



City of Pinellas Park

Legislation Text

File #: 20-654, Version: 1

APPROVAL OF VOLUNTARY ANNEXATION OF PROPERTY OWNED BY PARK BLVD STORAGE, LLC (AX20-08) - Located at 6901 Park Boulevard

PUBLIC HEARING, FIRST AND FINAL READING - QUASI-JUDICIAL

(Speaker - Nick Colonna, Planning & Development Services Director)

NOTE: This is a voluntary annexation of 6.58 acres MOL of contiguous commercial property located at 6901 Park Boulevard. The City agrees to accept the lot as an existing nonconforming parcel. The City shall agree that the existing signage on the property be grandfathered in and accepted in its "as is" condition, except that the Owner shall maintain said signage in good repair. At the time said signage is proposed for renovation or alteration, the Owner shall then bring the signage into compliance with applicable building codes. For a period of five (5) years from the date of execution of this Agreement, the City shall waive City land development fees, applicable for future renovations on the property, in an amount not to exceed Five Thousand Dollars (\$5,000.00). For a period of two (2) years from the date of execution of this Agreement, the City shall waive the City's Business Tax Receipt fees for the Owner, estimated to be One Thousand Dollars (\$1,000.00) per year. If the subject parcel is redeveloped within two (2) years from the date of execution of this Agreement, the City agrees to the following:

1. The City agrees to approve the Conditional Use for a "Warehouse, storage, mini-warehouses," in the "CH" Heavy Commercial Zoning District.
2. The City agrees to approve the maximum lot coverage waiver of 75%, to allow 85% lot coverage.
3. The City also agrees to grant a variance to the three (3) required parking spaces, to allow one (1) parking space.
4. The City agrees to waive the dumpster enclosure setback requirement of five (5) feet to allow a one (1) foot setback.
5. Due to the existing drainage easements and buildings on the property, the City agrees to grant the following landscape waivers; north perimeter buffer width from six (6) feet to one (1) foot when abutting B-1 and from eight (8) feet to one (1) foot when abutting R-1; west perimeter buffer width from six (6) feet to three feet four inches (3.3) feet; south perimeter buffer width from twenty (20) feet to zero (0) feet, east perimeter buffer from five (5) foot to zero (0) feet when abutting CH and County E-2 and from six (6) feet to zero (0) feet when abutting B-1 and County C-2; the minimum buffers will be provided except where existing drainage easements and conditions prohibit landscaping to be done, the complete waiver of the requirement of one (1) tree per landscape island, and reduce vehicular use area interior green space from 7,210 square feet, to allow 4,404 square feet.

ACTION: (Approve - Deny) The voluntary annexation of 6.58 acres MOL of commercial property owned by

Park Blvd. Storage, LLC. Public hearing, first and final reading - quasi-judicial.