



CITY OF PINELLAS PARK

Staff Report

Community Development Department
Planning & Development Services Division

I. APPLICATION DATA

- A. **Case Number:** AX21-8
- B. **Location:**
1. **Address:** vacant land at 118th Avenue, east of 46th Street
 2. **Parcel Number:** 10-30-16-71010-300-0906
- C. **Request:** The Applicant desires to join the City of Pinellas Park in order to receive the benefits of specific City services.
- D. **Applicant:** CIOF I-FL4M01 LLC
- E. **Agent:** Jason Alligood, Engineer
- F. **Legal Ad Text:** Not applicable
- G. **Public Hearings:**
- City Council Hearing Date(s): November 23, 2021 and December 9, 2021
Deadline to send public hearing notices: November 16, 2021
Advertising deadline: November 16, 2021

II. BACKGROUND INFORMATION

- A. **Site Area:** 0.57 acres
- B. **Property History:**
1. **Previous Land Use Plan or Zoning Amendments:** None on record
 2. **Permits and Development:** None on record
 3. **Previous Approvals:** None on record
- C. **Existing Use:** Industrial – vacant industrial land
- D. **Proposed Use:** Industrial – part of a distribution center
- E. **Current Land Use:** Industrial General (IG) Pinellas County
- F. **Proposed Land Use:** Industrial General (IG) Pinellas Park
1. **Land Use Purpose:**
It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a general industrial manner, and so as to encourage the reservation

and use of consolidated areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

Key Standards:

Primary Uses- Research/Development; Light Manufacturing/Assembly (Class A) and (Class B); Heavy Manufacturing/ Assembly; Wholesale/Distribution (Class A) and (Class B); Storage/Warehouse (Class A) and (Class B); Agricultural Processing; Vehicular Salvage

Secondary Uses- Agricultural; Institutional; Transportation/Utility; Commercial Recreation; Solid Waste/Refuse Disposal; Transfer/Recycling; Incinerator Facility; Electric Power Generation Plant; Recreation/Open Space

2. Staff Analysis:

The proposed distribution facility use is consistent with the primary use for the IG Land Use designation of Wholesale/Distribution and the surrounding area. Additionally, the IG Future Land Use designation is consistent with the Pinellas County IG designation.

G. Current Zoning District: "I" (Industrial) Pinellas County

H. Proposed Zoning District: "IH" (Heavy Industrial) Pinellas Park

1. Zoning District Purpose / Intent:

The "IH" Heavy Industrial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a heavy industrial environment. This district is intended for a wide variety of industrial activities, including heavy manufacturing, processing, and storage facilities, provided such facilities do not endanger the public health within the City because of air-borne or water-borne materials or other detrimental physical phenomenon.

2. Staff Analysis:

The subject property is surrounded by IH, or county equivalent, zoned properties on three sides with M-1 zoned properties to the south, making it an appropriate geographic area for general heavy industrial development. The proposed distribution facility repair use is consistent with the IH Zoning District intent for industrial activities that do not endanger the public health.

I. Flood Zone: The property is located in the X Flood Zone, which is a low-risk flood zone.

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

K. Vicinity Characteristics:

| | Zoning | Land Use | Existing Use |
|-------|------------|-------------|--|
| North | IH | IG | Vacant |
| South | M-1 | IL | Thomas Sign and Awning |
| East | IH | IG | Vacant |
| West | I (County) | IG (County) | Advanced Auto and Truck Repair and Sales |

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Comprehensive Plan Policies:

1. **Relevant Policies:**

POLICY PW 1.3.1

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

POLICY SW.1.3.1

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

OBJECTIVE ICE.1.8

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

POLICY ICE.1.8.1

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

- a. Advance Notices - a procedure that provides for advance notice of all annexations to the respective parties of interest;*
- b. Accurate Legal Descriptions - a means to review and validate the legal descriptions for annexations;*
- c. State Law Compliance - definitions and examples by which to determine compliance with the state law for contiguity, compactness, enclaves, and procedures for annexation agreements/indentures;*
- d. Ability to Serve - pre-determined or administrative means to establish a municipality's ability to serve the area;*
- e. Service Contracts - enabling provisions for Pinellas County and each municipality to enter into mutually acceptable agreements to provide selected services where it is beneficial to the citizenry and cost-effective to do so in lieu of annexation;*
- f. Consistency - a requirement for consistency with the Comprehensive Future Land Use Plan at the time of annexation; and*
- g. Coordination with State Plan Amendment Review Process - to establish eligibility for waiver of the requirement for plan amendment pursuant to Section 163.3171(3) FS, at the time of annexation.*

