



# Pinellas County

## Staff Report

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File #: 21-558A, Version: 1

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### **Subject:**

Case No. DMP-21-01 (Synchronous Media Group, Inc.)

A request for the establishment of a Development Master Plan for a Residential Planned Development zoned property containing approximately 4.05 acres located at 2625 CR-95 in Palm Harbor.

### **Recommended Action:**

Based upon evidence and findings contained in the staff report and attachments, Case No. DMP-21-01 is recommended for approval:

A Resolution approving the application of Synchronous Media Group, Inc for the establishment of a Development Master Plan.

- The RPD zoning district requires a Development Master Plan.
- A 30-unit single family attached (townhouse) subdivision is proposed.
- No land use or zoning amendments are proposed with this application.
- The Local Planning Agency unanimously recommended approval of the request (vote 7-0). One person appeared in favor of the request.
- No correspondence in favor or in opposition has 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 subject property is approximately 4.05 acres located on the north side of County Road 95, approximately 370 feet east of US Highway 19 in Palm Harbor. The site was previously occupied by a radio broadcast tower, which has been removed, with only a small utility building remaining in the southeast corner. The site is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and is zoned RPD, Residential Planned Development. The RPD zoning has been in place since 1986 when the property was rezoned from C-2, General Commercial & Services. The current RU land use would allow up to 7.5-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 30 single-family attached homes (townhouses). This is consistent with the uses and density allowed by the current RU land use and the RPD zoning district. The Pinellas County Land Development Code requires new

development in an RPD zoning district 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 35 feet, with front yard setbacks at 20 feet, rear yard setbacks at 10 feet and a building separation of 10 feet. These development parameters are consistent with those historically associated with the RPD district. Adequate parking and open space are provided.

The area surrounding the subject property contains a variety of residential and nonresidential uses. Adjacent to the west is a vacant Pinellas County owned property, to the north and northeast is a multifamily development and to the east is a single-family home. Across CR 95 to the south is an Assisted Living Facility, a multifamily development, and a retail store. This current proposal would continue this trend of a mixture of residential types and nonresidential uses and is consistent and compatible with the surrounding uses.

Staff is of the opinion that the proposed Development Master Plan is appropriate for the subject property. The planned 30-unit residential subdivision is consistent with the density requirements of the RU land use category and is an allowable use within the RPD zoning district. The associated development parameters are also in keeping with historical RPD development patterns. There are similar developments within the vicinity. 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) unanimously recommended approval of the request during its March 11, 2021 public hearing (Vote 7-0).

Surrounding property owners within 450 feet of the subject property were notified by mail. A sign advertising the public hearings 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  
Development Master Plan  
Public Notification Map  
Power Point Presentation  
Legal Ad  
Legal Ad Map