



# Pinellas County

## Staff Report

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**File #:** 16-2039A, **Version:** 1

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### **Subject:**

Q Z-25-11-16 (Bright Community Trust - Habitat for Humanity of Pinellas County)

A request for a zoning change from RM-7.5, Residential Multiple Family, 7.5 units per acre to R-5, Urban Residential, on approximately 0.74 acre located at the southeast corner of the intersection of 38th Street North and 43rd Avenue North in Lealman.

### **Recommended Action:**

Adoption of Case No. Q Z-25-11-16: A Resolution approving the application of Bright Community Trust and Habitat for Humanity of Pinellas County for a change in zoning from RM-7.5, Residential Multiple Family, 7.5 units per acre to R-5, Urban Residential, on approximately 0.74 acre located at the southeast corner of the intersection of 38th Street North and 43rd Avenue North.

### **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 covers approximately 0.74 acre. It is designated Residential Urban on the Future Land Use Map (FLUM) and is currently zoned RM-7.5, Residential Multiple Family, 7.5 units per acre. The site contains nine vacant lots that are part of the 18-unit Haven Ridge Townhome subdivision. Previous plans were to develop the subject area similarly to the property to the south with three triplex townhouse-style buildings. The applicant is requesting a zoning change to the R-5, Urban Residential district, which facilitates compact infill development by allowing housing types with small lots and minor structural setbacks. The change should adhere with the applicant's desire to develop the vacant properties with a single family detached residential project in lieu of attached townhouses due to changing customer preferences.

The proposed R-5 district will provide an opportunity for quality redevelopment in a way that is compatible with the surrounding area, meets changing customer desires, and maintains adherence to the density limitations of the Residential Urban FLUM category. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

### **Background Information:**

The Local Planning Agency (LPA) recommended approval of the request on November 10, 2016 (Vote 7-0).

The subject property, together with the adjacent townhouses, formally comprised the 36-unit Pine Tree Mobile Home Park. The ensuing townhouse plan reduced the total unit count to 18 (nine north of alley). Despite the reduction, the 18 units are over the maximum density normally permitted by the Residential Urban FLUM category. This was made possible via an affordable housing density bonus

granted by the Board of Adjustment as a special exception in 2004. The current proposal reduces the total number of units within the subject area of this application from nine to six, which conforms to the standard density restrictions imposed by the FLUM. It should be noted that the ultimate dwelling unit count will be subject to site plan review and permitting.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Renea Vincent, Director, Planning

**Partners:**

N/A

**Attachments:**

LPA Report

Maps

Resolution

Power Point Presentation

Legal Ad

Ad Map