

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z/LU-25-11-18

LPA Public Hearing: November 8, 2018

Applicant: Tellor Affordable Homes, LLC

Representative: Habitat for Humanity of Pinellas County

Subject Property: Approximately 4.7 acres located at 6214 and 6215 67th Lane North

PARCEL ID(S): A portion of 31/30/16/14598/004/0010, a portion of 31/30/16/14598/005/0010, and 31/30/16/14598/003/0160



REQUEST:

Future Land Use Map (FLUM) amendment from Residential Low to Residential Low Medium and a Zoning Atlas amendment from R-6 (Residential, Mobile Home Parks and Subdivisions) to R-5 (Urban Residential) on approximately 4.7 acres consisting of a portion of three parcels located at 6214 and 6215 67th Lane North in unincorporated Pinellas Park. The request would allow for the infill development of a mixture of single-family detached and duplex/single-family attached homes on smaller lots.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas are consistent with the Pinellas County Comprehensive Plan, and recommends approval of the request. (The vote was 7-0, in favor)

PLANNING STAFF RECOMMENDATION:

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

SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on October 8, 2018. The PRC Staff summary discussion and analysis follows:

The subject property consists of vacant portions of three parcels totaling 4.7 acres located at the northeast corner of 62nd Avenue North and 68th Street North. The areas of the parcels that are not included as part of this amendment contain 19 mobile homes. The amendment area is designated Residential Low (RL) on the Future Land Use Map (FLUM) and zoned R-6 (Residential Mobile Home Parks & Subdivision). The applicant, Habitat for Humanity of Pinellas County, is proposing to develop the site with a mixture of single-family detached and duplex/single-family attached homes. This will require changes to the FLUM and Zoning Atlas. A FLUM amendment to Residential Low Medium (RLM) and a zoning change to R-5, Urban Residential are proposed. The requested R-5 district has a minimum lot size of 3,000 square feet with no minimum lot width and depth requirements, which provides design flexibility for infill and redevelopment situations such as this. The requested land use change would increase maximum Plan density from five units per acre to 10 units per acre. The amendments would allow for the proposed density of this infill development to take place on the original 4,000 square foot lots-of-record, which were platted in 1925 prior to the establishment of the zoning code, and are consistent with the proposed zoning district and future land use category.

The subject property is adjacent to an elementary school on the north across 64th Avenue North, single-family homes on the east, a single-family subdivision on the south across 62nd Ave North, and a Florida Highway Patrol station on the west across 68th Street North. Additionally, in the middle of the amendment area are 19 mobile homes (which are remaining) that are part of the platted subdivision but not part of this amendment. This proposed amendment can be considered consistent and compatible with the surrounding developed density and uses.

Comparing the current development potential of the 4.7-acre RL FLUM designation with the potential development with the requested RLM FLUM designation, the proposal could generate approximately 221 additional average daily vehicle trips on the adjacent roadway network. In this location there are no deficient roadways and all adjacent roadways are operating at acceptable levels of service (LOS). The change in average daily trips is not expected to significantly impact the operational characteristics of the surrounding roadway network.

The subject property is within the County's potable water supply service area and County's wastewater treatment service area. The proposal could increase demands on potable water supplies and wastewater treatment facilities by approximately 6,118 and 4,313 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 39 tons per year. Capacity exists to absorb these additional impacts.

In summary, the proposed RLM FLUM and R-5 zoning designations will provide enhanced flexibility for creative site development and are appropriate based on the proposed use, density, and general compatibility with the surrounding area and consistency with the Pinellas County Comprehensive Plan.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low	R-6	Vacant
Adjacent Properties:			
North	City of Pinellas Park	Municipal	Elementary School
East	Residential Low Medium	R-4	Single Family Homes
South	Residential Low	R-3	Single Family Homes
West	Institutional	A-E	Highway Patrol office

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: December 11, 2018

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

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

ATTACHMENTS: (Maps)