2. **Staff Analysis:**

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

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

B. Land Development Code Standards:

1. **Key Standards:**

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

Property heretofore or hereafter annexed to the City shall be given the zoning classification which most closely relates to the Pinellas County zoning classification in effect at the time of such annexation, and the Official Zoning Map shall be amended or posted accordingly. Should a petition for annexation include a request for a zoning classification other than that which most closely relates to the Pinellas County zoning classification in effect for said property at the time said petition is filed, City Council may, in its sole discretion: refer said petition to the Planning and Zoning Commission for its recommendation; pass the proposal for said annexation of the property at the zoning requested in the petition; or deny the proposal. Any rezoning of an annexed

area shall be consistent with F.S. § 171.062(2), as may be amended from time to time, which provides that if an annexed area was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.

Sec. 18-1525.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Twenty thousand (20,000) square feet.
2. Lot Width: One hundred (100) feet, except one hundred and twenty (120) feet required on a corner lot.
3. Lot Depth: Two hundred (200) feet.
4. Lots of record not meeting the lot area, width or depth requirements of this section and having been of record prior to the adoption date of this ordinance may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Twenty-five (25) feet.
2. Secondary Front Yard Setback: Twenty-five (25) feet.
3. Side Yard Setback: Ten (10) feet; fifteen (15) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Ten (10) feet; fifteen (15) feet is required if abutting a residential zoning district.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.

(C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent; Refer to Section 18-1530.18, "Master Stormwater", for maximum lot coverage allowances for master stormwater retention/detention ponds.

(D) MAXIMUM BUILDING HEIGHT. Forty (40) feet (additional height may be granted as a conditional use). See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

(E) MAXIMUM FLOOR AREA RATIO. Sixty-five hundredths (0.65).

2. Staff Analysis:

As required by Section 18-1501.13 the proposed "IH" Zoning District is consistent with the County's I district for heavy industrial. Development of the proposed distribution facility will require permitting through the City in accordance with the requirements of the IH district or a variance will be required.

Staff finds that the proposed "IH" Zoning District is consistent with the Land Development Code.

IV. SUMMARY

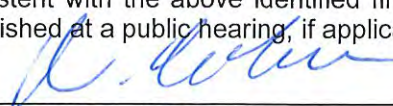
A. Findings

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

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

B. Staff Recommendation


Consistent with the above identified findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **APPROVAL** of case number AX21-8.



Nick A. Colonna, AICP
Planning & Development Services Director

11-9-21

Date



Benjamin J. Ziskal, AICP, CEcD
Community Development Administrator

Date

V. ACTION:

CITY COUNCIL – MOVE TO:

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

VI. ATTACHMENTS:

Exhibit A: Application with Legal Description

Exhibit B: Aerial Map

Exhibit C: Land Use Map

Exhibit D: Zoning Map

Exhibit E: FIRM Map

Exhibit F: Data Sheet

Exhibit G: Revenue Analysis

Exhibit H: Site Photographs

AX21-8

PETITION FOR ANNEXATION TO THE CITY OF PINELLAS PARK, FLORIDA

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

PARCEL: 10-30-16-71010-300-0906

(Located at 118th Avenue North, east of 46th Street North)

THAT PORTION OF LOT 9, PINELLAS GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL# 10-30-16-71010-300-0906, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN NORTH 00°12'17" EAST 50.00 FEET; THENCE SOUTH 89°51'48" EAST 242.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°10'03" EAST 248.85 FEET; THENCE SOUTH 89°49'25" EAST 100.00 FEET; THENCE SOUTH 00°10'03" WEST 248.78 FEET; THENCE NORTH 89°51'48" WEST 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.57 ACRES M.O.L.

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

CIOF I - FL4M01, LLC

Chelsea Tamuk, Vice President, Investments

Cabot Industrial Opportunity Fund I Operating Partnership, L.P.

