See Attached Legal Description & Sketch

OWNER / APPLICANT INFORMATION

PROPERTY OWNER: Hanson-Lyons Property, LLC PHONE: (____) Please use agent

ADDRESS/CITY/ZIP: PO Box 878, Wilbraham, MA 01095-0878

AUTHORIZED AGENT: Robert Pergolizzi, AICP/PTP PHONE: (727) 524-1818

ADDRESS/CITY/ZIP: Gulf Coast Consulting, Inc. 13825 ICOT Blvd. Suite 605, Clearwater, FL 33760

OTHER REPRESENTATIVE: Bruce To PHONE: (813) 777-5130

ADDRESS/CITY/ZIP: WinWin Realty Group, 6391 49th St N. Pinellas Park, FL 33781

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

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

Hanson-Lyons Property, LLC

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

ADDRESS OR GENERAL LOCATION:

6225-6237 72nd Avenue N, Pinellas Park, FL

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

Parcels 28-30-16-71064-058-0110, 28-30-16-71064-058-0120, & 28-30-16-71064-058-0140

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


Application for rezoning from M-1 to B-1.

3. That the undersigned (has/have) appointed and (does/do) appoint Robert Pergolizzi 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.

[Signature]
SIGNED (PROPERTY OWNER)

[Signature]
SIGNED (PROPERTY OWNER)

STATE OF <u>Massachusetts</u> COUNTY OF <u>Hampden</u>	The foregoing Instrument was acknowledged before me this <u>2/4/2021</u> (Date)
	By <u>Glenn R. Hanson</u> (Name of person acknowledging and title of position)
	who is personally known to me or who has produced <u>MA DL</u> (Type of identification)
	as identification and who did (did not) take an oath.
	<u>Tracey Wrzesien</u> Notary Public, Commission No. _____ <u>Tracey Wrzesien</u> (Name of Notary typed, printed or stamped)

**NARRATIVE SUMMARY FOR REZONING
6225-6237 72nd AVENUE NORTH**

Owner:
Hanson-Lyons Property, LLC
PO Box 878
Wilbraham, MA 01095-0878

Applicant/Contract Purchaser:
Win-Win Realty Group (Bruce To)
6391 49th Street N.
Pinellas Park, FL 33781

Authorized Agent:
Mr. Robert Pergolizzi, AICP / PTP
Gulf Coast Consulting, Inc.
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760

The applicant is requesting a rezoning from Light Industrial (M-1) to General Commercial (B-1) on property having Community Redevelopment District (CRD) land use for the purpose of having uniform B-1 zoning for the entire block.

The parcels to be rezoned comprise approximately 0.76 acres and consist of the following parcels

Parcel ID #: 28-30-16-71064-058-0110, 28-30-16-71064-058-0120, and
28-30-16-71064-058-0140

Existing development on the property is a defunct pet crematorium in several masonry buildings along with vacant adjacent land. This use is incompatible with nearby uses.

LAND USE/ZONING

The existing land use designation per the Future Land Use Plan is Community Redevelopment District (CRD) which permits a wide range of uses. The current M-1 zoning placed on the pet crematorium facility is an anomaly as the entire block is zoned B-1, except this property. The rezoning to B-1 would create uniform zoning on the entire block and would allow redevelopment for more compatible uses. The rezoning of the 0.76 acres to B-1 combined with adjacent vacant land to the west already zoned B-1 would create a 1.17 acres site for redevelopment with attached residential uses. A maximum density of 15 units/acre in B-1 would yield a maximum of 17 units.

Attached dwelling units would serve as an appropriate transition between the commercial uses to the north fronting Park Boulevard and the residential use to the south across 72nd Avenue.

Surrounding uses include:

North: Commercial uses on property zoned B-1 with an underlying land use designation of CRD. These include a locksmith store/office and a retail upholstery store with multi-family units. There is also vacant land owned by the city CRA fronting Park Blvd.

South: Across 72nd Avenue are single-family homes fronting on 72nd Avenue, 62nd Way and 62nd Street on properties having R-1 zoning with underlying land use of RU.

East: To the east are homes on land with B-1 zoning and underlying land use of CRD fronting on 62nd Street.

West: Across 62nd Way are single-family homes 60 foot wide lots located on property having R-6 zoning and CRD land use. On the SW corner of Park Blvd/62nd Way are medical office/physical therapy center on land with B-1 zoning and CRD land use.

