

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 GENERAL COMMERCIAL (B-1) TO TOWN CENTER (TC) FOR CERTAIN PARCELS OF LAND LOCATED AT 5805 PARK BLVD 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-2021-00021; Pinellas Park Community Redevelopment Agency)

WHEREAS, the City of Pinellas Park, Florida, has received a request to amend the City's Official Zoning Map to change the designation from General Commercial (B-1) to Town Center (TC) for certain parcels of land located at 5805 Park Blvd (parcel numbers 28-30-16-71064-015-0040; 28-30-16-71064-015-0070; and 28-30-16-71064-015-0010) 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 General Commercial (B-1) to Town Center (TC) for the properties located at 5805 Park Blvd (parcel numbers 28-30-16-71064-015-0040; 28-30-16-71064-015-0070; and 28-30-16-71064-015-0010).

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 General Commercial (B-1) to Town
Center (TC):

THOSE PARCELS 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repealed insofar as the same affect this ordinance.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 FOUR: 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 1, 2, 3, 7, 8, 9 AND 10, BLOCK 15, PINELLAS PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGES 91 AND 92, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

LOTS 4, 5, 6 AND 1/2 VACATED ALLEY ON NORTHEAST, BLOCK 15, PINELLAS PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 91 AND 92, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

A 175 (M.O.L) FOOT LONG, AND 10 (M.O.L) FOOT WIDE ALLEY LOCATED BETWEEN LOTS 1 THROUGH 3 AND BETWEEN LOTS 4 THROUGH 10, BLOCK 15, PINELLAS PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 92, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

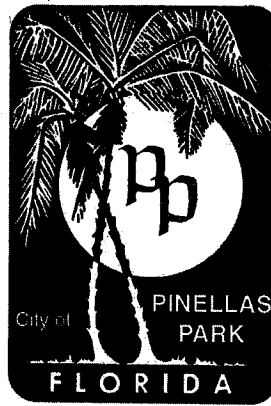
TOGETHER WITH RAILROAD AVENUE RIGHT-OF-WAY VACATION PER RESOLUTION NO. 19-19, AS RECORDED IN OFFICIAL RECORDS BOOK 20755, PAGE 2113, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. SAID RIGHT-OF-WAY VACATION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 10, PINELLAS PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 91 AND 92 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, RUN SOUTH 00°10'37" WEST 342.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°25'21" WEST ALONG THE EAST RIGHT OF WAY LINE OF RAILROAD AVENUE FOR A DISTANCE OF 410.71 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN NORTH 89°49'08" WEST 70.23 FEET TO THE WEST RIGHT OF WAY LINE OF RAILROAD AVENUE; THENCE SOUTH 44°25'21" EAST ALONG THE WEST RIGHT OF WAY LINE OF RAILROAD AVENUE A DISTANCE OF 510.73 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, RUN NORTH 00°10'37" EAST 71.21 FEET TO THE POINT OF BEGINNING. A PARCEL CONTAINING 0.53 ACRES M.O.L.

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

June 8, 2021

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

RE: City Document #21-166
Ordinance for Rezoning - 5805 Park Boulevard Rezoning

Dear Ms. Lindquist:

We have received and reviewed the above-mentioned Ordinance for the proposed rezoning of property located at 5805 Park Boulevard. In the title of the Ordinance please delete "(PARCEL NUMBERS 28-30-16-71064-015-0040; 28-30-16-71064-015-0070; AND 28-30-16-71064-015-0010)". Additionally, we would recommend updating the last sentence of Section One of the Ordinance to read "THOSE PARCELS LEGALLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF".

Once those changes have been made, we would approve of the Ordinance as to form and correctness.

Very truly yours,

Lauren C. Rubenstein
Assistant 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

LCR/cb

21-166.06082021.LEL.Rezoning Ord for 5805 Park Blvd.wpd



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ADDENDUM

Case Number:

PLANNING AND ZONING COMMISSION

On August 5, 2021, the Planning & Zoning Commission **RECOMMENDED APPROVAL** of case # REZ-2021-00021.

VI. ACTION

CITY COUNCIL– MOVE TO:

1: APPROVE

2: APPROVE WITH CONDITIONS

3: DENY

... of a request to rezone from "B-1" General Commercial to "TC" Town Center Zoning.



