



## I. APPLICATION DATA

A. **Case Number:** CU-0721-00082 and VAR-0721-00070

B. **Location:** 8000 Park Blvd

C. **Request:**

- **CU-0721-00082:** Conditional Use approval for Outdoor Sales of Recreational Vehicles in the "B-1" General Commercial Zoning District.
- **VAR-0721-00070:** Request to increase front yard fence height from 4 feet to 6 feet.

D. **Applicant:** Sharen Weisen with TravelCamp and Robert Pergolizzi with Gulf Coast Consulting, Inc.

E. **Authorized Agent:** N/A

F. **Property Owner:** Steve Struthers with Park Bayou, LLC

G. **Legal Ad Text:**

- **CU-0721-00082:** Conditional Use approval for Outdoor Sales of Recreational Vehicles in the "B-1" General Commercial Zoning District.
- **VAR-0721-00070:** Request to increase front yard fence height for a property in the "B-1" General Commercial Zoning District.

H. **PARC Meeting:** July 27, 2021

I. **Public Hearings:**

**Planning & Zoning Commission Public Hearing Date:** September 2, 2021  
**Publishing Date:** August 18, 2021

**City Council Public Hearing Date:** September 30, 2021  
**Publishing Date:** September 15, 2021

## II. BACKGROUND INFORMATION

A. **Site Area:** 188,179 square feet / 4.32 acres

B. **Property History:** In 2018, the property was annexed into the City of Pinellas Park from Unincorporated Pinellas County. The use was auto sales.

After the annexation, a conditional use was approved by the City for a Secure Climate Controlled Storage Facility (with or without accessory truck/trailer rental) and a Taxi, limousine, or automobile rental establishment. Neither use was established within one year of approval, so both approvals expired.

The site is developed with two buildings. The northern building is 5,803 square feet with a proposed use of office space, retail sales, and a caretaker residence. The southern building is 15,560 square feet with a proposed use as a storage facility.

C. **Existing Use:** Automobile Dealership

D. **Proposed Uses:** Outdoor Sales of Recreational Vehicles (Trailers)

E. **Current Land Use:** Commercial General - CG

1. **Land Use Purpose / Intent:**

*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:**

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

**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)

**Locational Characteristics** - This category is generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; and in areas in proximity to and with good access to major transportation facilities, including mass transit.

3. **Staff Analysis:**

The proposed use of Outdoor Sales of Recreational Vehicles is considered a primary use in the Commercial General (CG) Land Use category. The existing use, which is no longer operating, is an Automobile Dealership, which was grandfathered into the City during the annexation of the property in 2018. However, regardless of the change in use, no major changes will be made to the site, with the exception of installing a fence with gates for security purposes.

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

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 proposed use of Outdoor Sales of Recreational Vehicles is a conditional use in the "B-1" General Commercial District. The proposed development would meet all the conditional use requirements set in Section 18-1531.10 of the Land Development Code.

G. **Flood Zone:** The subject property is located in Flood Zone AE-10, which is a high-risk flood zone.

- H. **Evacuation Zone:** This property is in Evacuation Zone B, which is the third level to evacuate in preparation for a storm. Zone B is evacuated when storm surge height is predicted to be up to 15 feet.

I. **Vicinity Characteristics:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
<b>North</b>	"C-2" (County)	CG (County)	Previously the Wagon Wheel
<b>South</b>	"CH" (City)	CG (City)	Heavy Commercial / Industrial Uses
<b>East</b>	"CH" and "B-1" (City)	CG and ROR (City)	Heavy Commercial / Industrial Uses and Multi-Family Residential
<b>West</b>	"CH" and "B-1" (City)	CG (City)	Commercial / Industrial Uses

III. **APPLICABLE CRITERIA / CONSIDERATIONS**

A. **Comprehensive Plan Policies:**

1. **Relevant Policies:**

*POLICY LU.1.8.5*

*Conditional uses authorized by the City Council and the Community Redevelopment Agency shall be consistent with the Comprehensive Plan.*

*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.*

2. **Staff Analysis:**

The Future Land Use designation of Commercial General (CG) is consistent with the Comprehensive Plan and compatible with adjacent and surrounding land uses. The subject property is located on the south side of Park Blvd (a principal arterial road) and approximately 0.75 miles west of Belcher Road (a minor arterial road).

Staff finds that the proposed use of Outdoor Sales of Recreational Vehicles will have no major impacts on the adjacent properties and is supported by the Comprehensive Plan.

B. **Land Development Code Standards:**

1. **Key Standards:**

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

**Sec. 18-1520.3. - PERMITTED AND CONDITIONAL USES.**

A. *GENERALLY. No building or land in the "B-1" 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.*

B. *LIGHT REPAIR, ASSEMBLY AND MANUFACTURING ACTIVITY. Light repair, assembly and manufacturing activity on a scale associated with artisans and crafters is permitted in combination with retail and/or residential uses provided that the area devoted to these activities shall not occur in the front one-fourth (1/4) of the structure and the activities do not result in impacts related to prohibitions outlined in Section 18-1524.5(E) of this Code. No outdoor storage shall be permitted with this activity.*

- C. **RETAIL USES.** Retail uses listed below may not be considered where the future land use classification of the subject lot is R/OG, Residential/Office General.
- D. **B-1 PARCELS IN RM LAND USE CATEGORIES.** Parcels of land in the "B-1" General Commercial District that are classified RM Residential Medium future land use shall only be developed with multi-family residential use. Single-family detached dwellings are permitted in the "B-1" District when assigned an Official Land Use Plan Map classification of R/OG, R/O/R or CRD.
- E. **PERMITTED AND CONDITIONAL USES.** Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1520.3 and other applicable conditions of this district and Article.

<b>Land Use</b>	<b>Approval Type</b>	<b>Conditions</b>
Outdoor Sales of boats, recreational Vehicles, or manufactured homes	C	CG or CRD land use categories only subject to section 18-1531

### **SECTION 18-1531. - CONDITIONAL USE REGULATIONS**

#### **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.

#### **57. Outdoor Sales of Boats, Recreational Vehicles or Manufactured Homes.**

- Review by the Planning and Zoning Commission and approval by City Council.
- Minimum lot area of fifteen thousand (15,000) square feet.
- Ten-foot wide landscaped buffer located along the entire right-of-way which provides the primary point of access to the site in accordance with Section 18-1533.16.
- Minimum four (4) feet of open space between each boat, recreational vehicle or manufactured home being displayed.
- No storage of inoperable or otherwise unusable boats, recreational vehicles or manufactured homes. All outdoor storage (including operable vehicles) shall be shielded by a solid six (6) feet high wall or fence, in accordance with Section 18-1530.10, "Fences, Walls and Hedges".
- Stacking of boats is prohibited.
- Repair is limited to automotive repair (minor) and only within an enclosed building.
- Delineations of all customer and employee parking and display areas on the site plan. Pavement signage or small signs on vertical posts stating "customer parking" or "employee parking" shall be constructed for each customer and employee parking space and shall be maintained by the owner or lessee. Display areas are not required to stripe individual parking spaces to allow flexibility in display. Display of boats, recreational vehicles, and manufactured homes shall not encroach at any time into any customer or employee parking area, drive aisles, greenspace area, or visibility triangle.

### **SECTION 18-1530. - ACCESSORY USE AND SUPPLEMENTARY DISTRICT REGULATIONS**

#### **Sec. 18-1530.10. - FENCES, WALLS AND HEDGES.**

**TABLE 18-1530-1 HEIGHT AND TYPE REQUIREMENTS BY ZONING DISTRICT.**

<b>Zoning District</b>	<b>Front Yard</b>	<b>Secondary Front Yard</b>	<b>Side and Rear Yard</b>	<b>Electrified?</b>	<b>Barbed?</b>
<b>F</b>	6 ft.	6 ft.	6 ft.	Yes (1)	—
<b>RE</b>	4 ft.	4 ft.	6 ft.	Yes (1)	—
<b>RES, Other</b>	4 ft.	6 ft.	6 ft.	—	—
<b>MXD, TC</b>	Not allowed	6 ft.	6 ft.	—	—
<b>CH, B-1</b>	4 ft.	6 ft.	6 ft.	—	Yes (2)



<b>M-1, IH</b>	8 ft.	8 ft.	8 ft.	Yes (3)	Yes (2)
<b>Public</b>	4 ft.	6 ft.	6 ft.	—	—

## **SECTION 18-1537. - VARIANCES**

### **Sec. 18-1537.2. - VARIANCE REVIEW CRITERIA.**

(B) A variance from the terms of this Article shall not be granted unless and until a written application for a variance is submitted demonstrating:

1. That special conditions and circumstances exist which are peculiar to the land or building involved, and which are not applicable to other lands or buildings in the same district; and
2. That literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Article; and
3. That the special conditions and circumstances do not result from the actions of the applicant; and
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Article to other lands or buildings in the same district; and
5. That the requested variance is the minimum variance that will make possible the reasonable use of the land or building; and
6. That the granting of the variance will be in harmony with the general intent and purpose of this Article, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

## **2. Staff Analysis:**

The existing use, which is no longer operating, is an Automobile Dealership which was grandfathered into the City during annexation. The proposed use is Outdoor Sales of Recreational Vehicles, which is similar.

