

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z-08-06-19

LPA Public Hearing: June 13, 2019

Applicant: Chimayo, LLC

Representative: Todd Pressman

Subject Property: Approximately 3.5 acres located at the northeast corner of San Martin Blvd and Ricardo Place North in unincorporated St. Petersburg.

PARCEL ID(S): 17/30/17/00000/430/0100 & 0200



REQUEST:

Zoning Atlas amendment from R-4 (One, Two & Three Family Residential) and GO (General Office) to RM (Multi-Family Residential) on approximately 3.5 acres in unincorporated St. Petersburg. The request would allow for multifamily residential development.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendment to the Pinellas County Zoning Atlas is consistent with the Pinellas County Comprehensive Plan and recommends Approval of the request. (The vote was 5-2, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed zoning amendments **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed zoning amendments to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on May 13, 2019. The DRC Staff summary discussion and analysis follows:

The subject site is designated Residential Urban (RU) and Residential/Office General on the Future Land Use Map (FLUM) and is zoned R-4 (2.2 acres) and GO (1.3 acres). The site consists of 2 parcels that are currently vacant.

The owner of the subject site wishes to develop the property with multifamily residential. The requested RM zoning district permits a variety of single-family and multifamily residential uses with varying lot sizes that allow for greater flexibility with design of a subdivision and the potential for increased open space. Additionally, the Residential Urban Future Land Use category, which allows up to 7.5 residential units per acre and the Residential/Office General category, which allows up to 10.0 residential units per acre in this location, are not being amended, therefore there is no change in the permitted residential density.

The subject site is adjacent to commercial uses on the north, northwest and east, and single-family homes on the south and southwest. The development pattern in the surrounding area is mostly low to medium density residential with a mixture of single-family detached, townhomes and mobile home residential uses with commercial uses fronting on Gandy Boulevard. This current case would continue this trend and can be considered consistent and compatible with the surrounding uses. It should be noted that the density allows for a maximum 30 residential units on the subject site based on its developable acreage.

In summary, the requested zoning amendment to RM is compatible with the surrounding land uses and development pattern. The residential density is not increasing, therefore additional impacts to infrastructure are not anticipated. Details such as access points and internal circulation will be determined during site plan review. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

SURROUNDING ZONING AND LAND USE FACTS:

| | Land Use Category | Zoning District | Existing Use |
|-----------------------------|--|-----------------------------|------------------------------------|
| Subject Property: | Residential/Office General & Residential Urban | GO & R-4 | Vacant |
| Adjacent Properties: | | | |
| North | City of St Petersburg | City of St Petersburg | Retail & Office |
| East | City of St Petersburg | City of St Petersburg | Boat/RV Storage |
| South | Residential Urban | R-4 | Single Family Residential |
| West | Residential Urban & City of St Petersburg | R-4 & City of St Petersburg | Retail & Single Family Residential |

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Policy 1.2.4 Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: July 23, 2019

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Two persons appeared in opposition.

ATTACHMENTS: (Maps)