The applicant seeks to develop the property to contain up to 17 multi-family attached residential units in accordance with the B-1 regulations contained in Section 18-1520 of the Land Development Code. The site can accommodate all bulk regulations contained in the code. (ie: lot area, lot width, building setbacks)

TRANSPORTATION

Park Blvd between 49th Street and 66th Street is reported to operate at LOS C carrying 51,666 vehicles per day per the Forward Pinellas Level of Service Report. The 17 attached dwelling units would generate a minimal traffic impact of 124 daily trips and 10 PM peak hour trips.

UTILITIES

Potable water and sanitary sewer services appear to be available to the site and are provided by the City of Pinellas Park.

OTHER INFORMATION

The site is located in Hurricane Evacuation Zone D which is rarely evacuated. Based on the Pinellas County Property Appraiser data the site is in Flood Zone X. Therefore, the site is very suitable for residential development.

CONCLUSION

The development of the site to contain residential uses will be compatible with surrounding uses and will eliminate an incompatible M-1 zoning and pet crematorium use. The rezoning to B-1 will create uniform zoning for the entire block.

CONSISTENT WITH THE COMPREHENSIVE PLAN (CRD)

B-1 ZONING IS COMPATIBLE WITH SURROUNDING ZONING

WILL GENERATE A MINIMAL AMOUNT OF TRAFFIC

WILL CREATE INCREASED TAX BASE FOR THE CITY

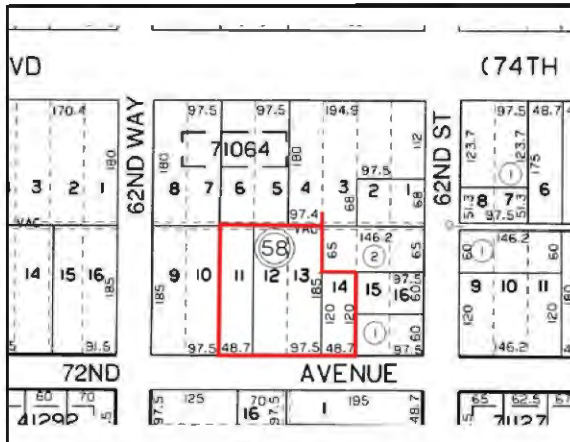
Facility	Facility Type	Road Type	Juris	Length (miles)	Signals per Mile	LOS Meth.	AADT	Vol.	Physical Capacity	V:Cap Ratio	Def. Flag	Fac. LOS
780 - I-375: (I-275 -to- 7TH ST N)	F	6F	SR	1.093	0	T	36500	1866	6200	0.301	0	B
781 - INDIAN ROCKS RD: (BELLEVIEW BLVD -to- MEHLENBACHER RD)	SA	2U	BL	1.514	0.574	T	8900	465	792	0.587	0	D
782 - INDIAN ROCKS RD: (MEHLENBACHER RD -to- SUNSET BLVD)	NA	2D	CR	0.431	0	T	8900	465	1512	0.308	0	D
783 - INDIAN ROCKS RD: (SUNSET BLVD -to- W BAY DR)	SA	4D	CR	0.142	7.042	T	16500	862	1530	0.563	0	D
784 - INDIAN ROCKS RD: (W BAY DR -to- WALSINGHAM RD)	SA	2U	CR	2.766	1.758	T	16500	862	792	1.088	0	F
797 - KEENE RD: (E BAY DR -to- BELLEAIR DR)	SA	4D	CR	1.526	1.312	T	31000	1619	1764	0.918	0	C
798 - KEENE RD: (BELLEAIR RD -to- DRUID RD)	SA	4D	CR	1.256	2.659	T	31000	1619	1683	0.962	0	C
799 - KEENE RD: (DRUID RD -to- GULF-TO-BAY BLVD)	SA	6D	CR	0.251	3.986	T	31000	1619	2547	0.636	0	C
800 - KEENE RD: (GULF-TO-BAY BLVD -to- DREW ST)	SA	6D	CR	0.511	4.317	T	31000	1619	2313	0.7	0	C
801 - KEENE RD: (DREW ST -to- SUNSET POINT RD)	SA	4D	CR	1.517	0.759	T	26000	1358	1764	0.77	0	C
802 - KEENE RD: (SUNSET POINT RD -to- SR 580)	SA	4D	CR	2.031	1.97	T	25184	1301	1764	0.738	0	C
803 - KEYSTONE RD: (US 19 -to- EAST LAKE RD)	SA	4D	CR	2.898	1.2	T	27878	1110	1764	0.629	0	C
804 - KEYSTONE RD: (HILLSBOROUGH CL -to- WOODFIELD BLVD)	NA	2U	CR	2.296	0	T	14000	731	1440	0.508	0	C
805 - KEYSTONE RD: (WOODFIELD BLVD -to- EAST LAKE RD)	SA	2U	CR	0.542	1.844	T	14000	731	792	0.923	0	C
808 - KLOSTERMAN RD: (ALT US 19 -to- US 19)	SA	4D	CR	1.275	1.652	T	17000	888	1764	0.503	0	C
809 - KLOSTERMAN RD: (ALT US 19 -to- CARLTON RD)	NA	2U	CR	0.745	0	T	10512	549	1440	0.381	0	D
813 - LAKE AVE: (EAST BAY DR -to- BELLEAIR RD)	SC	2U	CR	1.528	0.432	T	3500	182	572	0.318	0	C
814 - LAKE AVE: (BELLEAIR RD -to- GULF-TO-BAY BLVD)	SC	2U	CR	1.508	1.988	T	3500	182	572	0.318	0	C