No major changes are proposed for the site, with the exception of installing a fence with gates. The applicant has applied for a variance to increase the fence height in the front yard (along Park Blvd) from 4 feet to 6 feet for security purposes.

Per the Conditional Use Requirements in Section 18-1531.10, seven criteria (b thru h) must be met. The applicant is proposing to meet all of the following criteria:

*(b) Minimum lot area of fifteen thousand (15,000) square feet.*

This criteria has been met since the property is approximately 188,179 square feet (4.32 acres).

*(c) Ten-foot wide landscaped buffer located along the entire right-of-way which provides the primary point of access to the site in accordance with Section 18-1533.16.*

This criteria is not applicable. The main point of access to the site is not along Park Blvd (public right-of-way) and is instead accessed by a private road just east and west of the property.

*(d) Minimum 4 feet of open space between each boat, recreational vehicle or manufactured home being displayed.*

The applicant is proposing to meet this requirement.

*(e) No storage of inoperable or otherwise unusable boats, recreational vehicles or manufactured homes. All outdoor storage (including operable vehicles) shall be shielded by a solid six (6) feet high wall or fence, in accordance with Section 18-1530.10, "Fences, Walls and Hedges".*

The applicant has stated that there would be no outdoor storage on site of inoperable vehicles, and any repairs of inoperable recreational vehicles will be completed within an enclosed building.

*(f) Stacking of boats is prohibited.*

This criteria is not applicable. The proposed use is of recreational vehicles, not boats.

(g) *Repair is limited to automotive repair (minor) and only within an enclosed building.*

As mentioned previously, the applicant proposes that any repairs will be completed within an enclosed building.

(h) *Delineations of all customer and employee parking and display areas on the site plan. Pavement signage or small signs on vertical posts stating "customer parking" or "employee parking" shall be constructed for each customer and employee parking space and shall be maintained by the owner or lessee. Display areas are not required to stripe individual parking spaces to allow flexibility in display. Display of boats, recreational vehicles, and manufactured homes shall not encroach at any time into any customer or employee parking area, drive aisles, greenspace area, or visibility triangle.*

This criteria has been met. As shown on the site plan (Exhibit B), the applicant has indicated the locations of "customer parking" and "employee parking" as they are shown on site from the previous use of an automobile dealership.

Based on this information, staff finds that the proposed use of Outdoor Sales of Recreational Vehicles complies with the Land Development Code and is consistent with the "B-1" Zoning District.

**C. Project Application Review Committee (PARC) Comments:**

The application was discussed at the July 27, 2021 PARC meeting by all relevant departments/divisions. A few comments and concerns were raised by staff with regard to the request:

- Provide an easement to Pinellas County for their meter/BFP on private property. Provide a recorded copy to us.
- Provide written notarized permission from the private easement owner of OR 6557, PG 1813-1325 must be provided before installing the fence.

**IV. SUMMARY**

**A. Findings:**

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

1. The proposed development meets the intent of the "B-1" General Commercial Zoning District, per Section 18-1520 of the Land Development Code;
2. The proposed use meets the Conditional Use requirements per Section 18-1531.10 of the Land Development Code;
3. The requested variance for 6 foot fence height is the minimum needed to provide security on the site;
4. The variance approval is consistent with the intent of the Code; and,
5. The proposal is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.

**B. Staff Recommendation:**

Consistent with the above findings, staff recommends **APPROVAL** of case numbers CU-0721-00082 and VAR-0721-00070.

  
\_\_\_\_\_  
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 Conditional Use for Outdoor Sales of Recreational Vehicles, with a variance to increase the front yard fence height from 4 feet to 6 feet.

**VI. ATTACHMENTS**

**Exhibit A:** Affidavit of Ownership with Legal Description

**Exhibit B:** Site Plan

**Exhibit C:** Conditional Use Narrative

**Exhibit D:** Survey

**Exhibit E:** Aerial Map

**Exhibit F:** Zoning Map

**Exhibit G:** Land Use Map

**Exhibit H:** Flood Insurance Rate Map

**Exhibit I:** Site Photos

**CITY OF PINELLAS PARK  
AFFIDAVIT OF OWNERSHIP**

Exhibit A - Affidavit of Ownership with  
Legal Description  
(4 pages)

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

STEVE STRUTHERS  
RONALD STRUTHERS

being first duly sworn, depose(s) and say(s):

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

ADDRESS OR GENERAL LOCATION:

8000 PARK @ (UD), PINELLAS PARK, FL. 33781

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

See Exhibit A

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

3. That the undersigned (has / have) appointed and (does / do) appoint STEVE STRUTHERS 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 entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

[Signature]  
SIGNED (PROPERTY OWNER 1)

[Signature]  
SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this \_\_\_\_\_ day

of \_\_\_\_\_, 20 \_\_\_\_\_.

By \_\_\_\_\_, who is  
(Name of person acknowledging and title of position)

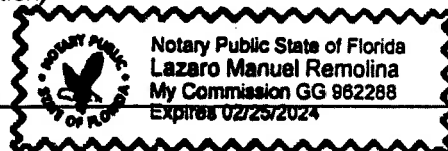
personally known to me or who has produced

\_\_\_\_\_ as identification and who DID DID NOT  
(Type of identification)

take an oath.

(SEAL ABOVE)

Notary Public, Commission No. \_\_\_\_\_



(Name of Notary- typed, printed or stamped)

[Signature]



**CITY OF PINELLAS PARK**  
**AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Steve Struthers, President Park Bayou, LLC

being first duly sworn, depose(s) and say(s):

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

ADDRESS OR GENERAL LOCATION:

8000 Park Blvd N, Pinellas Park, FL 33781

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

FROM NE COR OF S 1/2 OF SE 1/4 OF SEC 25-30-15 TH N89D38'16"W 1164FT TH  
S00D41'44"W 65FT FOR POB TH S00D41'44"W 50FT TH S24D07'08"W 108.17FT TH  
S00D41'44"W 215FT TH N89D38'16"W 504.45FT TH N00D21'44"E 364FT TH S89D38'16"E  
549.57FT TO POB CONT 4.32AC(C)

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

ADDING 6' FENCE

3. That the undersigned (has / have) appointed and (does / do) appoint ERC CONTRUCTION, LLC 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 entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

[Signature]  
SIGNED (PROPERTY OWNER 1)

\_\_\_\_\_  
SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 6 day

of July, 20 21.

By Steve Struthers, Owner, who is  
(Name of person acknowledging and title of position)

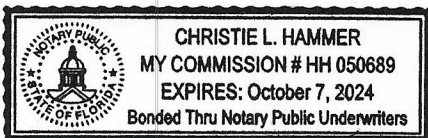
personally known to me or who has produced

\_\_\_\_\_  
(Type of identification) as identification and who DID / DID NOT  
take an oath.

Notary Public, Commission No. HH050689

CHRISTIE L. HAMMER

(Name of Notary- typed, printed or stamped)



(SEAL ABOVE)

STATE OF FLORIDA

COUNTY OF

Duval

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 6 day

of July, 20 21.

By Steve Struthers, Owner, who is  
(Name of person acknowledging and title of position)

personally known to me or who has produced

\_\_\_\_\_ as identification and who DID / DID NOT

(Type of identification)

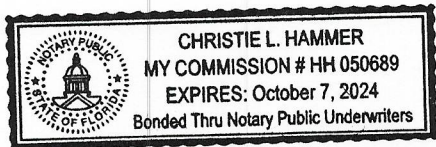
take an oath.

Notary Public, Commission No. HH050689

CHRISTIE L. HAMMER

Christie L. Hammer

(Name of Notary- typed, printed or stamped)



(SEAL ABOVE)

A BOUNDARY SURVEY OF:

A PORTION OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE NORTH  $89^{\circ}38'16''$  WEST; ALONG THE NORTH BOUNDARY OF SAID SOUTH  $\frac{1}{2}$  A DISTANCE OF 1164.00 FEET; THENCE SOUTH  $00^{\circ}41'44''$  WEST 65.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PARK BOULEVARD (STATE ROAD NO. 694) AND THE POINT OF BEGINNING; THENCE SOUTH  $00^{\circ}41'44''$  WEST, 50.00 FEET; THENCE SOUTH  $24^{\circ}07'08''$  WEST, 108.17 FEET; THENCE SOUTH  $00^{\circ}41'44''$  WEST, 215.00 FEET; THENCE NORTH  $89^{\circ}38'16''$  WEST, 504.45 FEET; THENCE NORTH  $00^{\circ}21'44''$  EAST, 364.00 FEET; THENCE SOUTH  $89^{\circ}38'16''$  EAST, 549.57 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF PARK BOULEVARD TO THE POINT OF BEGINNING.

