



Staff Report

File #: 18-1899A, **Version:** 1

Subject:

Case No. (Q) Z/LU-25-11-18 (Tellor Affordable Homes, LLC)

A request for a zoning change from R-6, Residential, Mobile Home Parks and Subdivisions to R-5, Urban Residential and a land use change from Residential Low to Residential Low Medium on approximately 4.7 acres located at 6214 and 6215 67th Lane North in unincorporated Pinellas Park.

Recommended Action:

Adoption of Case No. (Q) Z/LU-25-11-18 approving:

1. An Ordinance approving the application of Tellor Affordable Homes, LLC for a change in land use from Residential Low to Residential Low Medium, and
2. A Resolution approving a change in zoning from R-6, Residential, Mobile Home Parks and Subdivisions to R-5, Urban Residential, regarding approximately 4.7 acres located at 6214 and 6215 67th Lane North.

- Habitat for Humanity is seeking a re-zoning and land use change on 4.7 acres of land previously platted as 4,000 square foot lots. The rezoning will allow for a mix of new single family homes and duplexes to be constructed using the existing platted lots.
- Approximately 51 new homes will be constructed for families meeting income requirements for affordable housing, as designated by Habitat for Humanity.
- The Local Planning Agency unanimously recommended approval of the request (vote 7-0).

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 vacant portions of three parcels totaling 4.7 acres located at the northeast corner of 62nd Avenue North and 68th Street North in unincorporated Pinellas Park. The areas of the parcels that are not included as part of this amendment contain 19 mobile homes. The amendment area is designated Residential Low (RL) on the Future Land Use Map (FLUM) and zoned R-6 (Residential Mobile Home Parks & Subdivision).

The applicant is proposing to develop the subject property with a mixture of single-family detached and duplex/single-family attached homes, which will require changes to the FLUM and Zoning Atlas. A FLUM amendment to Residential Low Medium (RLM) and a zoning change to R-5, Urban Residential are proposed. The requested R-5 district has a minimum lot size of 3,000 square feet with no minimum lot width and depth requirements, which provides design flexibility for infill and

redevelopment situations such as this. The requested land use change would increase maximum Plan density from five units per acre to 10 units per acre. The amendments would allow for the proposed density of this infill development to take place on the original 4,000 square foot lots-of-record that were platted in 1925 prior to the establishment of the zoning code.

The subject property is adjacent to an elementary school on the north, single-family homes on the east and south, and a Florida Highway Patrol station on the west. In the middle of the amendment area are 19 mobile homes (which are remaining) that are part of the platted subdivision but not part of this amendment.

Staff is of the opinion that the proposed RLM FLUM and R-5 zoning designations will provide enhanced flexibility for creative site development and are appropriate based on the proposed use, density, and general compatibility with the surrounding area and consistency with the Pinellas County Comprehensive Plan.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its November 8, 2018 public hearing (vote 7-0).

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
Impact Assessment
Traffic Analysis
Case Maps
Resolution
Ordinance
Power Point Presentation
BCC Ad
Radius Map
Survey