I. APPLICATION DATA

- A. **Case Number:** REZ-2021-00021
- B. **Location:** 5805 Park Blvd (Parcel #s 28-30-16-71064-015-0040; 28-30-16-71064-015-0070; and 28-30-16-71064-015-0010)
- C. **Request:** Request to rezone from "B-1" General Commercial to "TC" Town Center Zoning District in preparation for future development consistent with the Community Redevelopment Agency (CRA) Plan.
- D. **Applicant:** Pinellas Park Community Redevelopment Agency (CRA)
- E. **Authorized Agent:** N/A
- F. **Property Owner:** Pinellas Park Community Redevelopment Agency (CRA)
- G. **Legal Ad Text:** Request to rezone from "B-1" General Commercial to "TC" Town Center Zoning District in preparation for future development.
- H. **PARC Meeting:** June 1, 2021
- I. **Public Hearings:**
Planning and Zoning Commission Hearing Date: August 5, 2021
Publishing Date: July 21, 2021

City Council (1st Reading): September 16, 2021

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

II. BACKGROUND INFORMATION

- A. **Site Area:** 65,234 square feet / 1.498 acres
- B. **Property History:**
According to property appraiser, two of the existing buildings were constructed in the 1950s and two were built in the early 1990s. In 1992, a lot line adjustment and unity title was approved for the south parcel of this request, parcel # 28-30-16-71064-015-0040.

In 2019, City Council approved the vacation of a 71 foot wide by 556 foot long (MOL) portion of Railroad Avenue right-of-way; a 71 foot wide by 634 foot long (MOL) portion of Railroad Avenue right-of-way; and a 12 foot wide by 130 foot long (MOL) portion of 75th Avenue N (alleyway) right-of-way.

Over the years, multiple building permits have been issued for the subject properties.
- C. **Existing Use:** Vacant commercial / Undeveloped land
- D. **Proposed Uses:** Mixed-Use (Residential / Commercial)
- E. **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:

Residential and commercial are primary uses in the CRD Future Land Use category. The proposed rezoning to "TC" is compatible with the existing CRD land use designation.

The proposed rezoning is also 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 will encourage higher density residential development at targeted locations within the Community Redevelopment Area (i.e., City Center District, near major transit corridors) 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.

Policies:

- 1) 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.
- 2) The Pinellas Park Community Redevelopment Agency will evaluate potential regulatory revisions (Comprehensive Plan, Land Development Code, etc.) needed to enable and encourage the redevelopment of targeted sites and areas within the Community Redevelopment Area (i.e., City Center, Performing Arts District, Park Boulevard commercial corridor, and current/former industrial areas, etc.).

Regulatory Environment Goal 2: *Identify unique activity centers (City Center District, Performing Arts District, Employment Center District) located within the Community Redevelopment Area shall be established in the relevant land development policies and regulations of the City of Pinellas Park.*

Policies:

- 1) *The City shall recognize activity centers which are important creating an economically viable, diverse and active Community Redevelopment Area. The activity centers are:*
 - *The City Center District is proposed to be the new “downtown” of Pinellas Park.*
 - *The City Center District will encompass approximately 15 city blocks that are generally located around Davis Field.*
 - *The City Center District proposes the development of City-owned parcels around public amenities and several public facilities that will act as employment centers and destinations establishing and creating a “sense-of-place”.*
- 2) *Each activity center shall have residential densities and non-residential intensities, where appropriate, to encourage private sector investment and development.*

Community and Culture Goal 2: *The Pinellas Park Community Redevelopment Agency shall establish the City Center District as a place of balance, diversity, and vitality.*

Policies:

- 1) *The City Center District shall include a diversity of uses with a major emphasis on street level activities, including outdoor cafes, and after 5:00PM activities such as entertainment and civic functions.*
- 2) *Local retailers, specialty retailers, boutiques, micro-breweries, food-courts and restaurants shall be encouraged to relocate to the Community Redevelopment Area.*

Based on the above goals and policies of the CRA Plan, the proposed rezoning is encouraged and complies.

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

G. Proposed Zoning District: "TC" Town Center

1. Zoning District Purpose / Intent:

The "TC" Town Center District is established in order to encourage a mix of residential, commercial, institutional, office and professional uses, located adjacent to major transportation facilities. The development standards are intended to promote developments of an urban scale, and high quality urban design, including significant public space areas. Allowable uses are based upon the Community Redevelopment Plan. Areas of the City for which this zoning category is appropriate are designated on the Land Use Plan Map as Community Redevelopment District (CRD).

2. Staff Analysis:

A rezoning of three properties located at 5805 Park Blvd (Parcel #s 28-30-16-71064-015-0040; 28-30-16-71064-015-0070; and 28-30-16-71064-015-0010) from "B-1" to "TC" to allow for a future mixed-use development. The buildings currently on site are vacant and were originally built in the 1950s and 1990s.

This property is located within the area designated as the City of Pinellas Park's "City Center District". The City is in the process of creating a master plan for the area, which is proposed to include higher densities and intensities, a mix of uses, access to transportation, and design standards, all of which are consistent with the "TC" Zoning District and the CRA Plan.