TOGETHER WITH PERPETUAL NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS CREATED BY AND SET FORTH IN THAT CERTAIN INGRESS AND EGRESS EASEMENT RECORDED IN O.R. BOOK G557, PAGE 1786 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, OVER AND ACROSS THE FOLLOWING PARCELS:

EASEMENT 1:


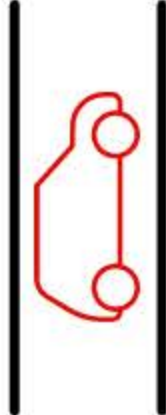



A PORTION OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE NORTH  $89^{\circ}38'16''$  WEST, ALONG THE NORTH BOUNDARY OF SAID SOUTH  $\frac{1}{2}$  A DISTANCE OF 1164.00 FEET; THENCE SOUTH  $00^{\circ}41'44''$  WEST, 65.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PARK BOULEVARD (STATE ROAD NO. 694) AND THE POINT OF BEGINNING; THENCE SOUTH  $89^{\circ}38'16''$  EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH  $00^{\circ}41'44''$  WEST, A DISTANCE OF 56.39 FEET; THENCE SOUTH  $24^{\circ}07'08''$  WEST, A DISTANCE OF 80.42 FEET; THENCE NORTH  $89^{\circ}38'16''$  WEST, A DISTANCE OF 32.78 FEET; THENCE NORTH  $24^{\circ}07'08''$  EAST, A DISTANCE OF 87.41 FEET; THENCE NORTH  $00^{\circ}41'44''$  EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

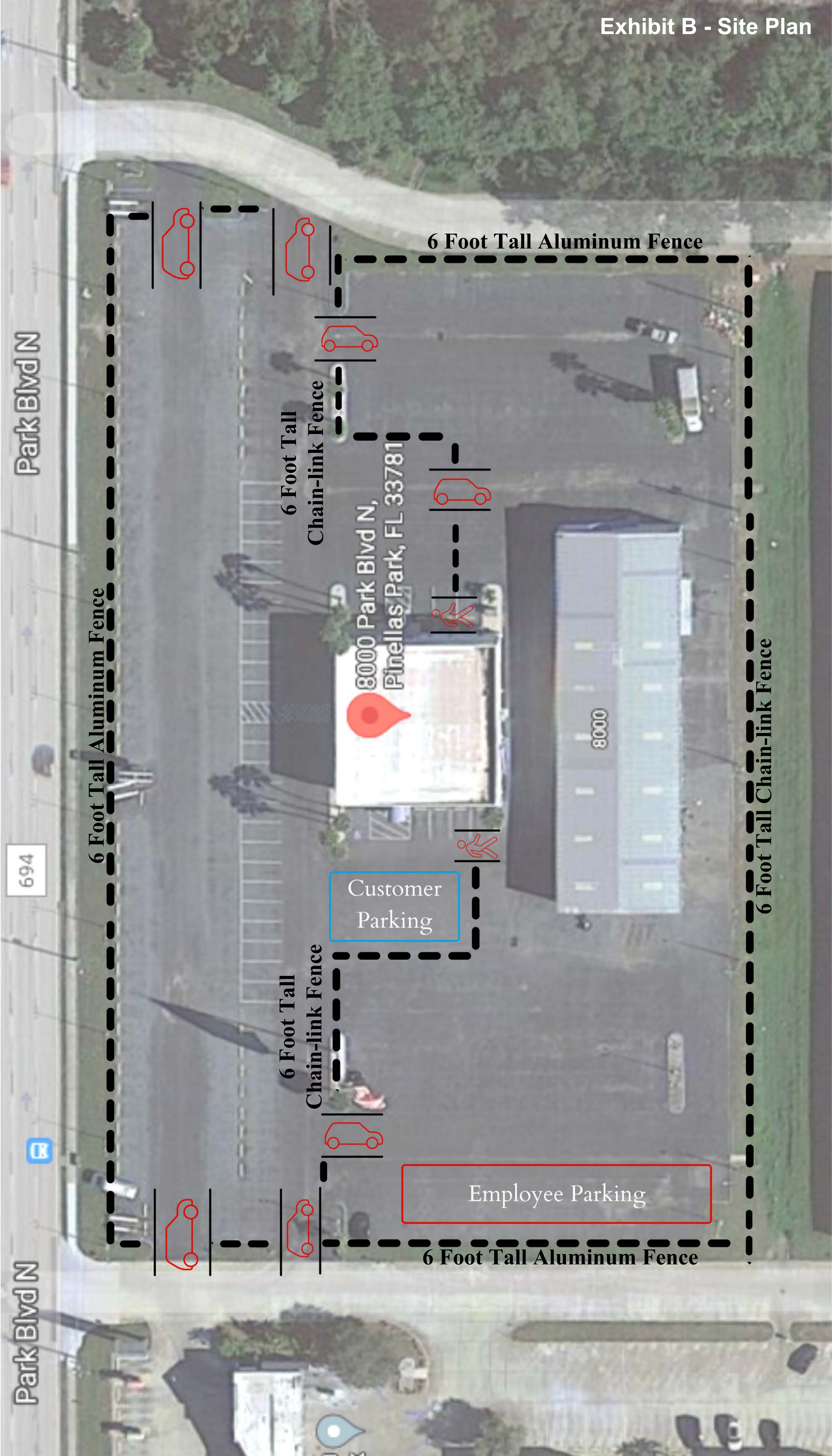
EASEMENT 2:

A PORTION OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE NORTH  $89^{\circ}38'16''$  WEST, ALONG THE NORTH BOUNDARY OF SAID SOUTH  $\frac{1}{2}$  A DISTANCE OF 1164.00 FEET; THENCE SOUTH  $00^{\circ}41'44''$  WEST, 65.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PARK BOULEVARD (STATE ROAD NO. 694); THENCE NORTH  $89^{\circ}38'16''$  WEST, 549.57 FEET, FOR A POINT OF BEGINNING; THENCE SOUTH  $00^{\circ}21'44''$  WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH  $89^{\circ}38'16''$  WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH  $00^{\circ}21'44''$  EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH  $89^{\circ}38'16''$  EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.



Map Key:

-  Fence
-  Rolling Gate  
(23ft or more)
-  Walkway
-  Customer Parking
-  Employee Parking







## Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering • Planning • Transportation • Permitting

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

August 9, 2021

Ms. Megan Montesino, Principal Planner  
City of Pinellas Park – Planning & Development Services Division  
Technical Services Building  
6051 – 78<sup>th</sup> Avenue North  
Pinellas Park, FL 33781

Re: Conditional Use Application TravelCamp RV Sales  
8000 Park Blvd. (Parcel #25-30-15-00000-430-0030)

Dear Ms. Montesino:

Per our discussion we are submitting additional items necessary for staff review of a Conditional Use for this 4.32 acre property which has B-1 zoning. As shown on the attached exhibits the site is currently developed but vacant. Enclosed please find:

1. Narrative Summary for Conditional Use Criteria & Supporting Documents

The owner seeks to re-use the site for outdoor sales of Recreational Vehicles. The conditions of Section 18-1531.10(A).57 can be met. I look forward to the upcoming Planning & Zoning Commission public hearing on September 2, 2021.

Sincerely,

A handwritten signature in blue ink, which appears to read "Robert Pergolizzi", is positioned above the printed name.

Robert Pergolizzi, AICP / PTP  
Principal

Cc: Sharen Weisen  
21-065

**NARRATIVE SUMMARY FOR CONDITIONAL USE APPLICATION**

**8000 PARK BLVD**

**PARCEL #25-30-15-00000-430-0300**

Owner:

PARK BAYOU, LLC

8100 Park Blvd.

Pinellas Park, FL 33781

Authorized Agent/Leaseholder Tenant:

TravelCamp (Attn: Sharen Weisen)

904-449-2109

[sweisen@travelcamp.com](mailto:sweisen@travelcamp.com)

Agent/Planning Consultant:

Mr. Robert Pergolizzi, AICP / PTP

Gulf Coast Consulting, Inc.

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

The applicant is requesting to a "Conditional Use" approval for "Outdoor Sales of Recreational Vehicles (RV's)" on a 4.32 acre property having CG land use and B-1 zoning within the City of Pinellas Park:

Parcel ID #: 25-30-15-00000-430-0300

This site is presently a vacant parcel on the south side of Park Blvd. immediately north of Cross Bayou Commerce Park. The site was developed in 1987 and has been used as New/Used Auto Sales establishment for many years, most recently "New Wave Auto" which went out of business. New and Used Automobile Dealerships are also "Conditional Uses" within the B-1 zone. Since vacated, the site is somewhat of an eyesore in that it indicates a failed business along a main commercial corridor. The site is a "sea of asphalt" with some landscape buffers and no fencing.

The proposed re-use as a Recreational Vehicle (RV) Sales Dealership is an adaptive re-use of the property and very similar to the previous use as an auto dealership. Outdoor Sales of RV's is considered a "Conditional Use" (CU) in the B-1 zoning district per Section 18-1520.3 of the Land Development Code. This CU application proposes modest changes to the site by adding fencing, establishing employee parking area, a customer parking area and display area for the RV's in the front along Park Blvd. No expansions of the buildings are proposed.

The immediate area surrounding the 4.78 acre parcel is mixed-use with auto sales, industrial park, retail stores, a car wash/window tinting establishment, the former Wagon

Wheel Flea Market, and new apartments under construction on the former Golden Lantern MHP site. The direct frontage on Park Blvd., a major thoroughfare through the city, makes to ideal for RV sales and display for maximum visibility to customers.

