

Proposed Amendment to the Pinellas County Zoning Atlas (Z-25-11-16)

Board of County Commissioners
December 13, 2016

Request

- Applicants
 - Habitat for Humanity of Pinellas & Bright Community Trust
- Subject Area
 - Nine small lots covering 0.74 acre
 - SE corner of 38th St. & 43rd Ave. in Lealman
- Zoning Atlas Amendment
 - From: RM-7.5, Residential Multiple Family
 - To: R-5, Urban Residential
- Future Land Use Map: Residential Urban (7.5 units per acre)
- R-5 allows single family homes, duplexes, triplexes and townhomes
- Single family homes are proposed



Z-25-11-16

Zoning Map

Zoning

From: RM 7.5, Residential, Multiple Family, 7.5 units per acre.

To: R-5, Urban Residential.

03/31/16/37856/002/0010-0090

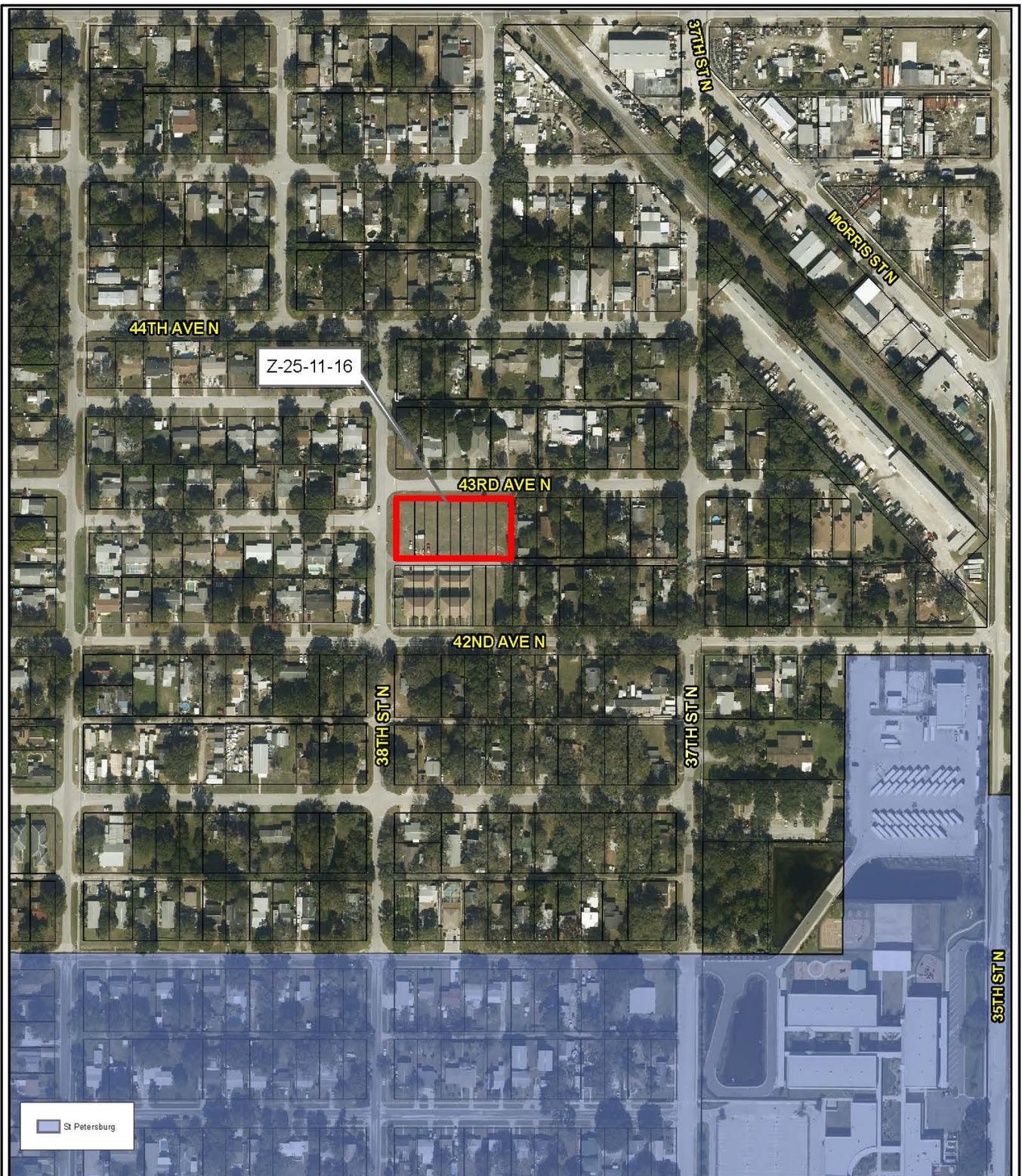
Prepared by: Pinellas County Planning Department