In February 2021, the City entered into a letter of intent with the developer for redevelopment of the site, which will include multi-family residential, a brewery, shared workspace, art studios, and retail. The proposed "TC" zoning would allow this type of development to move forward and is encouraged in the CRA Plan.

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	MXD-2	CRD	Pinellas Park Senior Center / Apartments
South	B-1	T/U and CRD	CSX Tracks and Park Station
East	MUPUD; MXD; and P	CRD	Residential and Commercial (Artistry at Park Station)
West	B-1	T/U and CRD	CSX Tracks and Park Station

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.1.10.5

The Town Center shall encourage a diversity of uses with a major emphasis on street level activities including outdoor cafes and evening activities such as entertainment and civic functions.

OBJECTIVE LU.1.12

The City shall continue to encourage innovative land development techniques, including planned unit developments and other mixed use development and redevelopment techniques, in order to achieve the following objectives:

- a. Encourage development that is compatible with the natural environment and the overall vision of the community;*
- b. Provide vibrant and safe walkable areas;*
- c. Concentrate growth in relatively discrete areas that are compatible with the community character;*
- d. Place housing in proximity to employment opportunities, services, and amenities;*
- e. Establish urban areas that support transportation choices other than privately-owned vehicles and are more efficiently served by transit;*
- f. Establish well-designed urban environments that create vibrant, livable places;*
- g. Provide locations that create a range of housing opportunities and choices, including the provision of affordable housing;*
- h. Provide urban areas that incorporate well-designed open and public spaces; and*
- i. Encourage a pattern of land use that is more efficient in the use of energy and reduces the emission of greenhouse gases.*

POLICY LU.1.13.6

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

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:

Under the current zoning district of "B-1" and the Future Land Use CRD, higher densities (units per acre) and intensities (FAR) associated with the CRA Plan and future City Center District Plan are not permitted.

However, under "TC" zoning, a maximum density of 15 dwelling units per acre, plus a 2.5x bonus from being within the Activity Center, is permissible. Based on this density and the bonus, the subject property is allowed a maximum density of 56 units. For commercial developments, the maximum floor area ratio (FAR) for non-residential is 0.75, which allows for 48,939 square feet of floor area.

Staff finds that the proposed request to rezone is consistent with the City's Comprehensive Plan and CRA 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, as this will be part of the City Center Master Plan.
2. The proposed use will comply with the requirements of the "TC" Town Center 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 Park Blvd and 58th Street, and there are sidewalks along both streets.
6. McDevitt Park and Davis Field are less than a ¼ mile from the subject site. Mass transit (bus) is available along Park Blvd, which the property fronts along the south. Based on the maximum allowable density of 56 units, the Pinellas County School District does not foresee any issues providing services for the site.
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 future City Center District area, in which the subject property is located, will include a mix of uses including offices, retail, and residential.
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 and the CRA Plan.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the June 1, 2021 PARC meeting by all relevant departments/divisions. No comments or concerns were raised with regard to the request.

IV. SUMMARY


A. Findings:

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

1. Rezoning from "B-1" General Commercial to "TC" Town Center is consistent with the upcoming Community Redevelopment Agency Plan and appropriate based on surrounding zoning;
2. The proposed use of the property as mixed use (commercial and residential) is appropriate for the neighborhood and consistent with the CRA Plan; and
3. The requested map amendment is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan and CRA 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-2021-00021.



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 from "B-1" General Commercial to "TC" Town Center Zoning.