## **LAND USE/ZONING**

The existing land use designation per the Future Land Use Plan is Commercial General (CG). The site is zoned B-1 (General Commercial District) which allows Outdoor sales of RV's as a conditional use. Surrounding uses include:

- North: Former Wagon Wheel Flea Market site fronting on Park Boulevard on land with CG land use and C-2 zoning in unincorporated Pinellas County.
- South: Cross Bayou Commerce Park on land having CG land use, with CH zoning.
- East: Immediately east is a private roadway for Cross Bayou Commerce Park with CG land use and CH zoning. Further east is the former Golden Lantern MHP site having R/O/R land use and B-1 zoning in Pinellas Park. This property is being redeveloped with multi-story apartment buildings.
- West: Immediately west is a private roadway serving Cross Bayou Commerce Park with CG land use and CH zoning. Further west are mixed uses including a Metro PCS store and Bayou Car Wash/Window Tinting on a site having CG land use and B-1 zoning.

An evaluation of the CU criteria contained in Section 18-1531.6(C) of the land development code is provided below:

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 districts.

**The character of the immediate area is auto oriented sales and repair, personal services, and industrial warehouse uses. The proposed re-use as RV sales is consistent with the character of the area.**

2. Whether the use will diminish the use or enjoyment of other properties and living or working conditions in the neighborhood.

**There site has existed as an auto dealership for decades as a conditional use. The change to RV sales would be very similar to auto sales, most likely less traffic impact due to a more select customer base. Immediately adjacent uses are similar type of auto-oriented uses and commerce park uses. The new apartments under construction to the east, are well buffered from the site.**

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.

**All surrounding properties are already developed with similar uses and commerce park/warehouse uses. The proposed RV sales dealership will not impede the normal and orderly development of surrounding properties with permitted B-1 and CH.**

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 of pollutants, glare, odor, dust, traffic congestion, attractive nuisance, or other condition.

**The site has existed as an auto dealership for decades as a conditional use. The proposed re-use as RV sales would be very similar to auto sales. There will not be any storage of inoperable RV's on-site. Any repair will be within the enclosed building. The building complies with all setback regulations of the B-1 zone, and the operations should not be detrimental to the public health of general welfare.**

5. Whether the land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.

**The 4.32 acre site is sufficient to meet all lot requirements of the B-1 zoning district. B-1 requires a minimum lot area of only 15,000 SF. The Conceptual Plan submitted by the applicant demonstrates how this may be achieved.**

6. Whether the use and associated improvements will adversely affect a known archaeological, historical, cultural, or landscape resource.

**There are no known archaeological, historical, cultural, or landscape resources on this site.**

7. Whether the particular traffic generation characteristics of the proposed use, including the type of vehicular traffic associated with such use is compatible with the traffic generation characteristics of other permitted uses in the zoning district applicable to the neighborhood.

**RV sales traffic generation is typically much lower than other permitted uses in the B-1 zone such as hotels, automobile service stations, convenience stores, clothing sales, financial institutions(banks), office supply stores, offices, retail sales, and restaurants.**

Section 18-1531.10.A.57 has specific Conditional Use Criteria for outdoor sales of boats, Recreational Vehicles or Manufactured Homes. They are evaluated below:

- (a) Review by Planning & Zoning Commission and approval by City Council.

**The proposed Conditional Use is undergoing P&Z review and City Council review.**

- (b) Minimum lot area of fifteen thousand (15,000) square feet.

**This criteria has been met since the property is approximately 188,179 square feet (4.32 acres)**

- (c) Ten-foot wide landscaped buffer located along the entire right-of-way which provides the primary point of access to the site in accordance with Section 18-1533.16.

**This criteria is considered not applicable. The main point of access to the site is not along Park Blvd (public right-of-way) and is instead accessed by a private road just east and west of the property. Landscape buffers do exist adjacent to the private roads.**

- (d) Minimum 4 feet of open space between each boat, recreational vehicle or manufactured home being displayed.

**The applicant is proposing to meet this requirement.**

- (e) No storage of inoperable or otherwise unusable boats, recreational vehicles or manufactured homes. All outdoor storage (including operable vehicles) shall be shielded by a solid six (6) feet high wall or fence, in accordance with Section 18-1530.10, "Fences, Walls and Hedges".

**The applicant is proposing to have no outdoor storage on site of inoperable recreational vehicles/trailers, and any repairs of inoperable recreational vehicles will be completed within an enclosed building.**

- (f) Stacking of boats is prohibited.

**This criteria is considered not applicable. The proposed use is of recreational vehicles, not boats.**

- (g) Repair is limited to automotive repair (minor) and only within an enclosed building.

**The applicant proposes that any repairs will be completed within the enclosed building.**

- (h) Delineations of all customer and employee parking and display areas on the site plan. Pavement signage or small signs on vertical posts stating "customer parking" or

"employee parking" shall be constructed for each customer and employee parking space and shall be maintained by the owner or lessee. Display areas are not required to stripe individual parking spaces to allow flexibility in display. Display of boats, recreational vehicles, and manufactured homes shall not encroach at any time into any customer or employee parking area, drive aisles, greenspace area, or visibility triangle.

**This criteria has been met. As shown on the site plan (exhibit B), the applicant has indicated the locations of "customer parking" and "employee parking" as they are shown on site from the previous use of an automobile dealership.**

## **CONCLUSION**

The proposed Conditional Use (CU) for outdoor sales of Recreational Vehicles (RV's) on the former auto sales lot is in character with the surrounding area and generally consistent with the Land Development Code. The proposed plan provides for RV sales/display, customer parking, employee parking, new fencing around the site, while being in conformance with the B-1 zoning district standards for lot area, floor-area-ratio, building height, and building setbacks.


The re-use of this vacant site is an adaptive re-use that will provide jobs, and active business on an otherwise unused site.

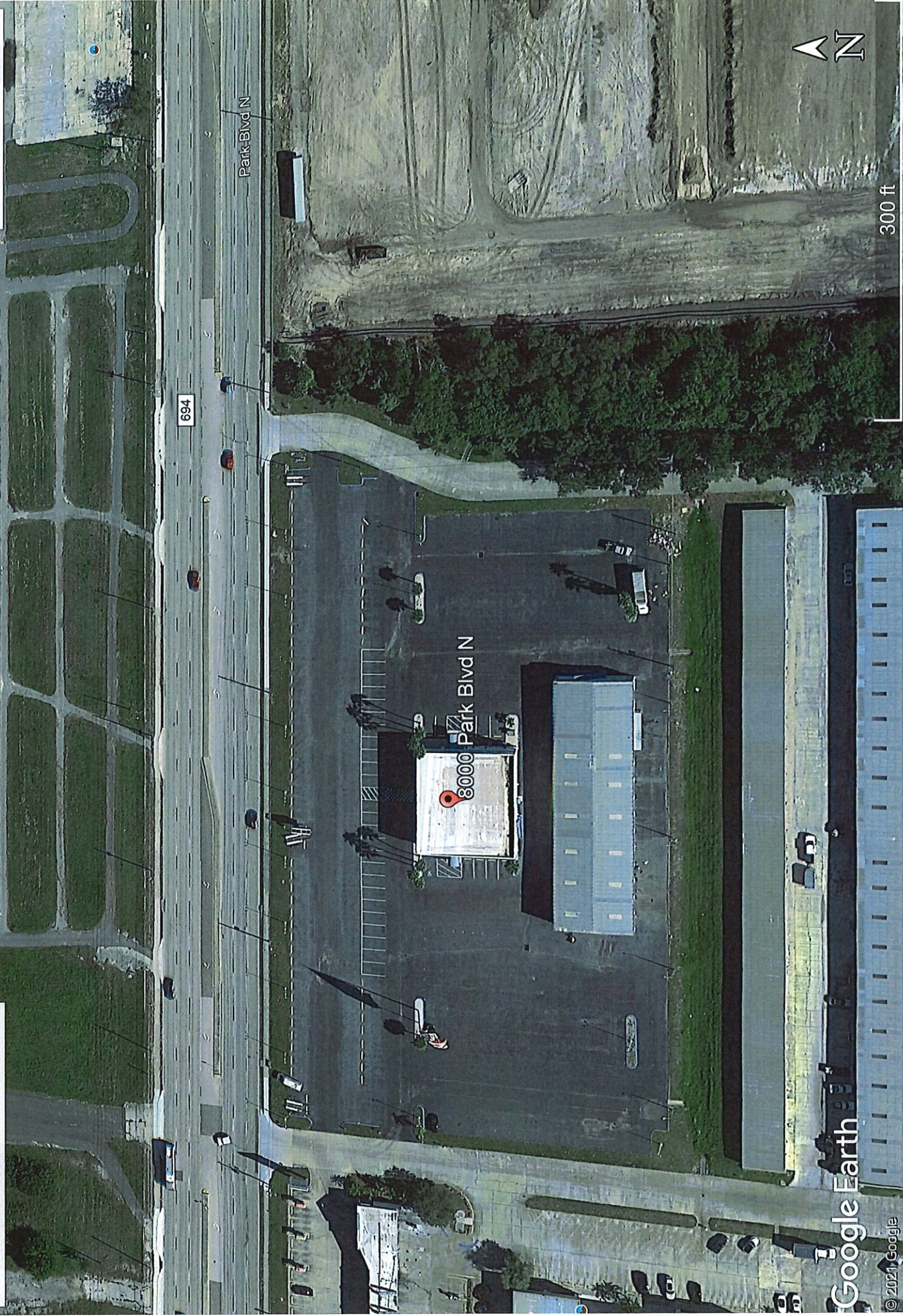


# Untitled Map

Write a description for your map.

