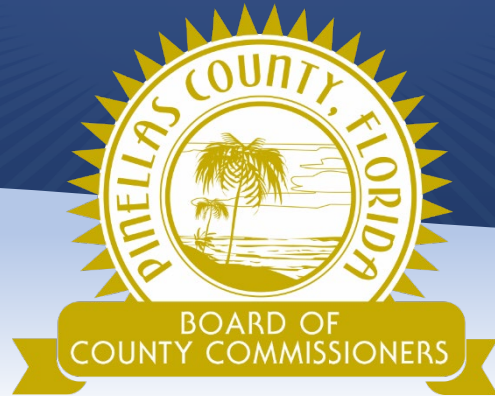


Board of County Commissioners

Case #ZON-21-09

January 25, 2022



Our Vision:
To Be the Standard for
Public Service in America.

Request

Subject Property

- **Approximately 0.34 acre**
- **Northwest corner of San Fernando Boulevard NE and Monaco Drive NE in unincorporated St. Petersburg**

Zoning Atlas

From: Residential Mobile/Manufactured Home (RMH)

To: Urban Residential (R-5)

Future Land Use (no change)

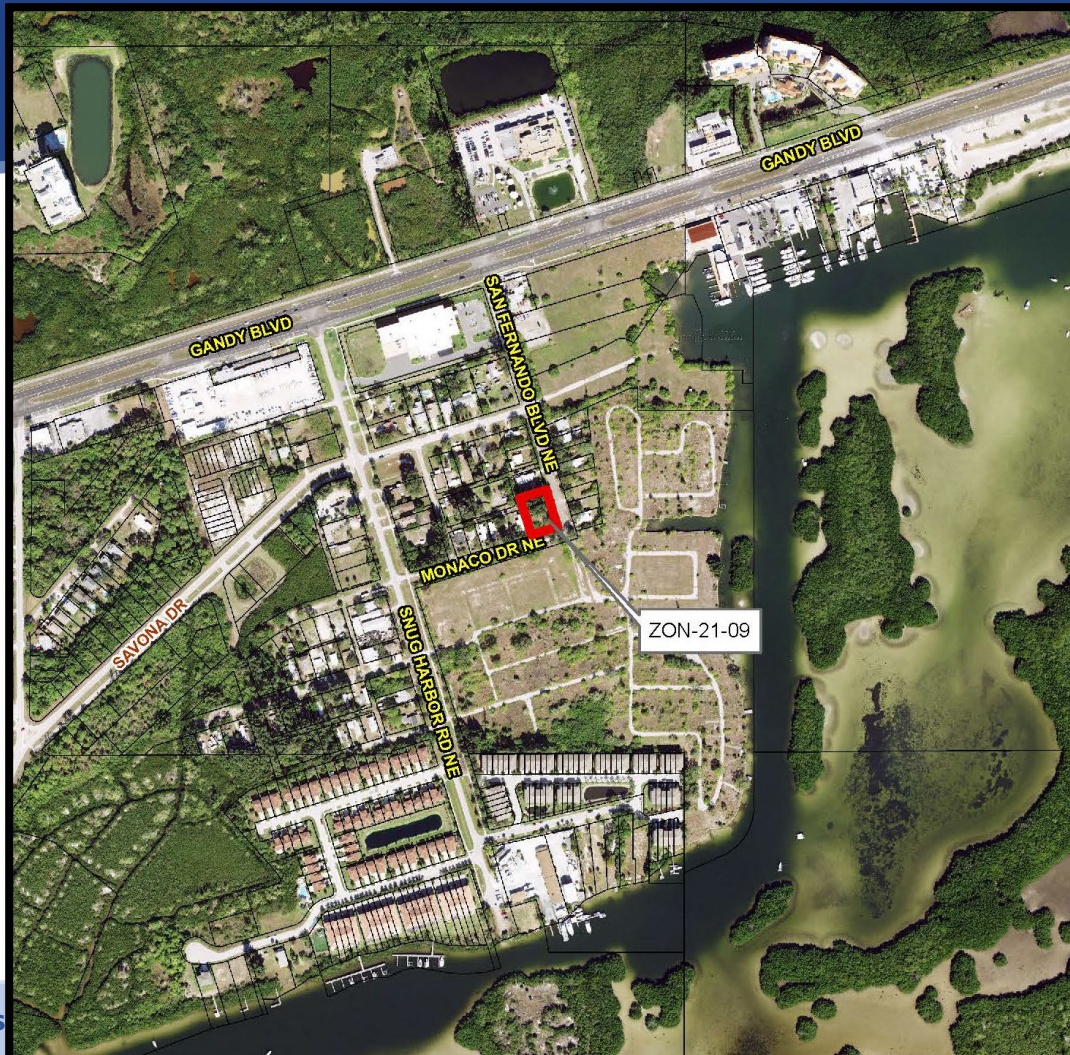
Residential Urban (RU) – 7.5 units per acre max