VI. ATTACHMENTS

Exhibit A: Survey

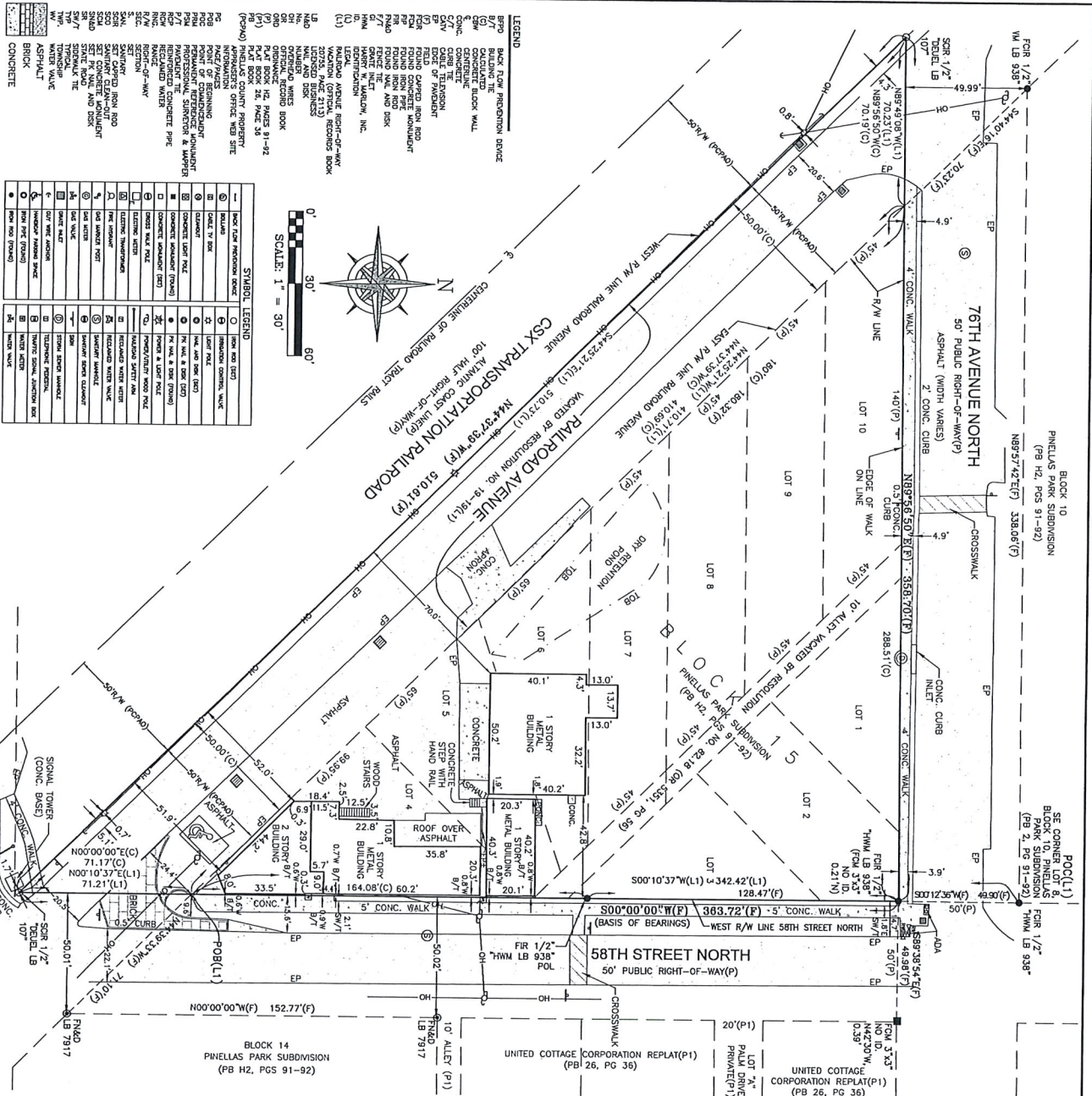
Exhibit B: Aerial Map

Exhibit C: Land Use Map

Exhibit D: Zoning Map

Exhibit E: Flood Insurance Rate Map

Exhibit F: Site Photos



SEC. 28 , TWP. 30 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA

DESCRIPTION:

(OR 13897, PG 246)

LOTS 1, 2, 3, 7, 8 AND 1/2 VACATED ALLEY ON NORTHEAST BLOCK 15, PINELLAS PARK, ACCORDING TO PLAT RECORDS RECORDED IN PLAT BOOK 2, PAGES 81 AND 92. PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

LOTS 1, 2, 3, 7, 8 AND 1/2 VACATED ALLEY ON NORTHEAST BLOCK 15, PINELLAS PARK, ACCORDING TO PLAT RECORDS RECORDED IN PLAT BOOK 2, PAGES 81 AND 92. PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

(OR 5351, PG 56)
A 175' (MOI.) FOOT LONG, AND 10' (MOI.) FOOT WIDE ALLEY LOCATED BETWEEN LOTS 1 THROUGH 3
AND BETWEEN LOTS 4 THROUGH 10, BLOCK 15, PINELLAS PARK SUBDIVISION, AS RECORDED IN
PLAY BOOK 2, PAGE 92, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS
COUNTY WAS FORMERLY A PART.