## Legend

 8000 Park Blvd N

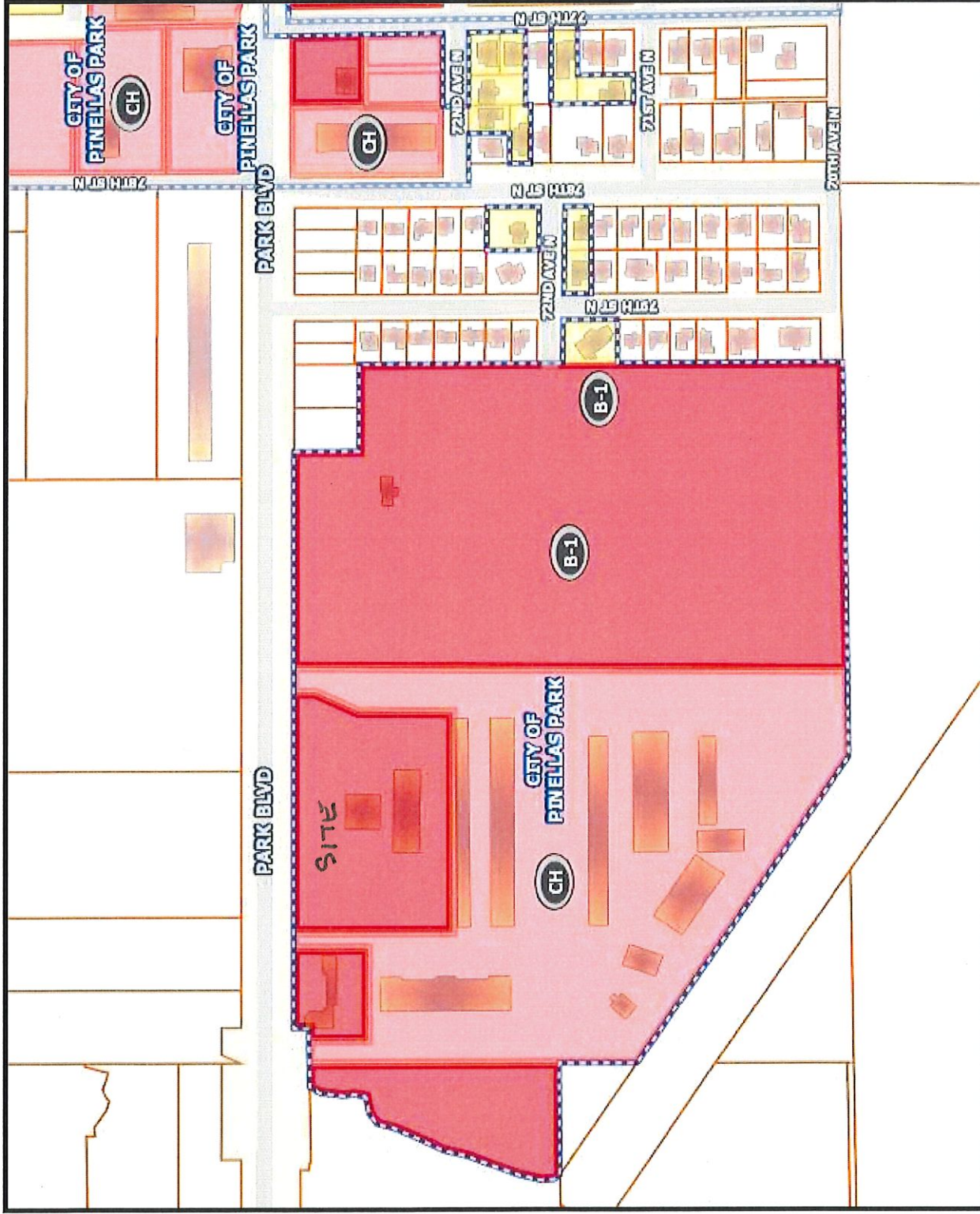




# City of Pinellas Park

## Legend

- Centerlines
- Private Roads
- Building Footprints
- Pinellas Park
- Rights of Way
- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - CI
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUC
- 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 - RP
- 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 - CI
- Farm - F
- General Office - GO



Notes:  
Zoning



1: 4,514

376.2 0 188.08 376.2 Feet

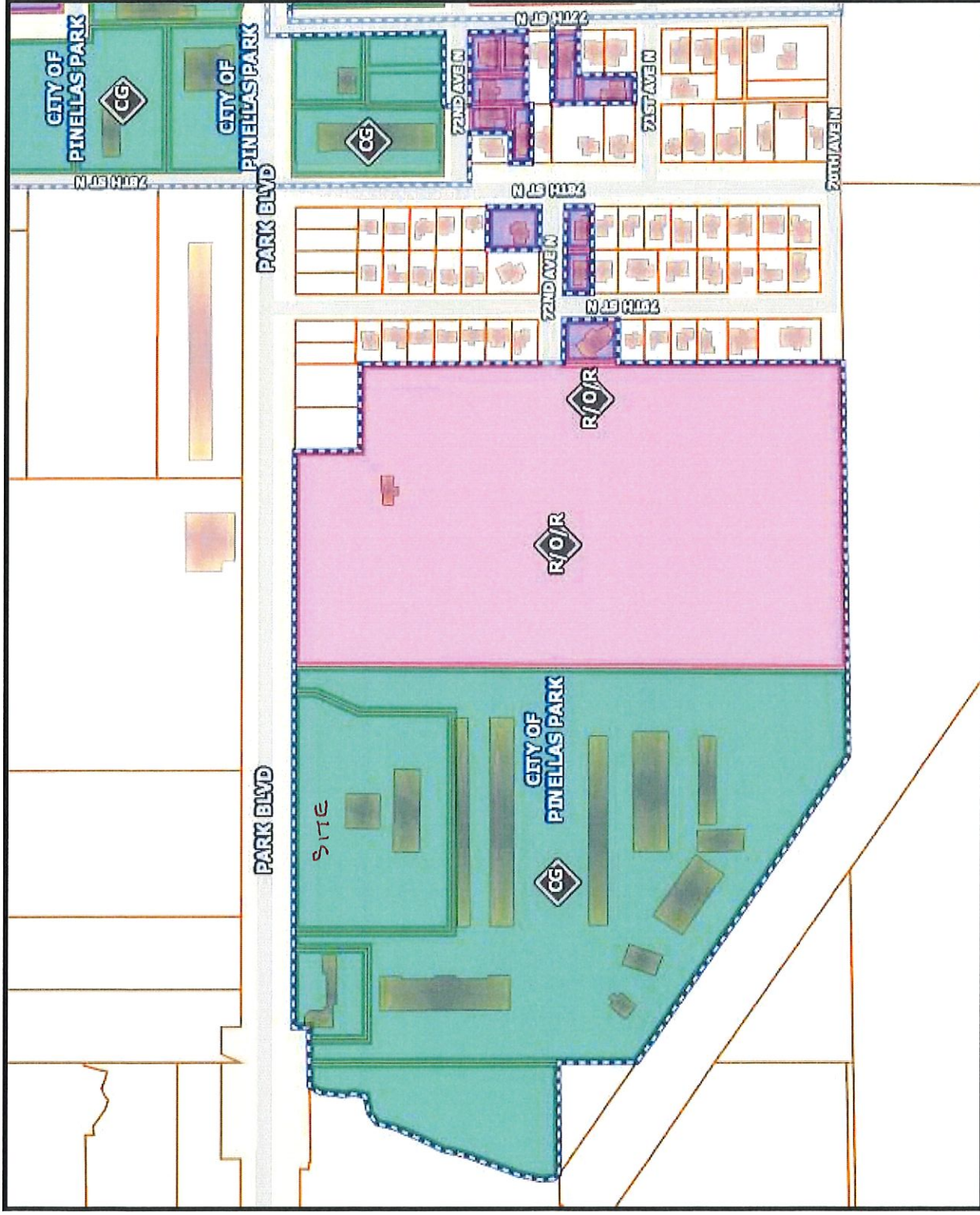
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# City of Pinellas Park

## Legend

- Centerlines
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- Building Footprints
- 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