819 - LAKE ST GEORGE DR: (HIGHLANDS BLVD -to- TAMPA RD)	NMC	2U	CR	0.371	0	T	4364	228	1440	0.158	0	C
820 - LAKE ST GEORGE DR: (TAMPA RD -to- COUNTRYSIDE BLVD)	SMC	2U	CR	1.135	0.881	T	4364	228	572	0.399	0	C
825 - LAKEVIEW RD: (MISSOURI AVE -to- KEENE RD)	SA	2U	CR	1.532	2.391	T	8400	438	792	0.553	0	D
839 - LIVE OAK ST: (ALT 19 -to- US 19)	SC	2D	CR	1.048	1.287	T	3264	170	572	0.297	0	C
848 - MAIN ST: (BROADWAY AVE -to- SKINNER BLVD)	SC	2U	DN	0.594	5.415	T	3353	175	514	0.34	0	C
849 - MAIN ST: (MCMULLEN BOOTH RD -to- BAYSHORE DR)	NA	2U	CR	1.274	0	T	9000	470	1440	0.326	0	D
861 - MCMULLEN BOOTH RD: (GULF-TO-BAY BLVD -to- SUNSET PT RD/MAIN ST)	SA	6D	CR	2.075	1.995	T	61502	3157	2646	1.193	0	F
862 - MCMULLEN BOOTH RD: (SUNSET PT RD MAIN ST -to- SR 580)	SA	6D	CR	2.233	2.505	T	58500	3056	2646	1.155	0	F
863 - MCMULLEN BOOTH RD: (SR 580 -to- CURLEW RD)	SA	6D	CR	1.768	2.994	T	50000	2612	2646	0.987	0	C
864 - MCMULLEN BOOTH RD: (CURLEW RD -to- SOUTH SPLIT)	NA	6D	CR	0.541	0	T	42750	1854	5650	0.328	0	C
869 - MEHLENBACHER/8TH AVE NW: (CLEARWATER-LARGO RD -to- INDIAN ROCKS RD)	SC	2U	CR	1.008	0.992	T	4714	246	572	0.43	0	C
870 - MEMORIAL CSWY: (CLEARWATER BEACH ROUNDABOUT -to- ISLAND WAY)	SA	4D	CL	0.565	0.97	T	36500	1907	1870	1.02	0	F
871 - MEMORIAL CSWY: (CHESTNUT ST CONNECTION -to- MEMORIAL CSWY WB/EB SPLIT)	NA	2O	SR	0.163	0	T	14500	1377	3400	0.405	0	C
872 - MEMORIAL CSWY: (ISLAND WAY -to- MEMORIAL CSWY WB/EB SPLIT)	NA	4D	SR	1.156	0	T	36500	1907	3760	0.507	0	C
873 - MEMORIAL CSWY: (MEMORIAL CSWY WB/EB SPLIT -to- COURT ST CONNECTION)	NA	2O	SR	0.167	0	T	17000	1615	3400	0.475	0	C
875 - MERES BLVD: (ALT 19 -to- FLORIDA AVE)	NMC	2U	CR	1.594	0	T	6300	329	1440	0.228	0	C
877 - MICHIGAN BLVD: (CR 1 -to- ALT 19)	SMC	2U	DN	1.535	1.303	T	4654	180	572	0.315	0	C
879 - MILWAUKEE AVE: (VIRGINIA ST -to- UNION ST)	SMC	2U	DN	1.02	3.28	T	4785	250	572	0.437	0	C
881 - MISSOURI AVE: (COURT ST -to- CLEVELAND ST)	SA	4D	CL	0.328	3.051	T	12856	671	1683	0.399	0	D
885 - MLK JR AVE: (BELLEAIR RD -to- DREW ST)	SC	2U	CL	2.014	4.357	T	5173	194	559	0.347	0	C
886 - MLK JR AVE: (DREW ST -to- FAIRMONT ST)	SC	2U	CL	1.004	1.993	T	3720	194	559	0.347	0	C
894 - N GANDY BLVD/FRONTAGE RD: (28TH ST N -to- GRAND AVE)	NA	2U	CR	0.45	0	T	6035	315	1440	0.219	0	C
898 - NE COACHMAN RD: (DREW ST -to- US 19)	SA	2U	SR	1.738	1.744	T	11500	600	880	0.682	0	C
899 - NE COACHMAN RD: (US 19 -to- MCMULLEN BOOTH RD)	SA	2U	SR	1.266	2.126	T	14300	747	880	0.849	0	C
900 - NEBRASKA AVE: (ALT 19 -to- BELCHER RD)	SA	2U	CR	1.207	4.065	T	6900	360	774	0.465	0	D
901 - NEBRASKA AVE: (BELCHER RD -to- US 19)	SA	4D	CR	0.511	1.95	T	16060	839	1764	0.476	0	D
907 - NURSERY RD: (US 19 -to- BELCHER RD)	SMC	2U	CR	0.961	1.041	T	7200	376	572	0.657	0	D
908 - NURSERY RD: (BELCHER RD -to- KEENE RD)	SMC	2U	CR	1.008	0.809	T	6350	287	572	0.502	0	C
909 - NURSERY RD: (KEENE RD -to- HIGHLAND AVE)	NMC	2U	CR	0.772	0	T	5500	287	1440	0.199	0	C
916 - OAKHURST RD: (PARK BLVD -to- WALSINGHAM)	SA	2U	CR	2.618	2.456	T	8454	441	792	0.557	0	D
940 - PARK BLVD: (US 19 -to- 49TH ST N)	SA	6D	SR	0.983	3.412	T	56000	2926	2830	1.034	0	C
942 - PARK BLVD: (49TH ST N -to- 66TH ST N)	SA	6D	SR	1.748	1.705	T	51666	2560	2940	0.871	0	C
944 - PARK BLVD: (66TH ST N -to- 71ST ST N/ BELCHER RD)	SA	6D	CR	0.502	1.993	T	49000	2560	2646	0.967	0	C