TOGETHER WITH RAILROAD AVENUE RIGHT-OF-WAY VACATION PER RESOLUTION NO. 19-19, AS RECORDED IN OFFICIAL RECORDS BOOK 20755, PAGE 2113, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID RIGHT-OF-WAY VACATION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RECORDS OF HILLSBORO COUNTY, FLORENCE, MISSOURI, BLOCK 2, LOT 2, 194202 OF THE PLAT. RUN SOUTH 07°03'27" WEST 344.42' TO THE POINT OF BEGINNING; THENCE NORTH 03°04'11" WEST 100.00' ALONG THE EAST RIGHT OF WAY LINE OF RAILROAD AVENUE FOR A DISTANCE OF 410.17'; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN NORTH 89°49'08" WEST 70.32' TO THE WEST RIGHT OF WAY LINE OF RAILROAD AVENUE; THENCE SOUTH 44°25'11" EAST ALONG THE WEST RIGHT OF WAY LINE OF RAILROAD AVENUE A DISTANCE OF 510.73'; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, RUN NORTH 07°03'27" EAST 71.21' TO THE POINT OF BEGINNING. A PARCEL CONTAINING 0.53 ACRES A.M.L.

SURVEYOR'S REPORT:

- [illegible]

DEUEL & ASSOCIATES

CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

5605 SOUTH HERCULES AVENUE, CLEARWATER, FL 33764

PH 727.822.4151 FAX 727.821.1725

WWW.DEUELENGINEERING.COM LICENSED BUSINESS # 107

CERTIFICATE OF AUTHORIZATION # 45390

*BOUNDARY SURVEY
5805 PARK BOULEVARD*

FLORIDA

PREPARED FOR:

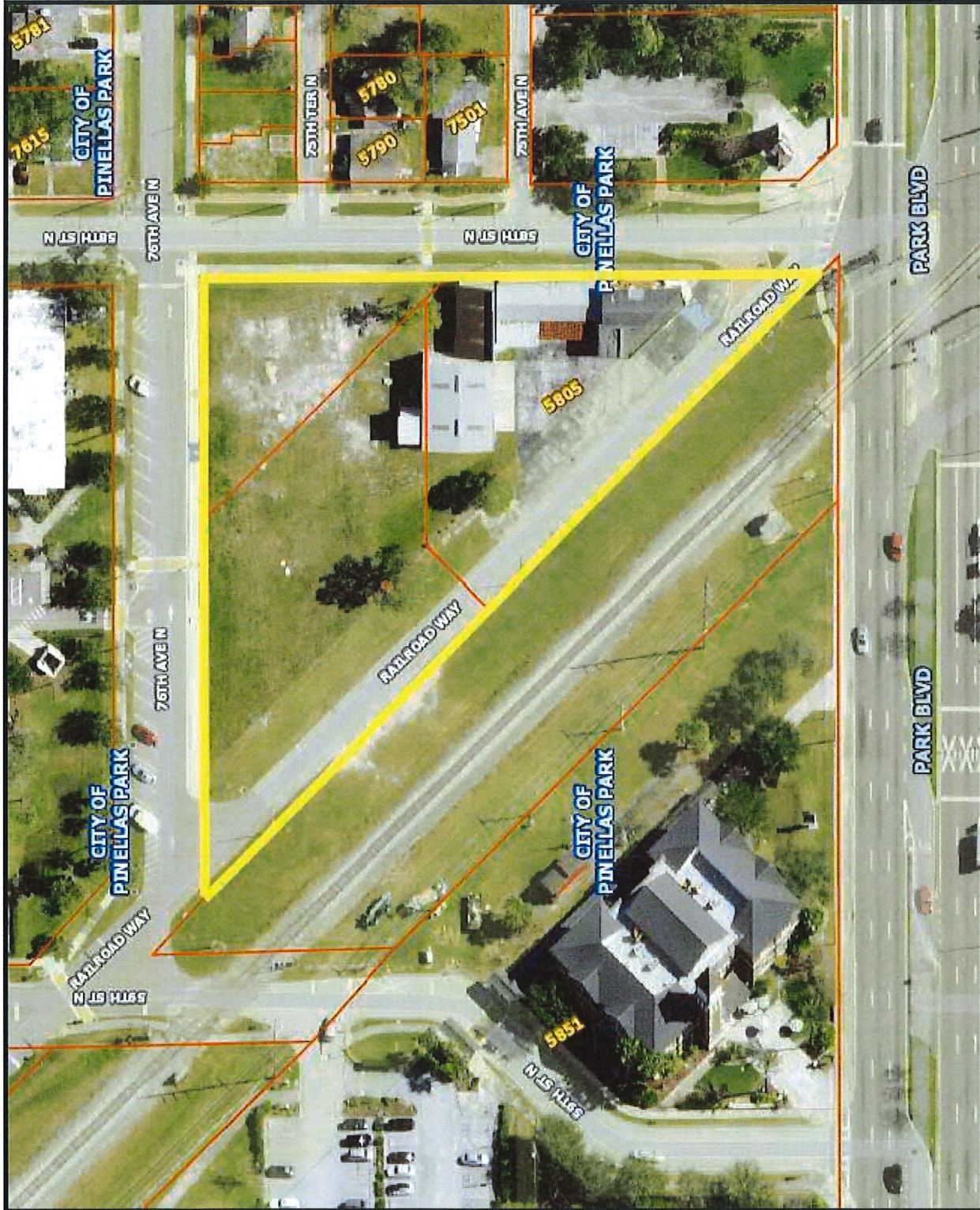
CITY OF PINELLAS PARK
6051 78TH AVENUE NORTH
PINELLAS PARK, FL 33781

Albert P. Carrier
ALBERT P. CARRIER
PROFESSIONAL SURVEYOR AND MAP
STATE OF MICHIGAN

WORK ORDER NO.	2015--146
FIELD DATE:	7/10/2020
DRAWN:	LKC/TBM
SCALE:	1" = 30'
SHEET NO.	1 OF 1

- 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

Aerial Map



Notes:

1: 1,128

94.0 Feet

47.02

0

94.0

WGS_1984_Web_Mercator_Auxiliary_Sphere



Land Use Map

Legend

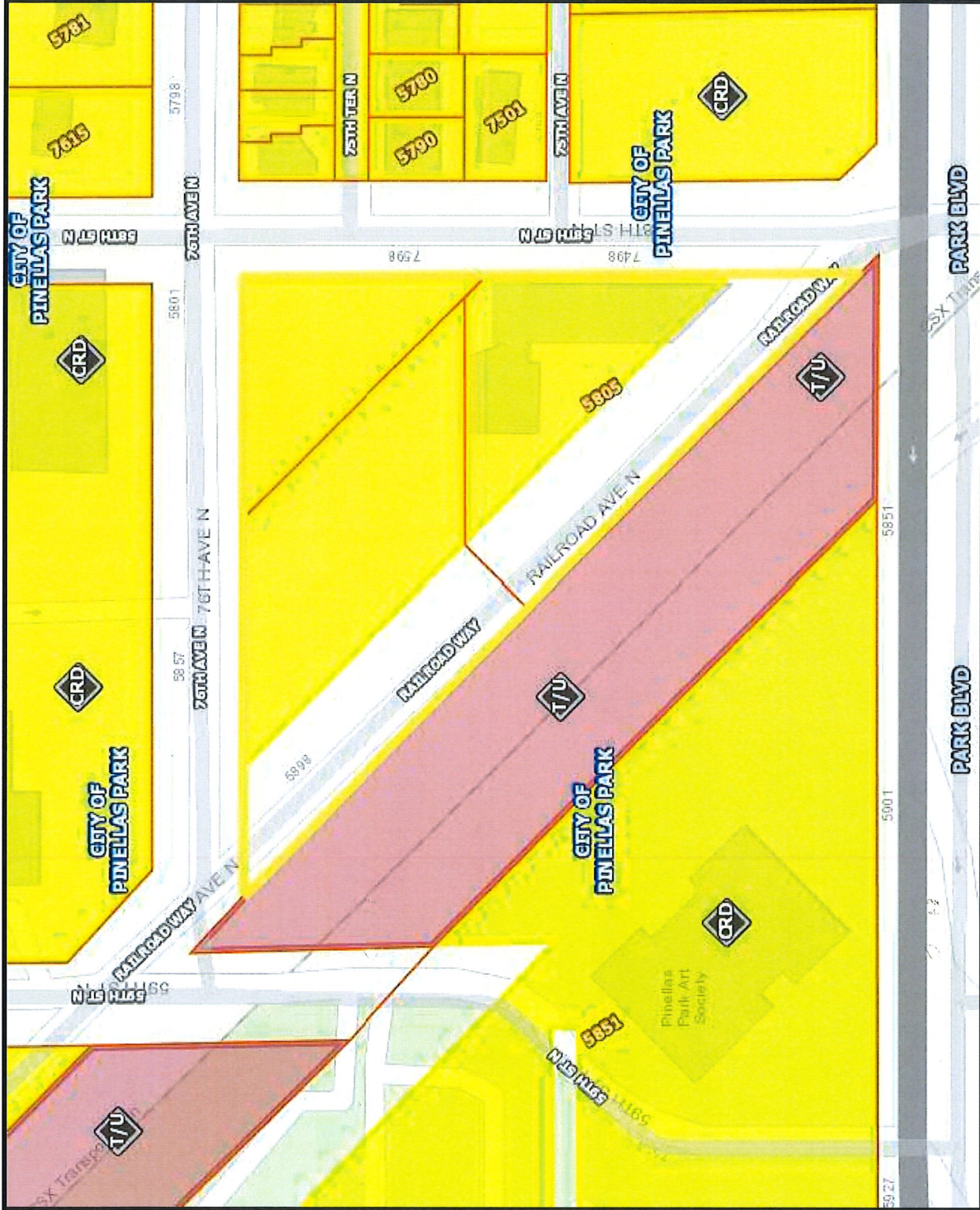
- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Community Redevelopment Area 20:
- Annexation Amendment Agreement
- Land Use Borders