1: 4,514

376.2 0 188.08 376.2 Feet

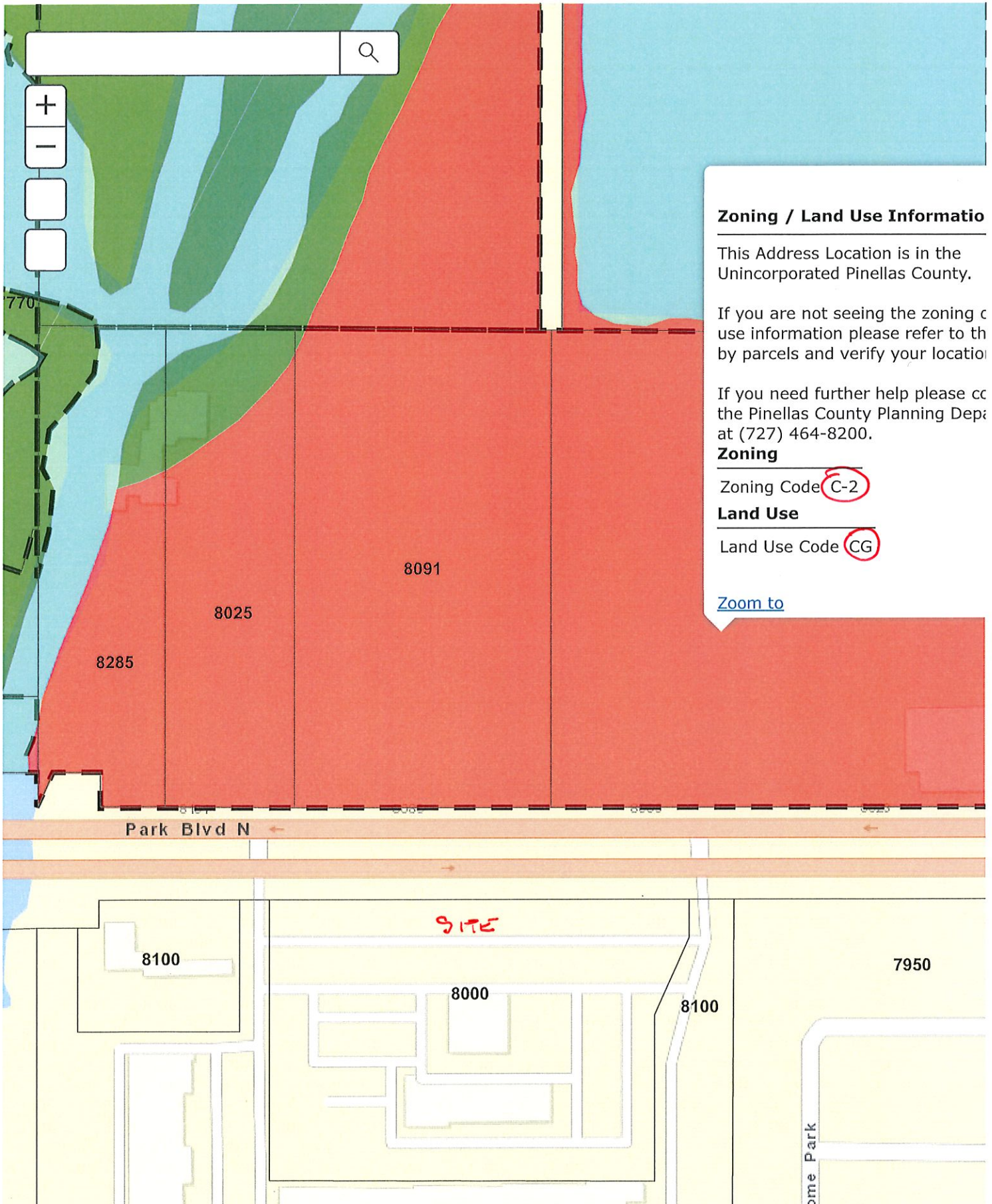
Notes:  
Future Land Use



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# Pinellas County Unincorporated - Zoning / Land Use Information Look






# Untitled Map

Write a description for your map.