1 Beacon St, Ste 2800

Boston, MA 02108-3107

CIOF I - FL4M01, LLC, a Delaware limited liability company


By: **Cabot Industrial Opportunity Fund I,
Operating Partnership, L.P., its Manager**

Stephanie Williamson
Witness Signature

Stephanie Williamson
Witness Printed Name

Chelsea C. Tamuk
By: **Chelsea Tamuk, Vice President,
Investments**

Exhibit "A" (continued)
Application with Legal Description



Witness Signature



Witness Printed Name



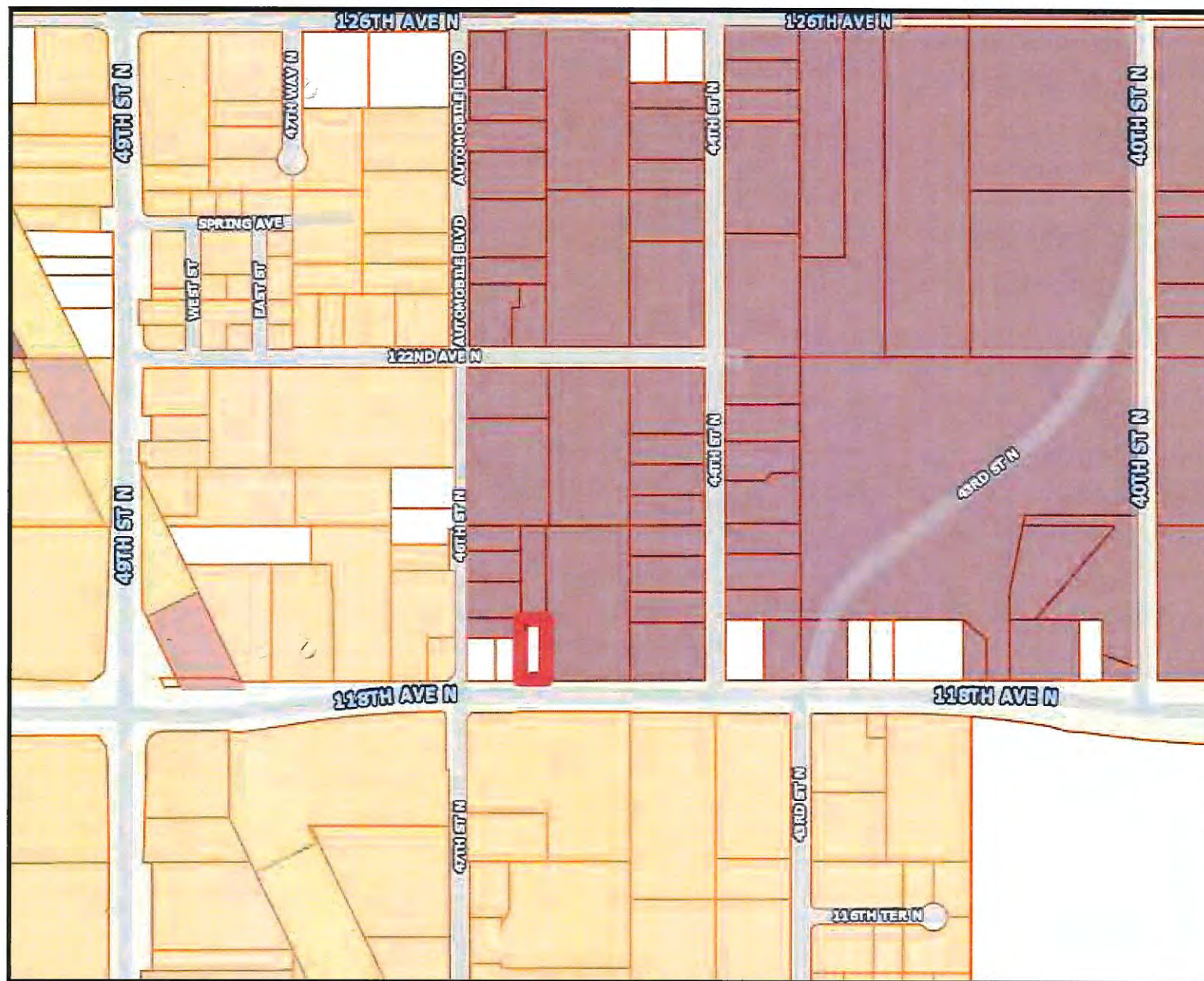
10-30-16-71010-300-0906

118th Avenue North, east of 46th Street North

AX21-8

Exhibit "B"
Aerial Map

AX21-8 vacant land abutting 118th Ave. N., east of 46th St. N.