- Commercial General - CG
- Commercial General (Residential Medium) -
- 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

Exhibit C - Land Use Map



Notes:

1: 1,128

94.0 Feet

0 47.02 94.0

WGS_1984_Web_Mercator_Auxiliary_Sphere



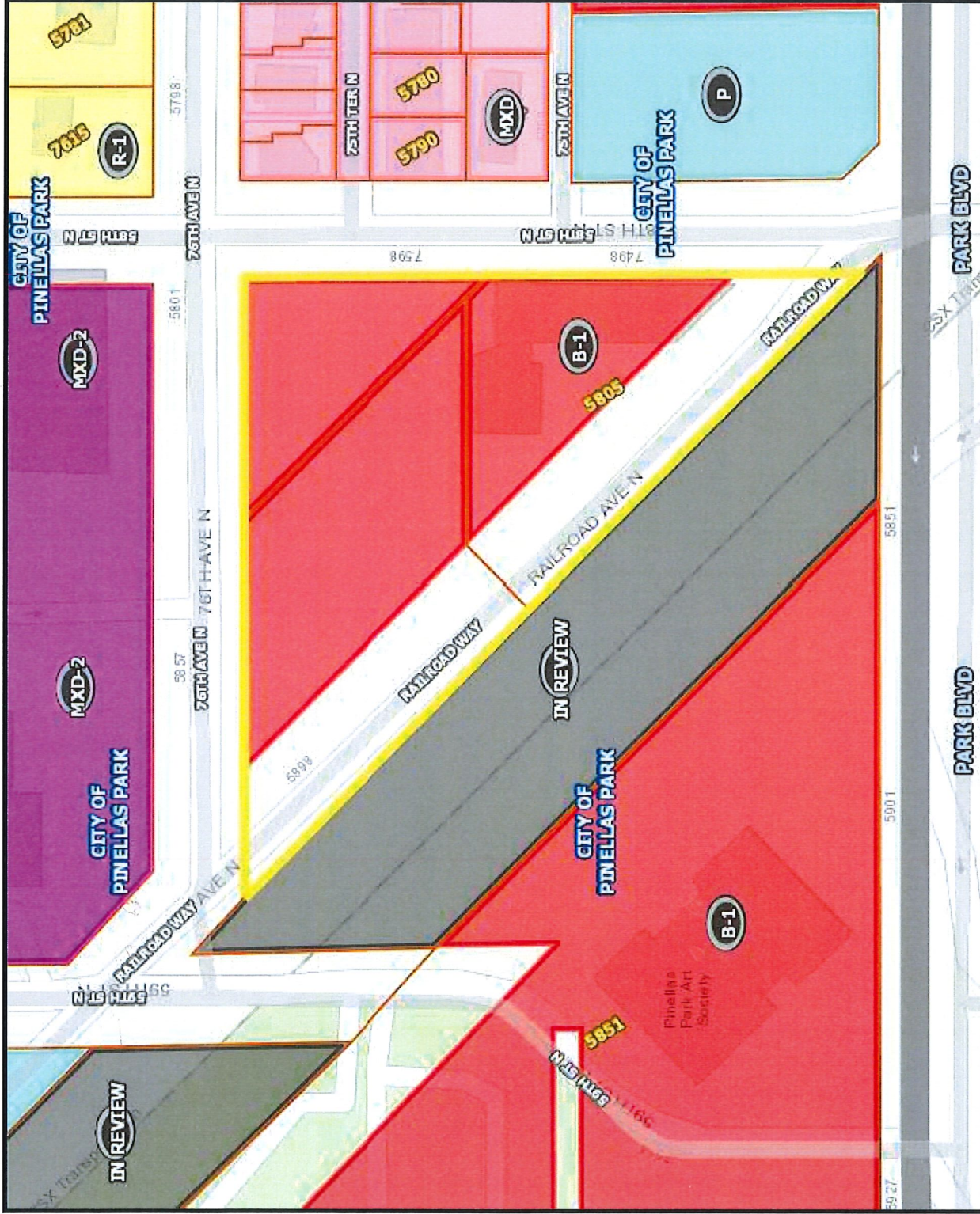
Zoning Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Community Redevelopment Area 20:
- Annexation Amendment Agreement
- 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 - IPU
- 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 - OS
- 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