SECTION 29, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

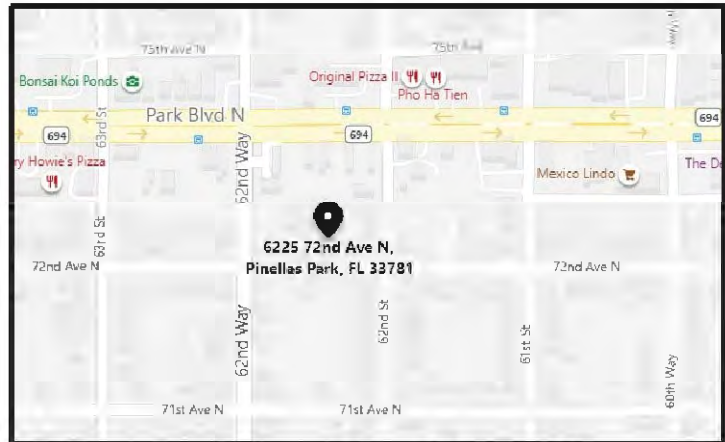
LEGAL DESCRIPTION:

LOTS 11, 12, 13 AND THE SOUTH 120 FEET OF LOT 14, BLOCK 58, PINELLAS PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK H2, PAGES 91 AND 92, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, TOGETHER WITH THE SOUTH ONE-HALF OF THE VACATED ALLEY ABUTTING LOTS 11, 12 & 13, BLOCK 58, ON THE NORTH.