Existing Use: Two vacant parcels

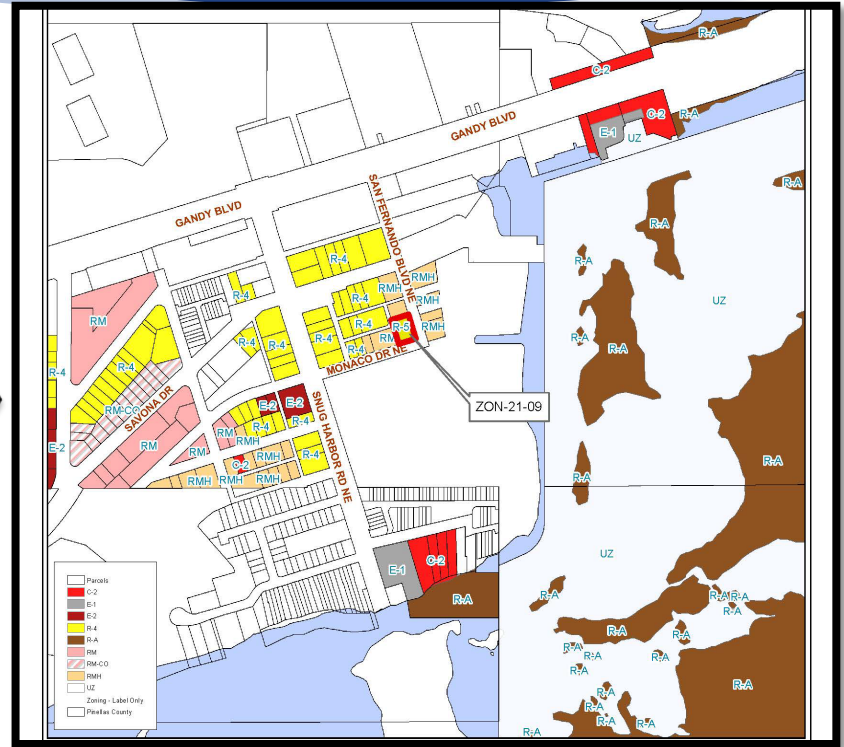
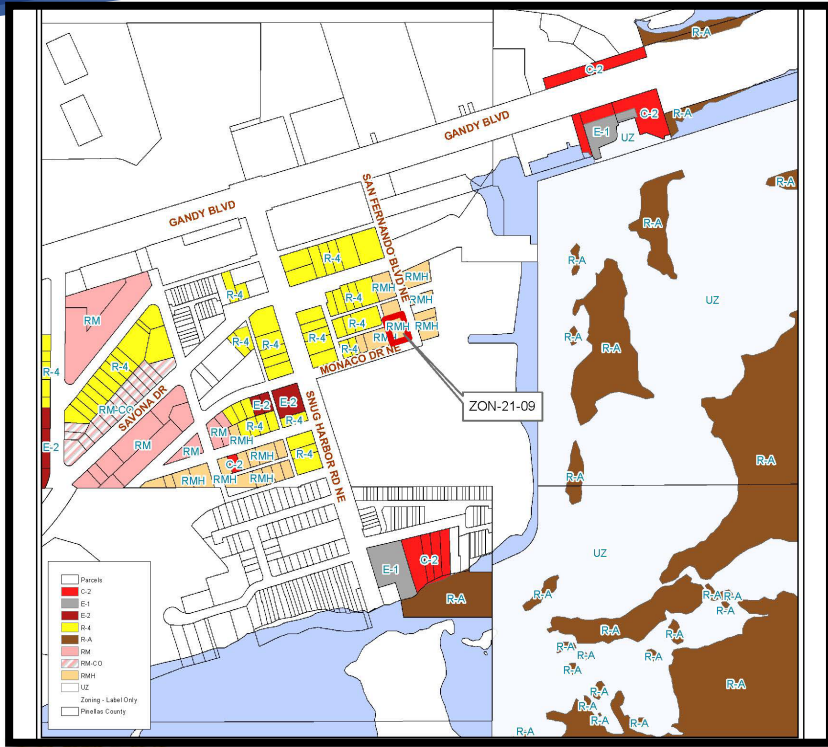
Proposed Use: Undetermined residential (up to 3 units)



Location



Zoning: From RMH to R-5



Site Photos



Site Photos



**Looking at subject property
from San Fernando
Boulevard NE**

Site Photos



**Looking north along San
Fernando Boulevard NE**



Looking south from near subject site

Potential Future Uses

- **Proposed R-5 would allow for various residential development types, such as single family detached, single family attached, duplex, and triplex**
- **R-5 zoning was approved on a nearby property in October 2021**
- **Future Land Use would remain the same, Residential Urban (RU)**
 - **7.5 UPA allowed in RU**
 - **The RU FLUM category would allow up to 3 residential units**

Recommendation

Proposed Zoning Atlas change

- **Surrounding area is residential with properties of various widths and sizes**
 - Mixture of single-family homes, townhomes, and mobile homes on individual lots
- **There are also commercial uses along Gandy Boulevard to the north and some marina/water dependent uses in the vicinity**
- **Land use density is not increasing**
- **Consistent with the Comprehensive Plan**

Development Review Committee recommends Approval

Local Planning Agency – recommended Approval (6-0 vote)

