



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-21-02

LPA Public Hearing: March 11, 2021

Applicant: Valentin Markov

Representative: Dimitar Markov

Subject Property: Approximately 0.28 acre located at 5172 68th Lane North in West Lealman.

PARCEL ID(S): 6/31/16/70020/100/1408



REQUEST:

Zoning Atlas amendment from RMH (Residential Mobile/Manufactured Home) to R-4 (One, Two, Three Family Residential) on approximately 0.28 acre located at 5172 68th Lane North in West Lealman. The request would allow for the development of a single-family home or duplex.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed Zoning Atlas amendment is consistent with the Pinellas County Comprehensive Plan and recommends approval. (The vote was 7-0, in favor)

PLANNING 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.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on February 8, 2021. The DRC Staff summary discussion and analysis follows:

The subject property is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and is zoned RMH, Residential Mobile/Manufactured Home. The RU land use allows up to 7.5 units per acre. The site is currently occupied by a single-family residence with a detached utility building. The applicant proposes to demolish the existing structures and build a duplex. While the current RMH zoning would allow a mobile home, the proposed R-4 would not.

The property is 0.28 acre in size, or 12,180 square feet, and has a width of 105 feet. The current RMH zoning district on this property requires 6,000 square feet and 60 feet of width per lot for development. The proposed R-4 zoning district allows for the proposed duplex, requiring lots to have a minimum of 7,500 square feet and 75 feet of width.

The subject property is within a predominately low-density residential area. The area contains a mixture of various low-density residential zoning districts and lot sizes. Single-family residential zoned RMH is adjacent to the property. One, two, three family residential R-4 residential zoning is located short distances to the north, west, and south.

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate for the subject property. The R-4 zoning will provide the opportunity for a duplex development, which is compatible with the RU land use and 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.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Urban	RMH	Single Family Residential
Adjacent Properties:			
North	Residential Urban	RMH	Single Family Residential
East	Residential Urban	RMH	Single Family Residential
South	Residential Urban	RMH	Single Family Residential
West	Residential Urban	RMH	Single Family Residential

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed zoning 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: April 27, 2021

CORRESPONDENCE RECEIVED TO DATE: One (1) letter received in favor.

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

ATTACHMENTS: (Maps)