



Pinellas County

Staff Report

File #: 19-1023A, **Version:** 1

Subject:

Case No. (Q) DMP-09-06-19 (Bayou Development, Inc.)

A request for establishment of a Development Master Plan (DMP) for a Residential Planned Development (RPD) zoned property consisting of approximately 4.9 acres located at the northeast corner of Missouri Avenue and 9th Street in Palm Harbor.

Recommended Action:

Adoption of Case No. (Q) DMP-09-06-19 approving the establishment of a Development Master Plan for an RPD-zoned property consisting of approximately 4.9 acres located at the northeast corner of Missouri Avenue and 9th Street.

- The RPD zoning district requires a Development Master Plan.
- A 25-unit single family attached (townhome) subdivision is proposed.
- The Local Planning Agency unanimously recommended approval of the request.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

The subject property consists of two vacant parcels totaling 4.9 acres located on the northeast corner of Missouri Avenue and 9th Street in Palm Harbor. The site is designated Residential Low (RL) on the Future Land Use Map (FLUM) and is zoned RPD, Residential Planned Development. The RL land use allows up to five units per acre. No land use or zoning amendments are proposed with this application.

The contract purchaser of the subject property wishes to develop the site with up to 25 single family attached (townhome) units. This is consistent with the uses and density allowed by the underlying land use and zoning districts. The recent update to the Pinellas County Land Development Code requires new development in the RPD district to be subject to a Development Master Plan that establishes the permitted uses and associated development standards for a particular project. The RPD district is intended to be flexible and provides for the possibility of a wide variety of housing types and uses. For this project, the maximum building height is proposed at 45 feet, with front yard setbacks at 20 feet, rear yard setbacks at 10 feet and a building separation of 15 feet. These development parameters are consistent with those historically associated with the RPD district. Adequate parking and open space are provided.

The Alternate US-19 corridor in the general area is a mix of residential and nonresidential uses. Directly to the east is the Pinellas Trail and then Alternate US-19. Multifamily residential exists across Alternate US-19. These villa residences are located between offices to their north and a restaurant and retail commercial to their south. The Sutherland Bayou Boat Ramp is to the north of the subject property and a single family residential subdivision is to the west, separated from the subject site by the 80-foot wide undeveloped 9th Street right-of-way. To the south of the subject property across Missouri Avenue is a single family home, a triplex and a large County-owned retention pond that provides regional drainage retention to downtown Palm Harbor, which is approximately one-third of a mile to the southeast.

Staff is of the opinion that the proposed Development Master Plan is appropriate for the subject property. The planned 25-unit subdivision is consistent with the density requirements of the RL land use category and is an allowable use within the RPD zoning district. The associated development parameters are in keeping with historical RPD development patterns. There are other similar developments along the Alternate US-19 corridor within the vicinity, which is defined by a broad mix of uses. In general, the proposal is compatible with the surrounding uses and is consistent with the Pinellas County Comprehensive Plan.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its June 13, 2019 public hearing (vote 7-0).

Surrounding property owners within 600 feet of the subject property were notified by mail. Sign advertising the public hearings were also posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
Development Master Plan
Correspondence
Power Point Presentation
Map of Radius Search
Legal Ad
Ad Map