## Legend

 8000 Park Blvd N



5.91 ft

Google Earth


© 2021 Google

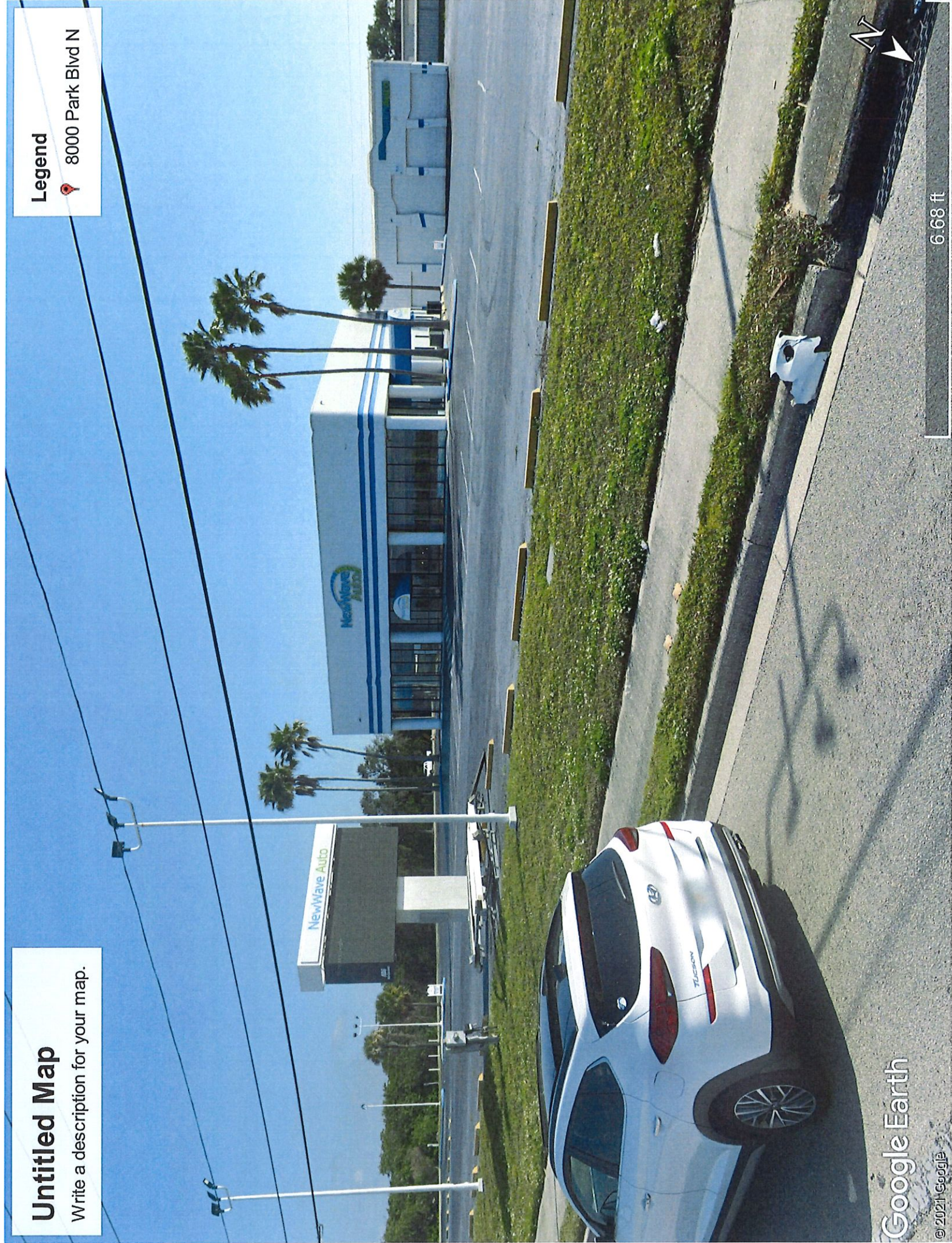


# Untitled Map

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## Legend

 8000 Park Blvd N



Google Earth

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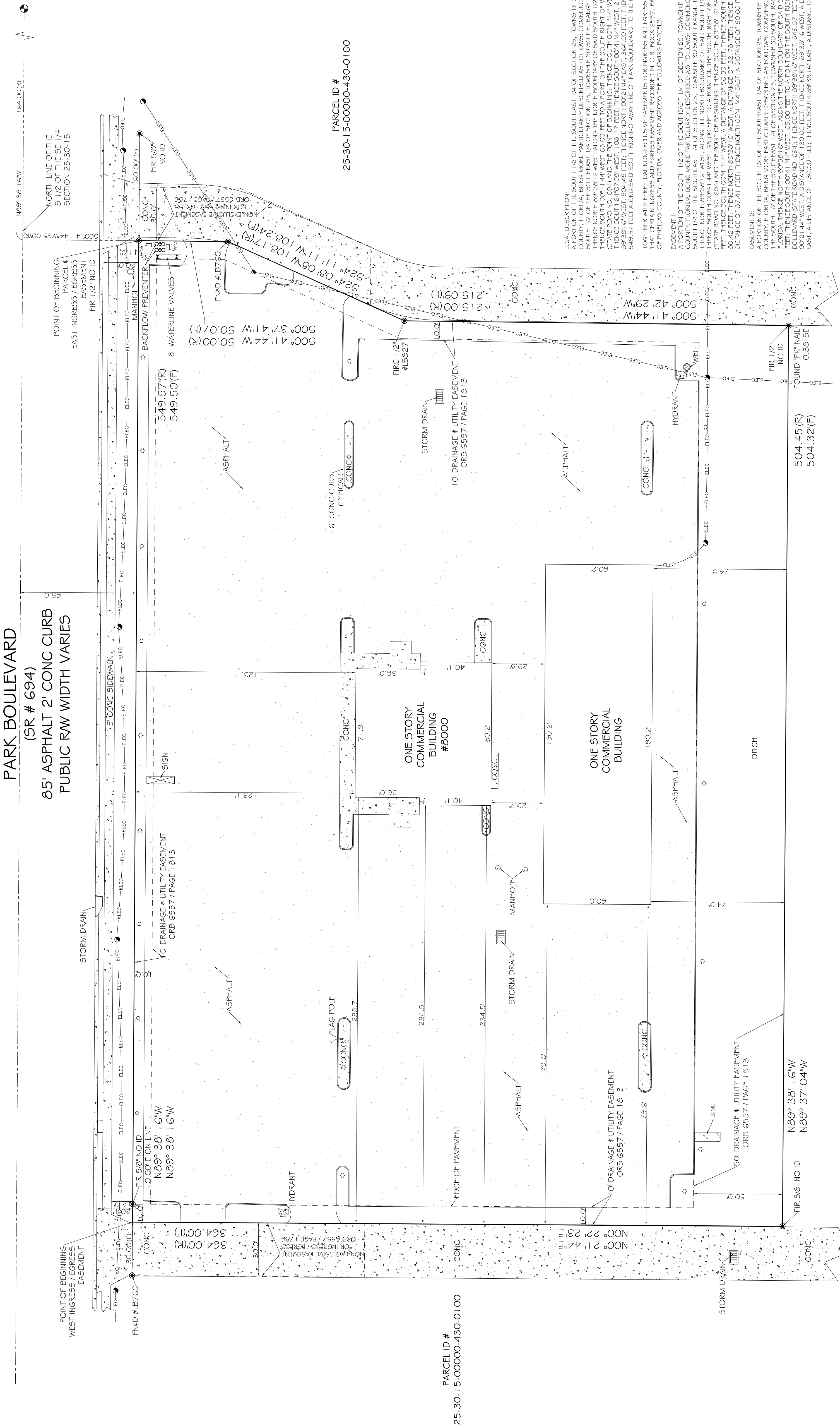
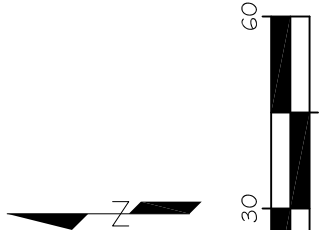
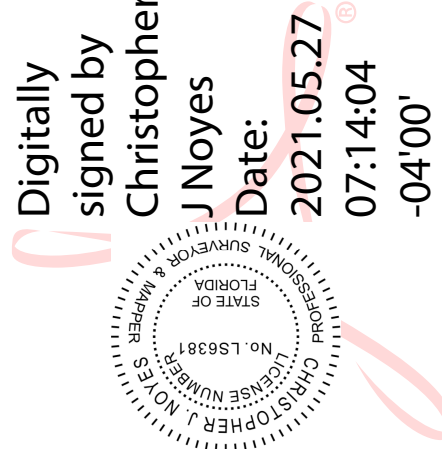








## Exhibit D - Survey

[illegible]

IN COMPLETE ACCORDANCE WITH FLORIDA STATUTE 472.022, AND PURSUANT TO THE ELECTRONIC SIGNATURE ACT OF 1996 OR IN COMPLIANCE WITH RULE 17A-2.03, IF THIS SURVEY WAS SIGNED ELECTRONICALLY, THEN THE SIGNATURE HAS BEEN LAWFULLY ELECTRONICALLY SIGNED. THEREFORE, THIS SURVEY PDF, IF AUTHENTIC, IS COMPLETELY OFFICIAL AND INSURABLE.	THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND IS SUBJECT TO ALL RIGHTS OF WAY AND OTHER MATTERS OF RECORD. UNDERGROUND IMPROVEMENTS NOT SHOWN	BASIS OF BEARINGS: PER DEED THE SOUTH RW LINE OF PARK BLVD BEING N89° 38' 16"W	<div> <div>DATE: 05/20/21</div> <div>CN</div> </div> <div> <div>FORM NO. 1</div> <div>RS</div> </div> <div> <div>ISSUED BY:</div> <div>21-104</div> </div> <div> <div>DATE:</div> <div>1</div> </div> <div> <div>BY:</div> <div>1</div> </div>
SECTION 25, TOWNSHIP 30S, RANGE 15E			TOTAL PARCEL AREA= 188,295 SF OR 4.32 ACRES +/-  SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED RED INKED INITIALS OF THE SURVEYOR AND WITNESSES.
FLOOD PLAIN  PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 125139 SUBJECT PROPERTY APPEARS LOCATED IN ZONE "A" BASE FLOOD ELEVATION= 10 FEET AS REFERENCED TO THE FIRM (FLOOD INSURANCE RATE MAP) 12103C0184G EFFECTIVE DATE 09/03/2003			SURVEYOR'S CERTIFICATE  I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE REQUIREMENTS OF THE FLORIDA SURVEYING AND MAPPING ACT, FIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
			PREPARED BY:  <b>CHRISTOPHER J. NOYES FSM</b> LS 6381 7145 SW 8TH STREET, SUITE 100 PINE BLVD. FLORENCE, FLORIDA 33301 PHONE (727) 546-9777 CHRIS@JMN3611@GMAIL.COM
			CHRISTOPHER J. NOYES FSM, FLORIDA SURVEYOR REGISTRATION # 6381



# Aerial Map

## Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Private Roads
- Pinellas Park
- Medical District
- Community Redevelopment Area 20;
- Rights of Way
- Annexation Amendment Agreement
- Holes
- Fairways
- Greens
- Course
- Unincorporated



Notes:

1: 2,257

188.1 Feet

94.04

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188.1

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NORTH

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# Land Use Map

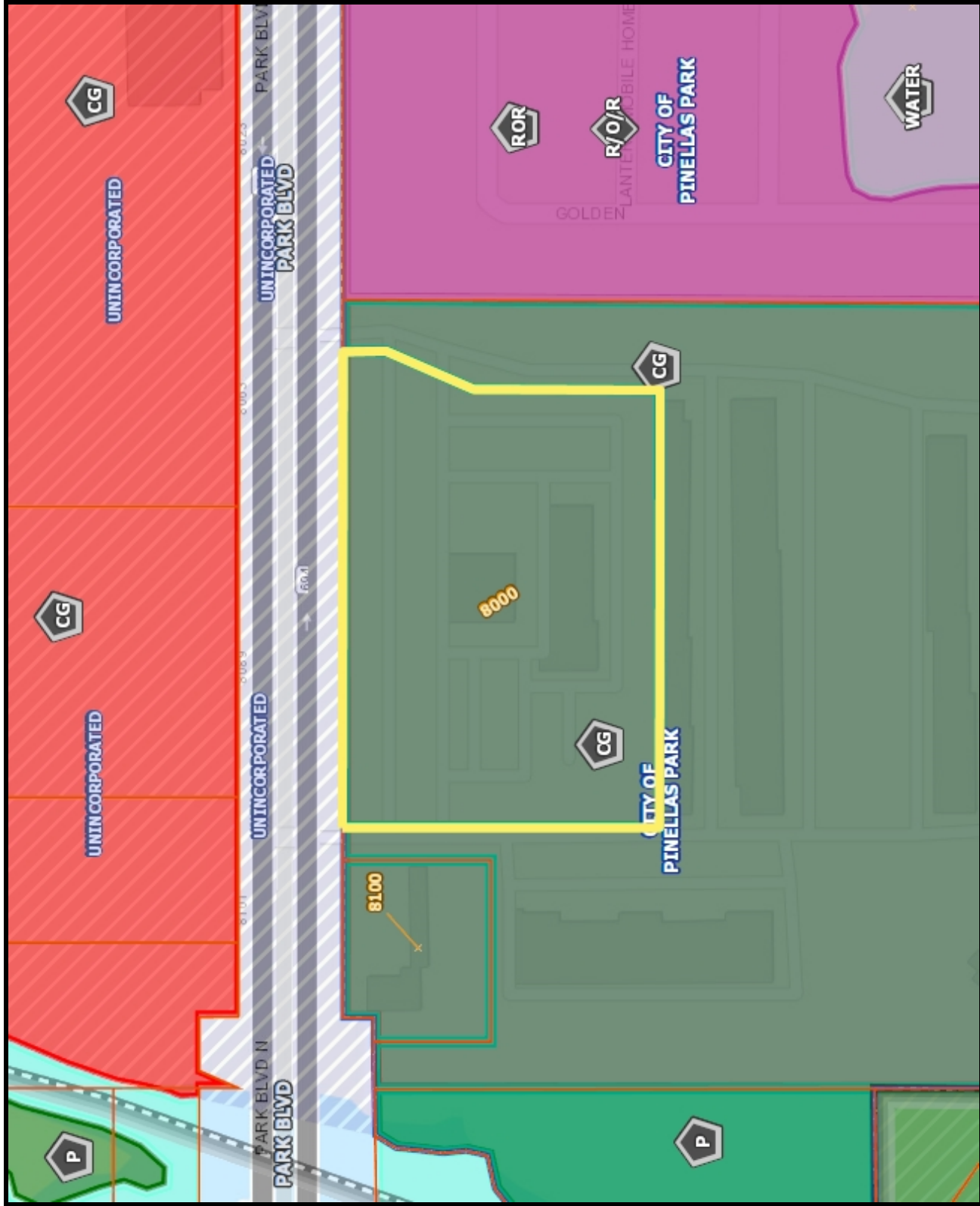
## Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Community Redevelopment Area 20;
- Annexation Amendment Agreement
- Land Use Borders