Date: 9/27/2016



1 inch = 0.05 miles



Z-25-11-16

Aerial Map

Zoning

From: RM 7.5, Residential, Multiple Family, 7.5 units per acre.

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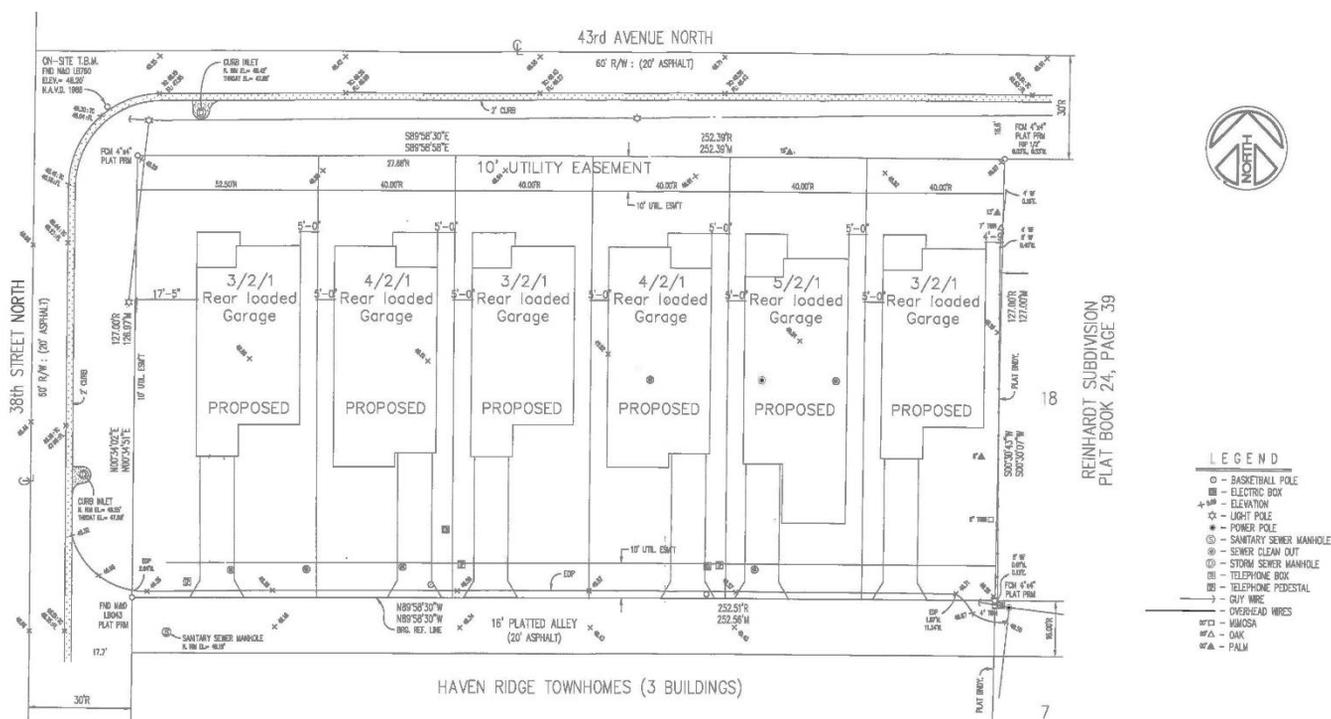
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Additional Information

- Formerly part of a 36-unit MHP
- Then planned for townhomes
 - Similar to those constructed to the south
 - Clientele desires single family homes
- Requested R-5 District
 - Offers reduced setbacks and flexible design
 - Appropriate for infill and redevelopment





PRC Staff Findings and Recommendation

- Proposed amendment is appropriate
 - Compatible with and similar to nearby uses
 - Consistent with the Comprehensive Plan
- Staff recommends approval
- Local Planning Agency:
 - Recommended Approval (vote 7-0)