

LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: Z-07-06-19



LPA Public Hearing: June 13, 2019

Applicant: Chimayo, LLC

Representative: Todd Pressman

Subject Property: Approximately 6.9 acres consisting of 27 parcels located generally on the north and south sides of Savona Drive, between San Martin Blvd and San Merino Blvd in Unincorporated St. Petersburg.

PARCEL ID(S): 17/30/17/28512/008/0230 & 26 other Parcels (see staff report for details)



REQUEST:

Zoning Atlas amendment 1) from RPD (Residential Planned Development), RMH (Residential Mobile Home) and R-4 (One, Two & Three Family Residential) to RM (Multi-Family Residential) and 2) from R-4 (One, Two & Three Family Residential) to RM-CO (Multi-Family Residential – Conditional Overlay) on approximately 6.9 acres in unincorporated St Petersburg. The Conditional Overlay would limit a 2.45-acre portion of the site to the following uses: single-family detached, single-family attached (townhomes), duplex or triplex.

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) on the Future Land Use Map (FLUM) and is zoned R-4 (2.71 acres), RPD (3.57 acres) and RMH (0.55 acre). The site consists of 27 separate parcels (see attached list) that are currently vacant.

The applicant wishes to develop the property with multifamily residential. They are proposing to limit the type of development to the following uses on the northernmost 2.45 acre portion of the site via the Conditional Overlay: single-family detached, single-family attached (townhomes), duplex or triplex. This 2.45-acre portion is adjacent to an established single-family detached development consisting of 11 homes. The Conditional Overlay would help enhance compatibility with this area. The remaining 4.38-acres will not have the Conditional Overlay limitation and could be developed with any of the allowable uses in the RM zoning district, including condominium/apartment buildings. The requested RM and RM-CO districts permit 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. Importantly, the Residential Urban Future Land Use category, which allows up to 7.5 residential units per acre, is not proposed for amendment. Therefore, there would be no change in the maximum permitted residential density, which could potentially allow up to 53 residential units on the subject site based on its developable acreage.

The subject site is adjacent to a small area of businesses on the west; single-family homes on the north; a townhome development under construction, a Pinellas County owned property and single-family homes on the east; and single-family homes and a Pinellas County owned property on the south. 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 a small area of marine oriented businesses. This current case would continue this trend and can be considered consistent and compatible with the surrounding uses.

In summary, the requested zoning amendment to RM and RM-CO 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 Urban	R-4, RPD, RMH	Vacant
Adjacent Properties:			
North	Residential Urban & City of St Petersburg	R-4 & City of St Petersburg	Residential
East	Residential Urban, Employment & City of St Petersburg	R-4, RMH & City of St Petersburg	Residential

South	Residential Urban, Preservation & City of St Petersburg	RMH, C-2 & City of St Petersburg	Residential, Vacant Land
West	Residential Urban, Employment & City of St Petersburg	R-4, E-2 & City of St Petersburg	Residential & Businesses

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: One letter received in favor. Three letters were received in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Two persons appeared in opposition. One person appeared with comments.

ATTACHMENTS: (Parcel List) (Maps)
Case Z-07-06-09 Parcel Numbers (27 Parcels)

17-30-17-28512-008-0230
17-30-17-28512-008-0240
17-30-17-28512-008-0250
17-30-17-28512-008-0260
17-30-17-28512-008-0270
17-30-17-28512-008-0280
17-30-17-28512-008-0290
17-30-17-28512-008-0300
17-30-17-28512-008-0310
17-30-17-28512-008-0330
17-30-17-28530-014-0030
17-30-17-28530-014-0050
17-30-17-28530-014-0060
17-30-17-28530-014-0080
17-30-17-28530-014-0140
17-30-17-28530-014-0170
17-30-17-28530-014-0190
17-30-17-28530-014-0280
17-30-17-28548-013-0020
17-30-17-28530-015-0000
17-30-17-28548-013-0010
17-30-17-28548-013-0180
17-30-17-28512-008-0040
17-30-17-28512-008-0020
17-30-17-28512-008-0010
17-30-17-28512-008-0340
17-30-17-28512-008-0320