



# Pinellas County

## Staff Report

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File #: 21-1898A, Version: 1

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### **Subject:**

Case No. Q ZON-21-05 (Snug Harbor Lot 1, LLC)

A request for a zoning change from R-4, One, Two, and Three Family Residential to R-5, Urban Residential on approximately 0.26 acre located at the southwest corner of the intersection of Mortola Drive Northeast and Snug Harbor Road Northeast in unincorporated St. Petersburg.

### **Recommended Action:**

Based upon evidence and findings contained in the staff report and attachments, Case No. ZON-21-05 is recommended for approval.

A Resolution approving the application of Snug Harbor Lot 1, LLC for a change in zoning from R-4, One, Two, and Three Family Residential to R-5, Urban Residential.

- The applicant is seeking a zoning change on a vacant 0.26-acre site.
- The proposed use is two single-family detached homes.
- The Local Planning Agency unanimously recommended approval of the request (vote 5-0). No one appeared in favor or in opposition.
- No letters of objection have 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 consists of a 0.26-acre vacant parcel. It is designated Residential Urban (RU) on the Future Land Use Map (FLUM), which allows up to 7.5 residential units per acre. The site is zoned R-4, One, Two & Three Family Residential, which allows single-family detached development with a minimum lot size of 5,000 square feet, minimum lot width of 50 feet and minimum lot depth of 80 feet. While the density would allow 2 residential units on this site, the parcel configuration would only allow for one single-family detached home under R-4. A duplex could be built currently; however, the applicant prefers to construct single-family detached.

The applicant proposes to divide the property into two new 75 ft. x 75 ft. (5,625 sq. ft.) parcels and develop a single-family detached home on each. They are proposing a change to R-5, Urban Residential, which allows for smaller lot dimensions than the current R-4 zoning.

The subject property is within a predominately low-density residential area. This area south of Gandy Boulevard contains a mixture of single-family homes, townhomes, and mobile homes on individual

lots.

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate for the subject property. The R-5 zoning will provide for a single-family development at a density and scale that is compatible with the surrounding development pattern. The maximum residential density, which is based on the FLUM is not increasing, therefore additional impacts to infrastructure are not anticipated. In general, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

**Background Information:**

The LPA unanimously recommended approval of the request during its August 12, 2021 public hearing (Vote 5-0).

Surrounding property owners within 400 feet of the subject site were notified by mail. A sign advertising the public hearings was posted on the subject site.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Carol Stricklin, Director, Housing and Community Development

**Partners:**

N/A

**Attachments:**

LPA Report  
Case Maps  
Resolution  
Response to Question #13  
Boundary Survey  
Public Notification Map  
Power Point Presentation  
Legal Ad  
Legal Ad Map