



Housing & Community Development

June 2, 2022

Dawn Jenkins
4500 40th Street North
St. Petersburg, FL 33714

Re: 4500 40th Street North, St. Petersburg, FL 33714
Parcel No. 03/31/16/00000/310/1900

Dear Ms. Jenkins:

This letter is to summarize our recent discussion on the above-referenced property. The garages are considered accessory to the primary residential use on the property and may be used for storage purposes by the property owner only. They predate the zoning code and are 'grandfathered in' regarding size and location. The property is zoned R-4, which allows single family homes, duplexes, and triplexes, subject to lot size and other R-4 dimensional requirements and density limitations.

The allowed residential density (number of units) is based on the land use category applied to the property, which is Residential Urban (RU). RU allows a maximum of 7.5 residential units per acre. At 0.21 acre, your property can have a maximum of two dwelling units. To be approved for three dwelling units, a land use amendment to Residential Medium (RM) would be required. RM allows up to 15 units per acre. A land use amendment requires approval by the Board of County Commissioners at a public hearing. The process for that involves submitting an application to the County. The application fee is currently \$2,050, the surrounding neighbors would be notified, and the process takes approximately three months. Please be advised that there is no guarantee that the request would be granted, and that an administrative permitting process would follow. Any new construction would have to meet all requirements of the Land Development Code.

For your reference, I am attached and land use amendment application and the development parameters of the R-4 zoning district.

Sincerely,

Glenn Bailey, AICP, Zoning Manager
Pinellas County Housing and Community Development Department

Attachments