CONTAINING 32,906± SQUARE FEET OR 0.76 ± ACRES MORE OR LESS.



KEY MAP (NOT TO SCALE)



VICINITY MAP (NOT TO SCALE)

SURVEYORS REPORT

- 1.) THIS IS A SKETCH AND DESCRIPTION ONLY, NOT A SURVEY. ITS PRIMARY PURPOSE IS TO PROVIDE SKETCH & DESCRIPTION OF THE LOTS TOGETHER PER PLAT.
- 2.) THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE PURSUANT TO 6J-17 FLORIDA ADMINISTRATIVE CODE FOR THIS TYPE OF SURVEY AND IS NOT INTENDED TO MEET THE NATIONAL STANDARDS.
- 3.) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4.) THE BEARING BASIS IS ASSUMED. THE PLAT DOES NOT PROVIDE BEARING. THE BEARING REFERENCE LINE IS THE SOUTH LINE OF BLOCK 58 BEING N 90°00'00" E. NORTH ARROW IS BASED ON THE BEARING STRUCTURE.
- 5.) THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP. CERTIFICATION IS NOT TRANSFERABLE.
- 6.) COPYRIGHT © LAND PRECISION CORPORATION. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND SEAL ARE NOT VALID.
- 7.) NO FIELD SURVEY WAS CONDUCTED OR INVOLVED.

SHEET 1 OF 2

LAND PRECISION CORPORATION

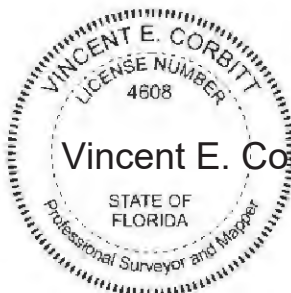
2683 SUNSET POINT ROAD
CLEARWATER, FL 33759
727-796-2737
FAX 727-796-3326

LB#6168

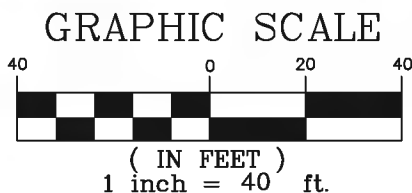
SURVEYING
MAPPING - PLANNING

JOB NUMBER: 21023SD1.DWG

DATE: 2/2/2021



Digitally signed by Vincent E. Corbitt
Reason: I attest to the accuracy and integrity of this document. This document is digitally signed and sealed.
Date: 2021.02.23 14:47:20-05'00'

[illegible]

LOTS 11,12,13 & SOUTH 120' OF LOT 14,
BLOCK 58 AND SOUTH HALF OF VACATED
ALLEY, PINELLAS PARK, A SUBDIVISION,
PLAT BOOK H2, PAGES 91 & 92
PINELLAS COUNTY, FLORIDA

2683 SUNSET POINT ROAD
CLEARWATER, FL 33759
727-796-2737
FAX 727-796-3326

ABBREVIATION LEGEND

PG - PAGE
(C) - CALC
POB - Point Of Beginning
PCP - Permanent Control Point
POC - Point Of Commencement
BRL - Bearing Reference Line
FRL - Field Reference Line
⊕ - Section Corner
O.R. - OFFICIAL RECORDS

CL - Centerline
 R/W - RIGHT-OF-WAY
 PC - Point of Curve
 POL - Point On Line
 (PC) - PLAT CALC
 (P) - Plat
 (D) - Deed
 NTS - NOT TO SCALE

