



Pinellas County

Staff Report

File #: 19-1020A, **Version:** 1

Subject:

Case No. Q Z-07-06-19 (Chimayo, LLC)

A request for a zoning change from R-4, One, Two and Three Family Residential, RMH, Residential Mobile/Manufactured Home and RPD, Residential Planned Development to RM, Multiple-Family Residential (4.7 acres) and RM-CO, Multiple-Family Residential-Conditional Overlay (2.2 acres) with a Conditional Overlay limiting the use to single-family detached, single-family attached (townhomes), duplexes, and triplexes on approximately 6.9 acres consisting of 27 parcels located generally on the north and south sides of Savona Drive, between San Martin Boulevard and San Merino Boulevard in unincorporated St. Petersburg (see files for list of parcels).

Recommended Action:

Adoption of Case No. (Q) Z-07-06-19 approving the application of Chimayo, LLC for a change in zoning from R-4, One, Two & Three Family Residential, RMH, Residential Mobile/Manufactured Home & RPD, Residential Planned Development to RM, Multiple-Family Residential (4.7 acres) & RM-CO, Multiple-Family Residential-Conditional Overlay (2.2 acres) on approximately 6.9 acres located generally on the north and south sides of Savona Drive, between San Martin Boulevard and San Merino Boulevard.

- The applicant is seeking a zoning change on 27 vacant parcels.
- The proposed Conditional Overlay would limit the use on a portion of the property to single family, duplex, triplex and townhomes.
- A specific use has not been proposed.
- 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:

The subject site is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and is zoned R-4 (2.71 acres), RPD (3.57 acres) and RMH (0.55 acre). The site consists of 27 separate parcels (see attached list) that are currently vacant.

The owners wish to develop the site with multifamily residential. They are proposing to limit the type of development on the northernmost 2.2-acre portion of the site via the Conditional Overlay to the following uses: single-family detached, single-family attached (townhomes), duplex or triplex. This 2.2-acre portion is adjacent to an established single-family detached development consisting of 11

homes. The Conditional Overlay would help enhance compatibility with this area. The remaining 4.7 acres will not have the Conditional Overlay limitation and could be developed with any of the allowable uses in the RM zoning district, including condominium/apartment buildings. The requested RM and RM-CO districts permit a variety of single-family and multifamily residential uses with varying lot sizes that allow for greater flexibility with design of a subdivision and the potential for increased open space. Importantly, the Residential Urban Future Land Use category, which allows up to 7.5 residential units per acre, is not proposed for amendment. Therefore, there would be no change in the maximum permitted residential density, which could potentially allow up to 53 residential units on the subject site based on its developable acreage and subject to site plan review.

The subject site is adjacent to a small area of businesses on the west; single-family homes on the north; a townhome development under construction, a Pinellas County owned property and single-family homes on the east; and single-family homes and a Pinellas County owned property on the south. 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 a small area of marine oriented businesses. This current case would continue this trend and can be considered consistent and compatible with the surrounding uses.

Staff is of the opinion that the proposed RM and RM-CO zoning amendments are 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 500 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
Correspondence
Power Point Presentation
Map Radius
Legal Ad
Ad Map

