



Pinellas County

Staff Report

File #: 21-557A, **Version:** 1

Subject:

Case No ZON-21-02 (Valentin Markov)

A request for a zoning change from RMH, Residential Mobile/Manufactured Home to R-4, One, Two and Three Family Residential on approximately 0.28 acre located at 5172 68th Lane North in west Lealman.

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case ZON-21-02 is recommended for approval.

A Resolution approving the application of Valentin Markov for a change in zoning from RMH, Residential Mobile/Manufactured Home to R-4, One, Two and Three Family Residential.

- The applicant is seeking a zoning change on a 0.28-acre parcel
- The proposed use is two-family residential (duplex)
- The Local Planning Agency unanimously recommended approval of the request (vote 6 -0). No one appeared in favor or in opposition
- One correspondence in favor and none in opposition have been received

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 amendment area 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. The applicant proposes to demolish the existing structure and redevelop the lot as a two-family duplex.

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 directly adjacent to the property, with One, Two & Three Family Residential zoned R-4 and Single Family Residential zoned R-3 scattered throughout the wider community.

In general, the requested zoning amendment is appropriate and consistent with the Pinellas County Comprehensive Plan. The R-4 zoning will provide the opportunity for two-family 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.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during it March 11, 2021 public hearing (Vote 6-0)

Surrounding property owners within 300 feet of the subject property were notified by mail. A sign advertising the public hearing was posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report

Maps

Resolution

Response to Question #13

Correspondence

Boundary & Topographic Survey

Public Notification Map

Power Point Presentation

Legal Ad

Legal Ad Map