LB#6168

SURVEYING MAPPING - PLANNING

JOB NUMBER: 21023SD1.DWG

DATE: 2/2/2021

Aerial Map

Legend

Master Address Points

Centerlines

Private Roads

Pinellas Park

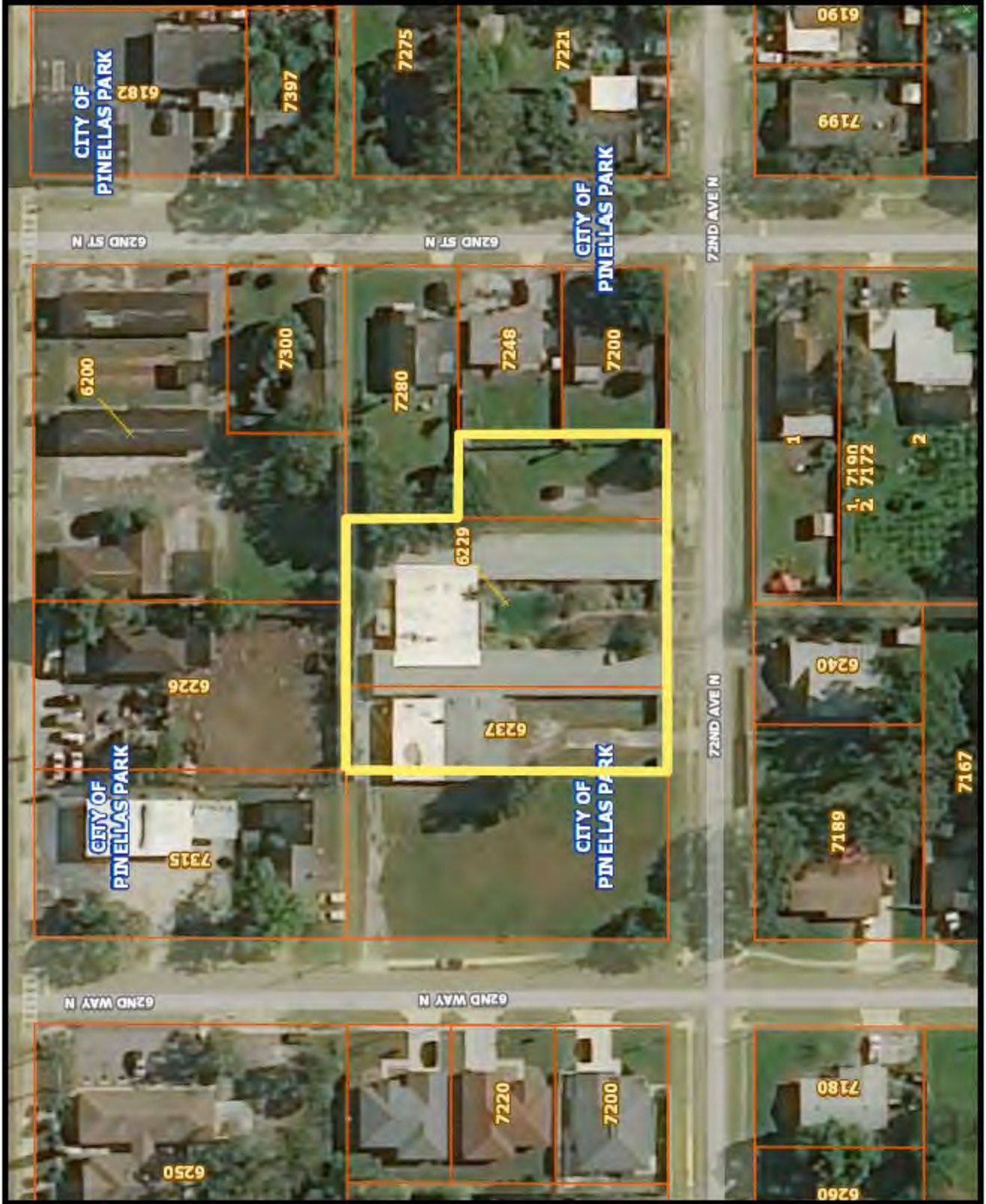
Medical District

Community Redevelopment Area 2020

Rights of Way

Unincorporated

Parcel Lines



Notes:



1: 1,128

94.0 Feet

47.02

0

WGS_1984_Web_Mercator_Auxiliary_Sphere

Zoning Map

Legend

Master Address Points

Centerlines

Private Roads

Pinellas Park

Medical District

Original Community Redevelopment Area

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 - RPU

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



Notes:

1: 1,128

94.0 Feet

47.02

0

94.0

WGS_1984_Web_Mercator_Auxiliary_Sphere

WGS_1984_Web_Mercator_Auxiliary_Sphere



NORTH

Land Use Map

Legend

- Master Address Points
- Centerlines
- Private Roads
- Pinellas Park
- 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/O/G
- Residential/Open Space - R/O/S
- 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/O/G
- Recreation/Open Space - R/O/S
- Residential Facilities High - RFH
- Residential Low - RL
- Residential Low Medium - RLM