- Commercial General - CG
- Commercial General (Residential Medium) -
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- Residential Urban (Residential Low) - RU/R
- Transportation/Utility - T/U

## Land Use Fill

- Commercial General - CG
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- Commercial Recreation - CR
- Community Redevelopment District - CRD
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- 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



Notes:



1: 2,257

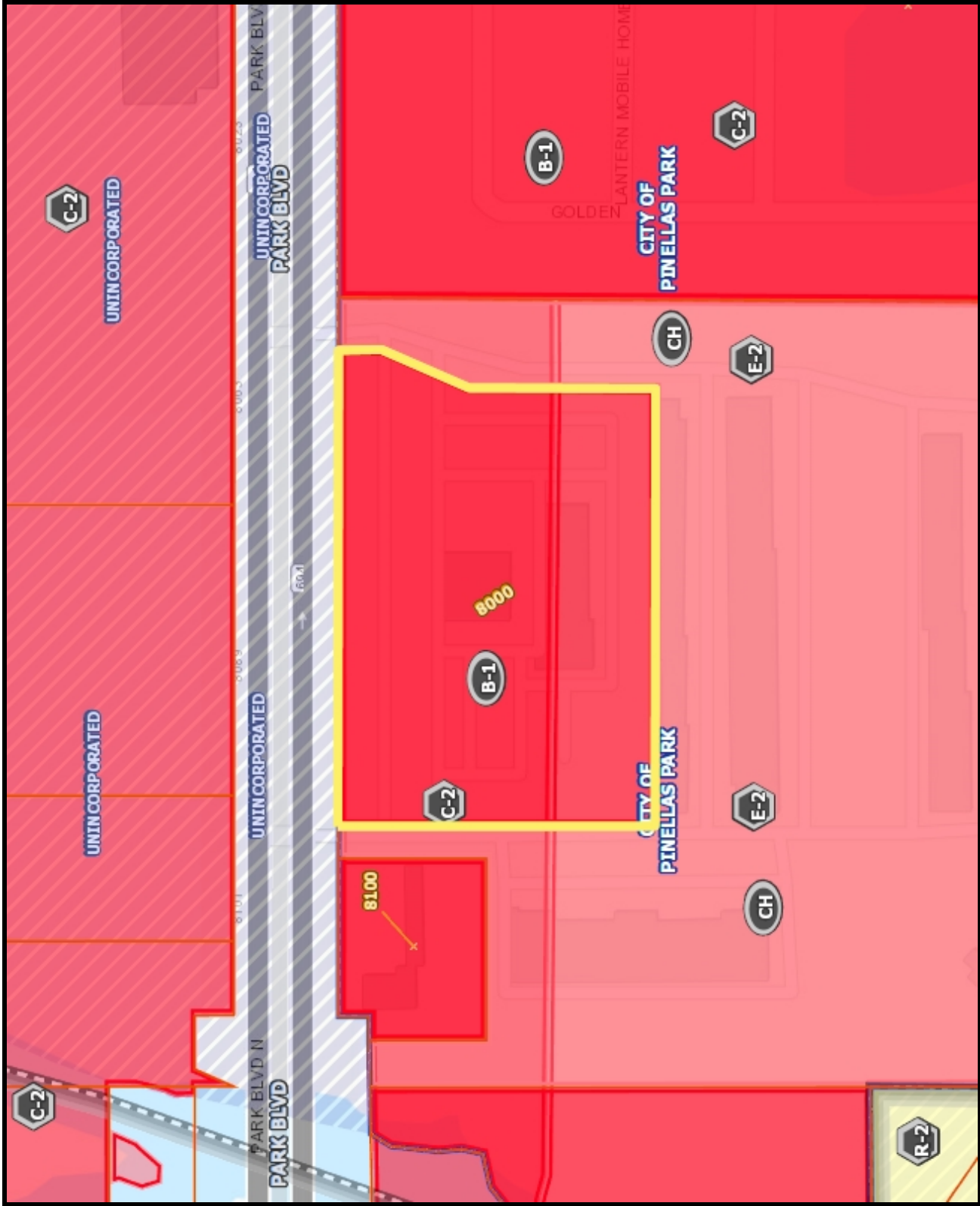
188.1 0 94.04 188.1 Feet

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# Zoning Map

## Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Community Redevelopment Area 20;
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- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - C-2
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUD
- IN REVIEW
- Light Industrial - M-1
- Residential / Office / Retail - ROR
- Mixed Use Development - MXD
- Mixed Unit Development - MXD-2
- Mixed Use Planned Unit Development - MU
- Open Space - O/S
- Public - P
- Preservation - PRES.
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- Single Family Residential - R-2
- Single Family Residential - R-3
- Duplex Residential - R-4
- Multifamily Residential - R-5
- Multifamily Residential/Commercial - R-6
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Notes:



1: 2,257

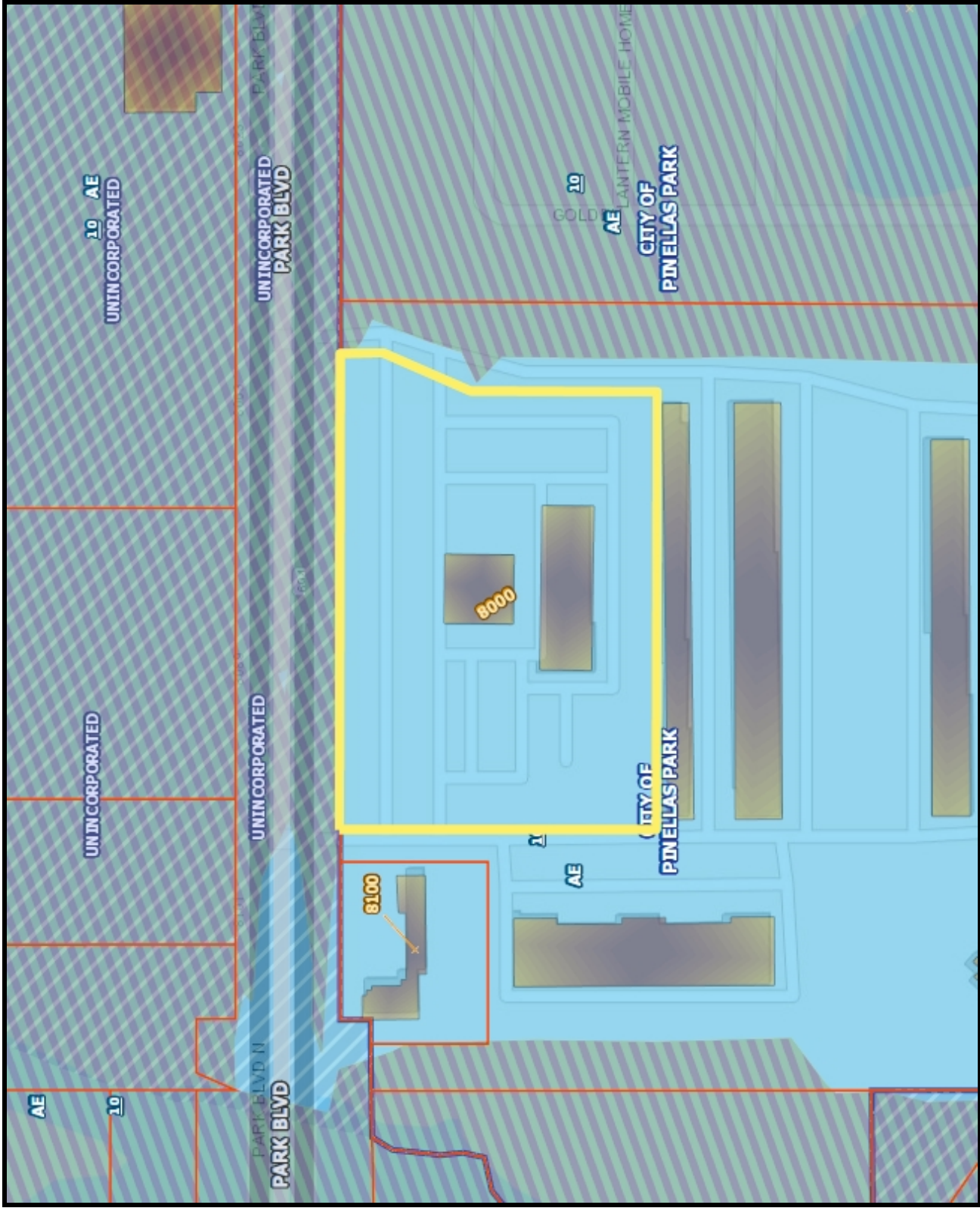
188.1 0 94.04 188.1 Feet

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# Flood Insurance Rate Map

## Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Building Footprints
- Pinellas Park
- Community Redevelopment Area 20;
- Neighboring Cities
  - Town of Kenneth City
  - City of Largo
  - City of Seminole
  - City of St. Petersburg
- Unincorporated
- Flood Hazard Areas
  - <all other values>
  - 1% Annual Chance Flood Hazard (A, AE, AI)
  - 0.2% Annual Chance Flood Hazard (X)
  - Area of Minimal Flood Hazard (X)
  - Floodway (AE)
  - Coastal High Hazard Area



Notes:

1: 2,257

188.1 Feet

94.04

0

188.1



Site Photos

















