



# Pinellas County

## Staff Report

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File #: 21-2492A, Version: 1

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### **Subject:**

Case No. Q ZON-21-09 (Snug Harbor Lot 1, LLC)

A request for a change of Zoning from RMH, Residential Mobile/Manufactured Home to R-5, Urban Residential on approximately 0.34 acre located at the northwest corner of San Fernando Boulevard Northeast and Monaco Drive Northeast in unincorporated St. Petersburg. (Quasi-Judicial Hearing)

### **Recommended Action:**

Based upon evidence and findings contained in the staff report and attachments, Case No. ZON-21-09 is recommended for approval:

A Resolution approving the application of Snug Harbor Lot 1, LLC for a change in zoning from RMH, Residential Mobile/Manufactured Home to R-5, Urban Residential.

- The applicant is seeking a zoning change on a vacant 0.34-acre site.
- The proposed use is a residential use with a maximum of three units.
- The Local Planning Agency unanimously recommended approval of the request, vote six - zero. No one appeared in favor or in opposition.
- No letters of objection have been received.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

### **Summary:**

The subject site consists of two (2) vacant parcels totaling 0.34-acre. The property is designated Residential Urban (RU) on the Future Land Use Map (FLUM), which allows up to 7.5 residential units per acre, and it is zoned RMH, Residential Mobile/Manufactured Home, which allows single family detached residential as well as mobile/manufactured homes and residential equivalent uses.

Although the specific future residential development type is undetermined, the applicant wishes to change the zoning to create more flexible options for housing stock.

A zoning amendment to R-5 (Urban Residential) is proposed, which allows detached single family, duplex, triplex, and townhouses. The RU FLUM category would allow up to three (3) residential units on the site. Therefore, with R-5 zoning the potential development scenarios include either three (3) single family detached or attached (townhouse) homes, one (1) duplex and one (1) single family detached home, or one (1) triplex. What is ultimately built, however, will be subject to the development review process and permitting.

The subject property is within a predominately low-density residential area. This area south of Gandy Boulevard contains a mixture of single-family homes, townhomes, and individual-lot mobile homes.

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate for the subject property. The R-5 zoning will provide for residential development types at a scale that is compatible with the surrounding development pattern. The maximum residential density, which is based on the FLUM, is not increasing, therefore additional impacts to infrastructure are not anticipated. In general, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

**Background Information:**

The LPA unanimously recommended approval of the request during its December 9, 2021 public hearing (Vote Six (6)-Zero (0)).

Surrounding property owners within 300 feet of the subject site were notified by mail. A sign advertising the public hearings was posted on the subject site.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Carol Stricklin, Director, Housing and Community Development

**Partners:**

N/A

**Attachments:**

LPA Report  
Case Maps  
Resolution  
Elevations Demolished Proof - Photo  
Boundary & Topographic Survey  
Power Point Presentation  
Public Notification Map  
Legal Ad  
Legal Ad Map