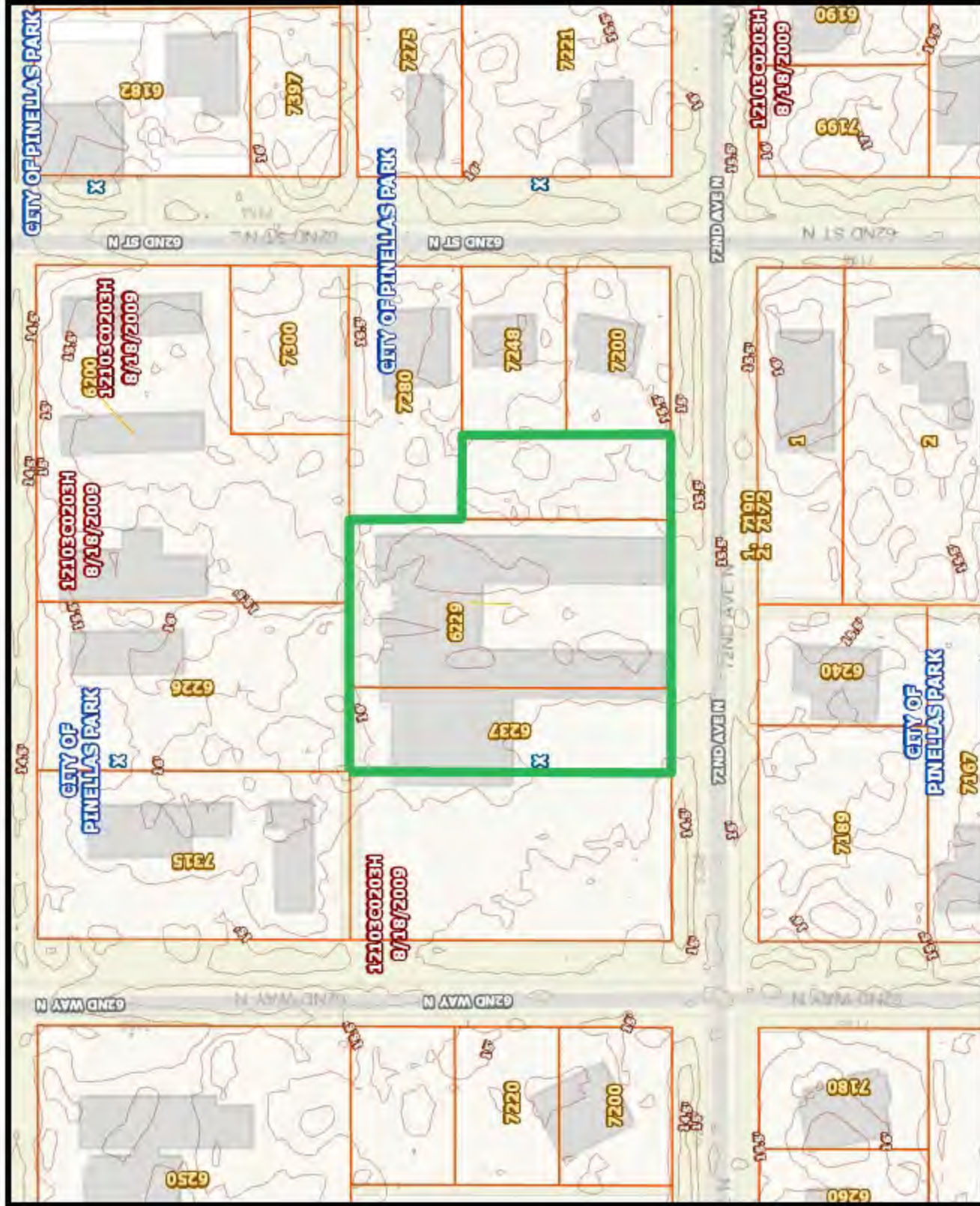
Exhibit F - Land Use Map



Flood Insurance Rate Map

Legend

- Master Address Points
- Centerlines
- Private Roads
- Topographic Information
- Pinellas Park
- Rights of Way
- Letter of Map Amendment
- Cross Sections
- Hydraulic Structures
- Bridge
- Culvert
- Weir
- Wing Wall
- Base Flood Elevation
- Letter of Map Revision
- 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)
- Coastal High Hazard Area
- Parcel Lines



Notes:

1: 1,128

94.0 0 47.02 94.0 Feet



Site Photos