639.7 0 319.84 639.7 Feet

1: 7,676

Notes:

WGS_1984_Web_Mercator_Auxiliary_Sphere

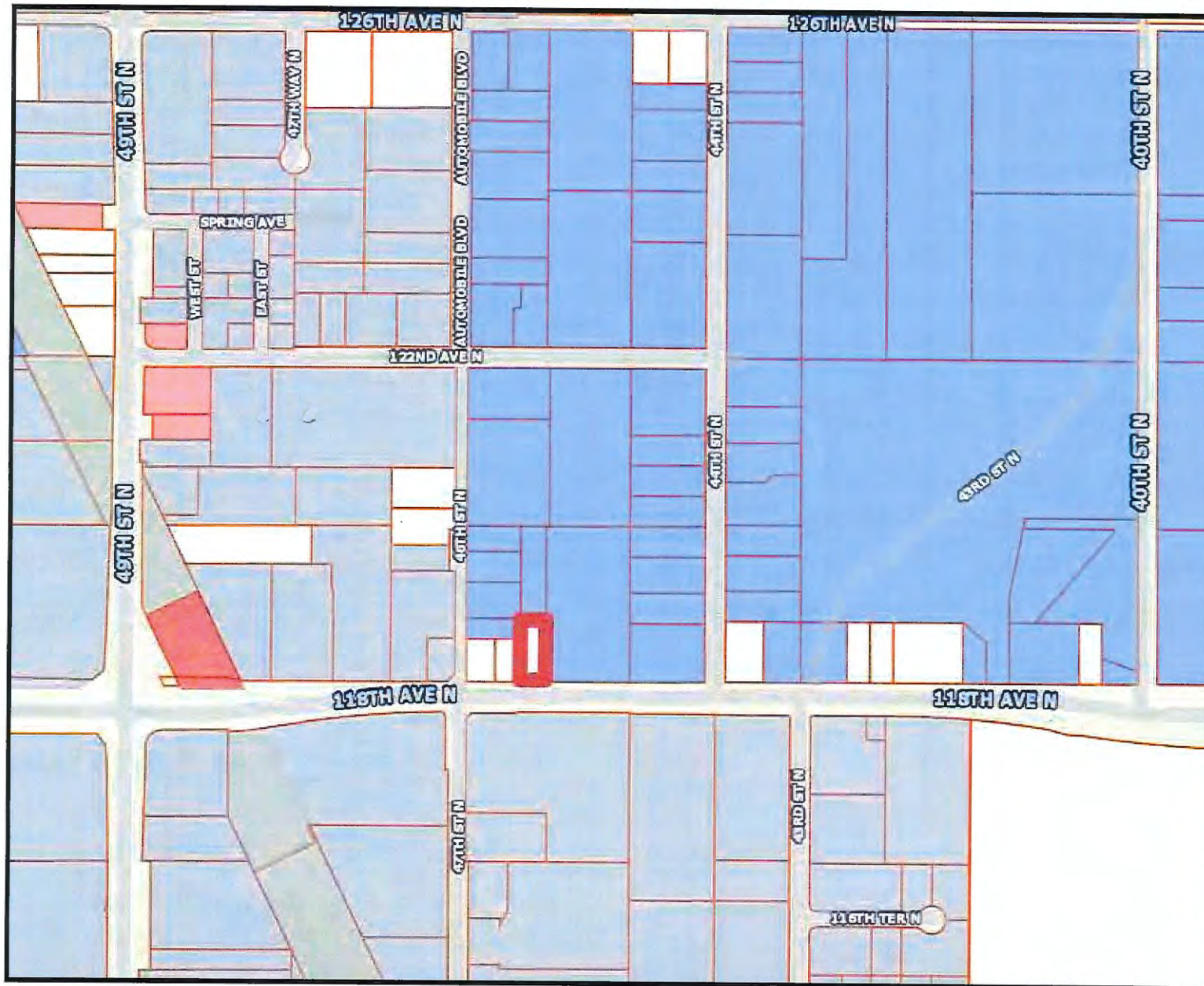


Legend

- Centerlines
- Private Roads
- Rights of Way
- Land Use Borders
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/OG
- Residential/Open Space - R/OS
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU
- Residential Urban (Commercial General) - F
- Residential Urban (Residential Low) - RU(R)
- Transportation/Utility - T/U
- Land Use Fill
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Commercial Recreation - CR
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/OG
- Recreation/Open Space - R/OS
- Residential Facilities High - RFH
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM

Exhibit "C"
Land Use Map

AX21-8 vacant land abutting 118th Ave. N., east of 46th St. N.



