Pinellas County

Legislation Details (With Text)

File #:	19-1022A **Version:** 1		
Type:	Zoning / Land Use and Related Item	**Status:**	Passed
File created:	6/14/2019	**In control:**	Board of County Commissioners
On agenda:	7/23/2019	**Final action:**	7/23/2019
Title:	Case No. Q Z-08-06-19 (Chimayo, LLC) A request for a zoning change from GO, General Office and R-4, One, Two and Three Family Residential to RM, Multiple-Family Residential on approximately 3.5 acres located at the northeast corner of San Martin Boulevard and Ricardo Place North in unincorporated St. Petersburg.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Adopted RES 19-51, 2. Comment Cards Submitted by BCC Meeting Attendees, 3. Affidavit of Publication - Notice of Public Hearing, 4. Boundary, Topographic & Tree Survey.pdf, 5. Presentation, 6. Resolution-AATF, 7. Ad Map.pdf, 8. Legal Ad.pdf, 9. Radius Map.pdf, 10. Resolution.doc, 11. Case Maps.pdf, 12. LPA Report.pdf		

Date	Ver.	Action By	Action	Result
7/23/2019	1	Board of County Commissioners	approved	Pass

Subject:

Case No. Q Z-08-06-19 (Chimayo, LLC)
A request for a zoning change from GO, General Office and R-4, One, Two and Three Family Residential to RM, Multiple-Family Residential on approximately 3.5 acres located at the northeast corner of San Martin Boulevard and Ricardo Place North in unincorporated St. Petersburg.

Recommended Action:

Adoption of Case No. (Q) Z-08-06-19 approving the application of Chimayo, LLC for a change in zoning from GO, General Office & R-4, One, Two & Three Family Residential to RM, Multi-Family Residential on approximately 3.5 acres located at the northeast corner of San Martin Boulevard and Ricardo Place North.

- The applicant is seeking a zoning change from GO & R-4 to RM on two vacant parcels.
- The request would allow for multi-family residential development.
- The Local Planning Agency recommended approval of the request (vote 5-2).

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:

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The subject site is designated Residential Urban (RU) and Residential/Office General (R/OG) on the Future Land Use Map (FLUM) and is zoned R-4 (2.2 acres) and GO (1.3 acres). The site consists of 2 parcels that are currently vacant.

The owner of the subject site wishes to develop the property with multi-family residential. The requested RM zoning district permits a variety of single-family and multi-family residential uses with varying lot sizes that allow for greater flexibility with design of a subdivision and the potential for increased open space. Additionally, the RU Future Land Use category, which allows up to 7.5 residential units per acre, and the R/OG category, which allows up to 10.0 residential units per acre, are not being amended. Therefore, there is no change in the allowable residential density.

The subject site is adjacent to commercial uses on the north, northwest and east, and single-family homes on the south and southwest. The development pattern in the surrounding area is mostly low to medium density residential with a mixture of single-family detached, townhomes and mobile home residential uses, with commercial uses fronting on Gandy Boulevard. This current case would continue this trend and can be considered consistent and compatible with the surrounding uses. It should be noted that the density allows for a maximum 30 residential units on the subject site based on its developable acreage and subject to site plan review.

Staff is of the opinion that the proposed RM zoning amendment is appropriate for the subject site. The maximum allowable residential density is not increasing based on no changes to the FLUM. 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 during its June 13, 2019 public hearing (vote 5-2).

Surrounding property owners within 400-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
Boundary, Topographic & Trees Survey Plan
PowerPoint Presentation
Map of Radius Search
Legal Ad
Ad Map