Exhibit D - Zoning Map



Notes:

1: 1,128

94.0 Feet

47.02

0

94.0

WGS_1984_Web_Mercator_Auxiliary_Sphere

NORTH

Flood Insurance Rate Map

- Legend
- Master Address Points

Parcel Lines

Centerlines

Pinellas Park

Community Redevelopment Area 20:

Unincorporated

Flood Hazard Areas

<all other values>

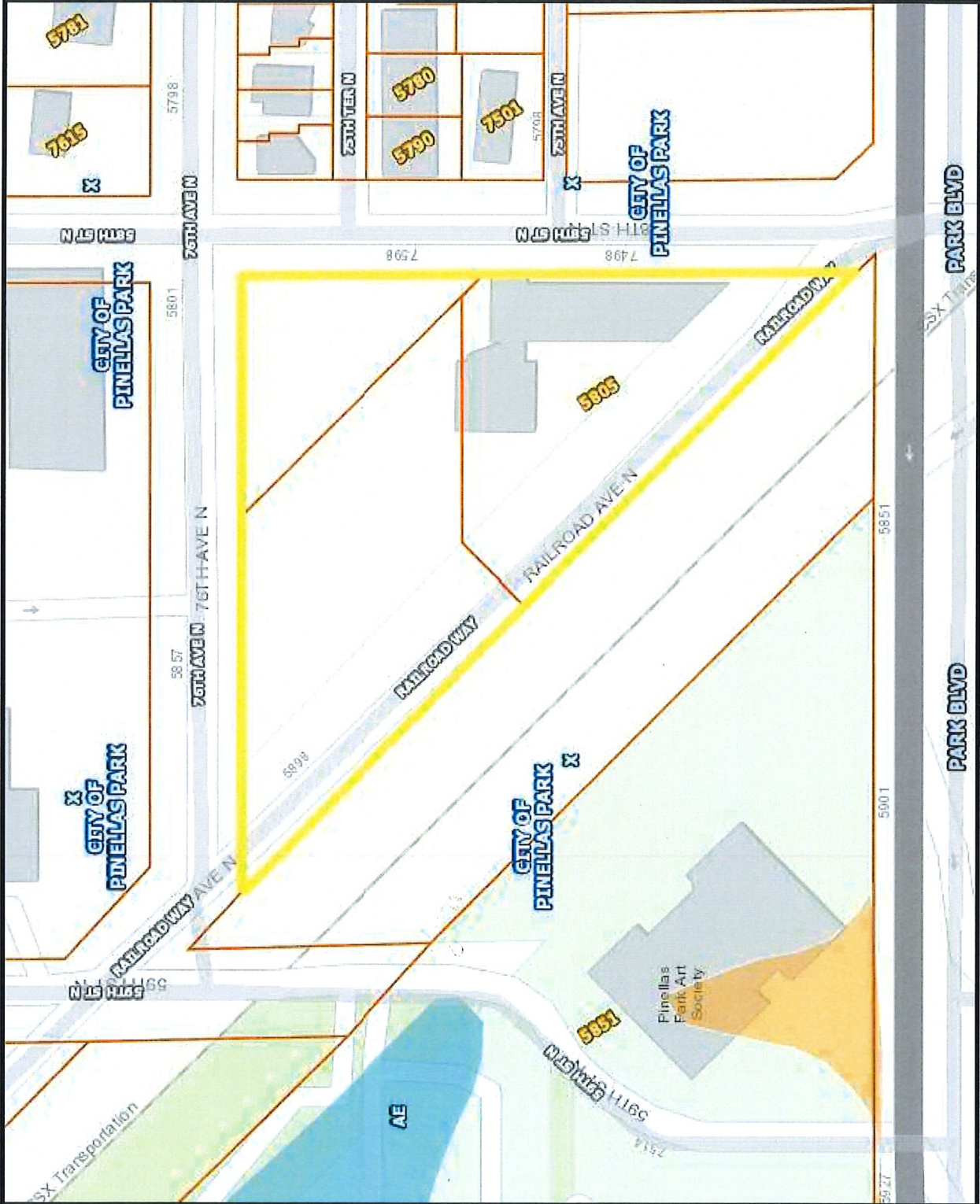
1% Annual Chance Flood Hazard (A, AE, AI)

0.2% Annual Chance Flood Hazard (X)

Area of Minimal Flood Hazard (X)

Floodway (AE)

Coastal High Hazard Area



Notes:

1: 1,128

94.0 Feet

47.02 Feet

0 Feet

Site Photos