639.7 0 319.84 639.7 Feet

1:7,676

Notes:

WGS_1984_Web_Mercator_Auxiliary_Sphere

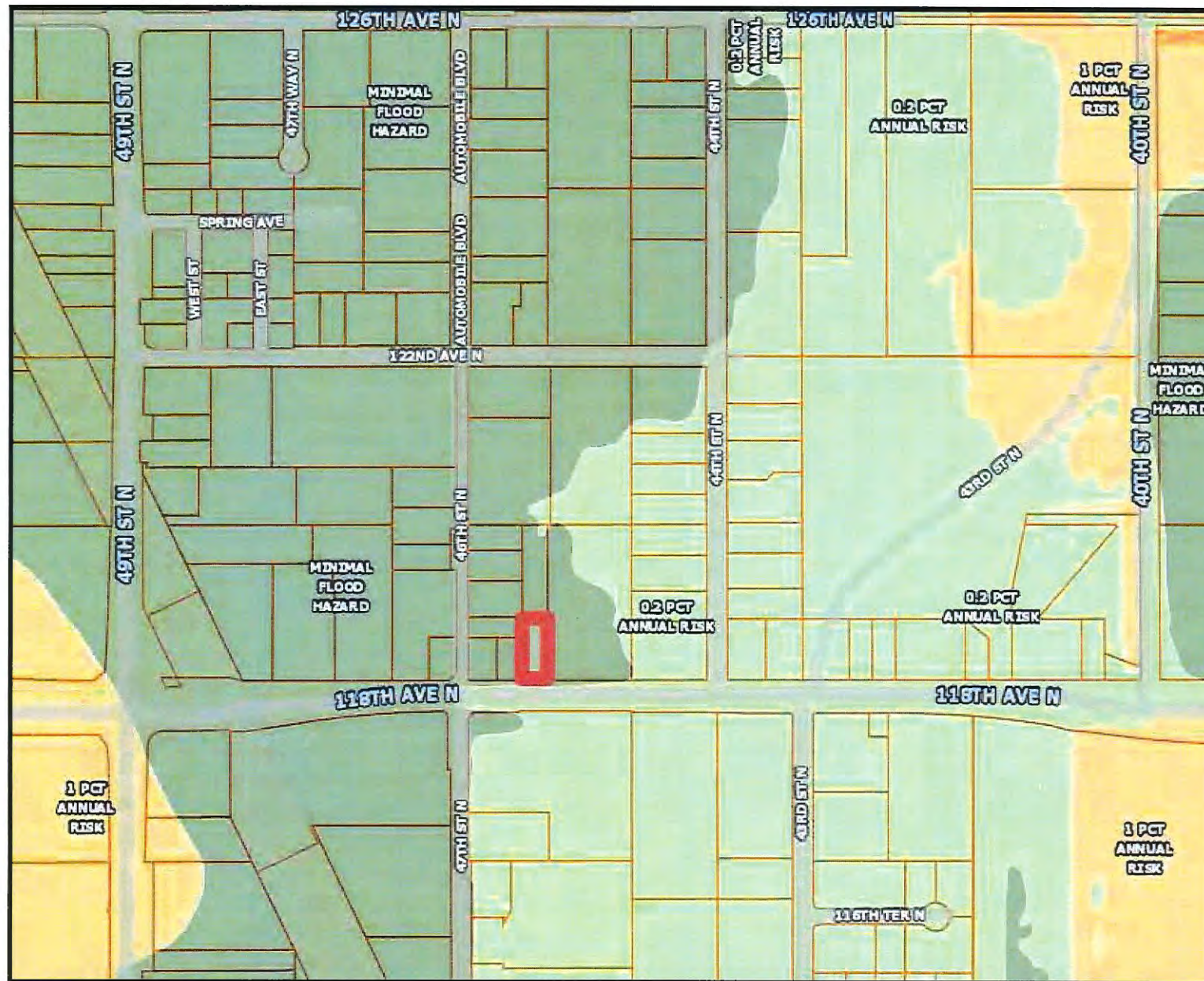


Legend

- Centerlines
- Private Roads
- 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
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUC

Exhibit "D"
Zoning Map

AX21-8 vacant land abutting 118th Ave. N., east of 46th St. N.



