

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z-03-02-19

LPA Public Hearing: February 13, 2019

Applicant: Pinellas Affordable Living, Inc. (PAL)

Representative: Jack Humburg

Subject Property: Approximately 2.4 acres located at 6641 & 6661 62nd Avenue North in Unincorporated Pinellas Park.

PARCEL ID(S): 31/30/16/14598/002/0160 & 0030



REQUEST:

Zoning Atlas amendment from R-4 (One, Two & Three Family Residential) to RM (Multi-Family Residential) on approximately 2.4 acres consisting of two parcels located at 6641 and 6661 62nd Avenue North in unincorporated Pinellas Park. The request would allow for a range of residential housing types. The applicant is proposing a 21-unit duplex/triplex subdivision.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendment is consistent with the Pinellas County Comprehensive Plan, and recommends approval of the Zoning amendment. (The vote was 5-0, in favor)

PLANNING STAFF RECOMMENDATION:

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

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on January 14, 2019. The DRC Staff summary discussion and analysis follows:

The subject property consists of two vacant parcels totaling 2.4 acres located on the north side of 62nd Avenue North between 66th Lane North and 66th Way North. The amendment area is designated Residential Low Medium (RLM) on the Future Land Use Map (FLUM) and is zoned R-4 (One, Two & Three Family Residential).

The applicant is proposing to develop the site with an affordable housing development consisting of a mixture of duplex and triplex units. This will require changes to the Zoning Atlas. While the existing R-4 zoning district allows for both duplex and triplex, it is intended for separate lots and individual ownership. The proposed development will be under a single ownership and a change to the RM zoning district will allow more flexibility for the proposed layout of the new subdivision. It should be noted that the RLM land use is not changing, keeping the maximum allowable density the same at a maximum of 10.0 units per acre. While the proposed development is considered affordable housing, the applicant is not requesting an affordable housing density bonus. Additionally, the applicant is pursuing, under a separate process, a vacation of the alley which runs north-south between the two parcels as part the proposed development.

The subject property is adjacent to a retention pond and a single-family house directly to the north, as well as an elementary school to the north across 64th Avenue North, a commercial shopping center on the east, single-family homes on the west across 66th Lane North, and a municipal utility facility to the south across 62nd Avenue North. This proposed amendment can be considered consistent and compatible with the surrounding developed density and uses, and serves as a transition between the commercial zoning to the east and the existing residences to the west.

In summary, the requested zoning amendment to RM is compatible with the surrounding land uses and development pattern. The maximum residential density is not increasing based on no changes to the FLUM, therefore additional impacts to infrastructure are not anticipated. 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 Low Medium	R-4	Vacant
Adjacent Properties:			
North	Residential Low Medium	R-4	Single Family Home, Vacant
East	Pinellas Park	Pinellas Park	Commercial Strip Center
South	Pinellas Park	Pinellas Park	Utility Pump Station
West	Residential Low Medium	R-4	Single Family Homes

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

GOAL ONE: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

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 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

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.

Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

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: March 12, 2019

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or opposition.

ATTACHMENTS: (Maps)