



## LOCAL PLANNING AGENCY (LPA) STAFF REPORT

**Case Number:** ZON-21-05

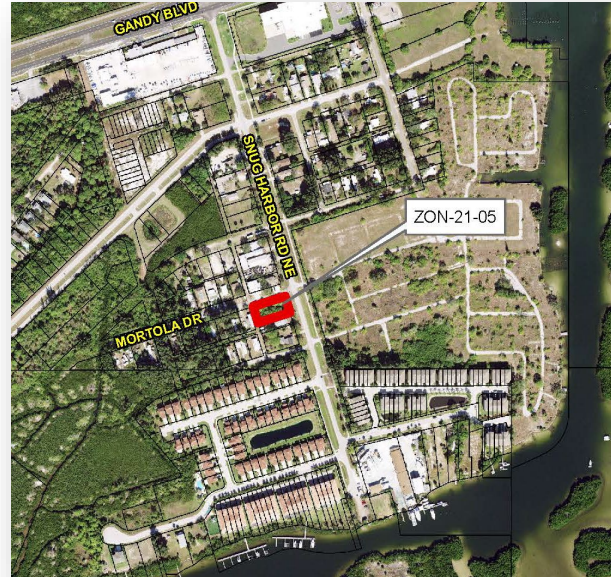
**LPA Public Hearing:** August 12, 2021

**Applicant:** Snug Harbor Lot 1, LLC

**Representative:** Johnathan Stanton

**Subject Property:** Approximately 0.26 acre located in the southwest corner of the intersection of Mortola Drive NE and Snug Harbor Road NE in unincorporated St. Petersburg.

**Parcel ID:** 17/30/17/28548/016/0060



### **REQUEST:**

A Zoning Atlas amendment from R-4 (One, Two & Three Family Residential) to R-5 (Urban Residential). The request would allow for the development of two single-family detached dwellings.

### **LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:**

The Local Planning Agency finds the proposed Zoning Atlas amendment consistent with the Pinellas County Comprehensive Plan and recommends approval. (The vote was 5-0, in favor)

### **DEVELOPMENT REVIEW COMMITTEE STAFF RECOMMENDATION:**

- **Staff recommends** that the LPA find the proposed Zoning Atlas amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
  - **Staff further recommends** that the LPA recommend **approval** of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.
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## **SUMMARY REPORT**

The Development Review Committee (DRC) reviewed this application on June 14, 2021. The DRC Staff summary discussion and analysis follows:

The subject property consists of a 0.26-acre vacant parcel. It is designated Residential Urban (RU) on the Future Land Use Map (FLUM), which allows up to 7.5 residential units per acre. The site is zoned R-4, One, Two & Three Family Residential, which allows single-family detached development with a minimum lot size of 5,000 square feet, minimum lot width of 50 feet and minimum lot depth of 80 feet. While the density would allow 2 residential units on this site, the current parcel configuration would only allow for one single-family detached home.

The applicants wish to divide the property into two new 75 ft. x 75 ft. (5,625 sq. ft.) parcels and develop a single-family detached home on each. They are proposing a change to R-5, Urban Residential, which allows for smaller lot dimensions than the current R-4 zoning.

The subject property is within a predominately low-density residential area. This area south of Gandy Boulevard contains a mixture of single-family homes, townhomes, and mobile homes on individual lots.

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate for the subject property. The R-5 zoning will provide for a single-family development at a density and scale that is compatible with the surrounding development pattern. The maximum residential density, which is based on the FLUM is not increasing, therefore additional impacts to infrastructure are not anticipated. In general, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

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## **SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Residential Urban	R-4	Vacant
<b>Adjacent Properties:</b>			
<b>North</b>	Residential Urban	R-4	Single Family Residential
<b>East</b>	City of St Petersburg	City of St Petersburg	Vacant Residential
<b>South</b>	Residential Urban	R-4	Single Family Residential
<b>West</b>	Residential Urban	RMH	Mobile Home

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## **IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN**

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

## **FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT**

- Goal 1: 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.

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## **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:** October 26, 2021

**CORRESPONDENCE RECEIVED TO DATE:** No correspondence received.

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

**ATTACHMENTS: (Maps)**