Legend

- Centerlines
- Private Roads
- Rights of Way
- Floodplain Delineations
 - Minimal Flood Hazard
 - 500 Year Floodplain (0.2% Annual Risk)
 - 100 Year Floodplain (1% Annual Risk)
 - Floodway
- Coastal High Hazard Area
- Parcel Lines

639.7 0 319.84 639.7 Feet

1:7,676



Notes:

WGS_1984_Web_Mercator_Auxiliary_Sphere

Exhibit "E"
FIRM Map

ANNEXATION DATA SHEET

- 1. PARCEL:**
10-30-16-71010-300-0906
- 2. OWNER:**
CIOF I-FL4M01 LLC
- 3. STREET ADDRESS OF PROPERTY:**
Located at 118th Avenue North, east of 46th Street North
- 4. SIZE OF PROPERTY:**
Petition = 0.57 Acres MOL
Ordinance = 0.57 Acres MOL
- 5. COUNTY ZONING / LAND USE:**
I / IG
- 6. CITY ZONING / LAND USE:**
IH / IG
- 7. EXISTING PROPERTY IMPROVEMENTS:**
Vacant land
- 8. EXISTING BUSINESS ON PROPERTY:**
None
- 9. EXISTING PROPERTY USE:**
Vacant land
- 10. ANNEXATION AGREEMENT PROVISIONS:**
None
- 11. OTHER PERTINENT INFORMATION:**
Contiguous
- 12. PROPOSED PROPERTY USE:**
Distribution warehouse to be built on adjacent parcels
- 13. PROPOSED PROPERTY IMPROVEMENTS:**
This parcel will become part of the project on the adjacent parcels to the east

| Annexation Revenue Analysis Commercial / Industrial | | |
|--|-----------------------------|-----------------|
| Annexation Number: AX21-8 | Date: March 10, 2021 | |
| Owner's Name: CIOF I-FL4M01 LLC | | |
| Property Address: 118th Avenue North, east of 46th Street North | | |
| | | |
| Ad Valorem Taxes: | Millage | Amount |
| *Information obtained from the Pinellas County Property Appraiser's records. | | |
| Current Assessed Value | NA | \$126,896.00 |
| Taxes Received by Pinellas Park | 0.00549 | \$696.66 |
| Tangible Personal Property Taxes: | | |
| Assessed Asset Value (Exempt below \$25,000) | NA | \$0.00 |
| Tangible Taxes Received by Pinellas Park | 0.00549 | \$0.00 |
| Business Tax Receipt | | \$0.00 |
| Est. Franchise Fees and/or Utility Taxes: | | |
| Water (vacant land) | | \$0.00 |
| Electric (vacant land) | | \$0.00 |
| Gas | | \$0.00 |
| Communication Services Tax | | \$0.00 |
| Franchise Fees and/or Utility Taxes Received by Pinellas Park | | \$0.00 |
| Taxes Received by Pinellas Park | | \$696.66 |
| Tangible Personal Property Tax Received by Pinellas Park | | \$0.00 |
| Business Tax Receipt Fee | | \$0.00 |
| Est. Franchise Fees and/or Utility Taxes Received by Pinellas Park | | \$0.00 |
| Anticipated Annual Revenues to Pinellas Park After Annexation | | \$696.66 |

| | | |
|--|-----------|-----------------|
| Current Est. Annual Revenues to Pinellas Park as Unincorporated Property: | | |
| PF Fire District | 0.0031976 | \$405.76 |
| Total Est. Annual Revenues to Pinellas Park as Unincorporated Property | | \$405.76 |

| | |
|---|-----------------|
| New Money (est.) to Pinellas Park Received Thru Annexation | \$290.90 |
|---|-----------------|

Exhibit "H"
Site Photographs

