



Pinellas County

Staff Report

File #: 19-269A, Version: 1

Subject:

Case No. (Q) Z-03-02-19 (Pinellas Affordable Living, Inc.)
Request for a zoning change from R-4, One, Two and Three Family Residential to RM, Multi-Family Residential on approximately 2.4 acres located at 6641 and 6661 62nd Avenue North in unincorporated Pinellas Park.

Recommended Action:

Adoption of Case No. (Q) Z-03-02-19 approving the application of Pinellas Affordable Living, Inc. for a change in zoning from R-4, One, Two & Three Family Residential to RM, Multi-Family Residential on approximately 2.4 acres located at 6641 & 6661 62nd Avenue North.

- The applicant is seeking a zoning change on 2.4 acres of vacant land from R-4 to RM.
- A 21-unit affordable housing development containing a mix of duplexes and triplexes is proposed for construction.
- The Local Planning Agency unanimously recommended approval of the request (vote 5-0).

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 2.4 acres located on the north side of 62nd Avenue North between 66th Lane North and 66th Way North. The amendment area is designated Residential Low Medium (RLM) on the Future Land Use Map (FLUM) and is zoned R-4 (One, Two & Three Family Residential).

The applicant is proposing to develop the site with an affordable housing development consisting of a mixture of duplex and triplex units. This will require changes to the Zoning Atlas. While the existing R-4 zoning district allows for both duplex and triplex, it is intended for separate lots and individual ownership. The proposed development will be under a single ownership and a change to the RM zoning district will allow more flexibility for the proposed layout of the new subdivision. It should be noted that the RLM land use is not changing, keeping the maximum allowable density the same at a maximum of 10.0 units per acre. While the proposed development is considered affordable housing, the applicant is not requesting an affordable housing density bonus. Additionally, the applicant is pursuing, under a separate process, a vacation of the alley which runs north-south between the two parcels as part the proposed development.

The subject property is adjacent to a retention pond and a single-family house directly to the north, as well as an elementary school to the north across 64th Avenue North, a commercial shopping center on the east, single-family homes on the west across 66th Lane North, and a municipal utility facility to the south across 62nd Avenue North. This proposed amendment can be considered consistent and compatible with the surrounding developed density and uses, and serves as a transition between the commercial zoning to the east and the existing residences to the west.

Staff is of the opinion that the proposed RM zoning is appropriate for the subject area. The maximum residential density is not increasing based on no changes to the FLUM, therefore additional impacts to infrastructure are not anticipated. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its February 13, 2019 public hearing (vote 5-0).

Surrounding property owners within 300 feet of the subject property were notified by mail. A sign advertising the public hearings was 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
Site Plan
Power Point Presentation
Legal Ad
Ad Map
Radius Map