

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL LAND USE PLAN MAP BY PROVIDING FOR A CHANGE IN THE LAND USE FROM RESIDENTIAL SUBURBAN (RS) TO RESIDENTIAL LOW MEDIUM (RLM) FOR A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 6425 62<sup>ND</sup> AVENUE N AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (LUPA 2020-3, James Ready)

---

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:**

**WHEREAS**, the City of Pinellas Park, Florida, finds that it is in the public's interest to change the City's Land Use Plan Map designation from Residential Suburban (RS) to Residential Low Medium (RLM) for a certain parcel of land generally located at 6425 62<sup>nd</sup> Avenue N and more particularly described in Exhibit "A" attached hereto and made a part hereof; and

**WHEREAS**, the Planning and Zoning Commission, sitting as the Local Planning Agency, and the City Council for the City of Pinellas Park, Florida have reviewed and held public hearings on said request; and

**WHEREAS,** the City Council of the City of Pinellas Park, Florida, has, by the adoption hereof, authorized the transmittal of a certified copy of this Ordinance to the Pinellas Planning Council/Countywide Planning Authority, with a request that the Countywide Future Land Use Plan Map be amended consistent therewith.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:**

**SECTION ONE:** That the City Council of the City of Pinellas Park hereby amends the City's Official Land Use Plan Map and changes the following described property from Residential Suburban (RS) to Residential Low Medium (RLM):

THAT PARCEL LEGALLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

**SECTION TWO:** That the City Council does hereby certify that this Ordinance is consistent with the City's Comprehensive Plan and elements thereof adopted pursuant to the Community Planning Act.

**SECTION THREE:** That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

**SECTION FOUR:** That this Ordinance shall become effective immediately upon approval hereof by the Countywide Planning Authority, unless challenged as hereinafter provided. If challenged within 30 days after adoption, the Ordinance shall not become effective until (i) the date that a final order is issued by the Administrative Law Judge through the State Division of Administrative Hearings finding the same to be in compliance in accordance with Section 163.3187, Florida Statutes, and (ii) the adoption of this Ordinance \_\_\_\_ by the Countywide Planning Authority.

PUBLISHED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

FIRST READING \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

PUBLIC HEARING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

---

Sandra L. Bradbury  
MAYOR

ATTEST:

---

Diane M. Corna, MMC  
CITY CLERK

Exhibit "A"

Legal Description

GENERALLY LOCATED AT 6425 62<sup>ND</sup> AVENUE N, BEING FURTHER DESCRIBED AS FOLLOWS:

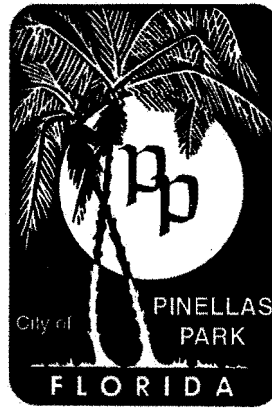
FARM D; BLOCK 22; PINELLAS FARMS IN SECTION 32, TOWNSHIP 30 SOUTH, RANGE 16 EAST; LESS THE EAST ONE ACRE, LESS THAT PAR PLAT AS CARPENTER PARK RECORDED IN PLAT BOOK 45, PAGE 18; RECORDS OF PINELLAS COUNTY, FLORIDA; LESS THAT PART PLATTED AS ORRIN G. FRANKS SUBDIVISION RECORDED IN PLAT BOOK 45, PAGE 99; LESS THE RIGHT OF WAY OF WASHINGTON BOULEVARD; 62<sup>ND</sup> AVE NORTH, PLAT BOOK 7, PAGE 4, HILLSBOROUGH COUNTY RECORDS OF WHICH PINELLAS WAS FORMALLY A PART; AND LESS THAT PORTION DEEDED TO THE CITY OF PINELLAS PARK FLORIDA ON SEPTEMBER 16, 1965 AND RECORDED ON SEPTEMBER 23, 1965, IN OFFICIAL RECORD BOOK NO 2234, PAGE 242, PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.



City of

# PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100  
PINELLAS PARK, FL 33780-1100



# FLORIDA

PHONE • (727) 369-0700  
FAX • (727) 544-7448

**Please Respond To:**

James W. Denhardt, City Attorney  
Lauren Christ Rubenstein, Assistant City Attorney  
Denhardt and Rubenstein, Attorneys at Law  
2700 First Avenue North  
St. Petersburg, Florida 33713  
(727) 327-3400 - Telephone  
(727) 323-0888 - Facsimile

April 13, 2020

Mr. Derek Reeves  
Principal Planner  
Planning & Development Services  
City of Pinellas Park  
P. O. Box 1100  
Pinellas Park, Florida 33780-1100

**RE: City Document #20-077**  
**Ordinance LUPA 2020-3, 6425 62nd Avenue North**

Dear Mr. Reeves:

I have received and reviewed the above-referenced Ordinance to change the Land Use designation for 6425 62nd Avenue North from RS to RLM. Assuming the legal description provided in Exhibit A is correct, I would approve of the Ordinance as to form and correctness.

Very truly yours,

James W. Denhardt  
City Attorney

cc: Doug Lewis, City Manager  
Diane M. Corna, MMC, City Clerk  
Patrick Murphy, Deputy City Manager  
Benjamin Ziskal, Community Development Administrator  
Nick Colonna, Planning & Development Services Director

JWD/dh

20-077.04132020.LDR.Ord LUPA 2020-3 6425 62nd Ave N.wpd



PRINTED ON RECYCLED PAPER



## I. APPLICATION DATA

A. **Case Number:** LUPA 2020-3, Z 2020-3, PUD 2020-1

B. **Location:**

1. **Address:** 6425 62<sup>nd</sup> Avenue N

2. **Parcel Number:** 32-30-16-69930-222-0402

C. **Request:** Request to change the Future Land Use category from Residential Suburban (RS) to Residential Low Medium (RLM) with a request to rezone from "F" Farm to "R-4" Duplex Residential Zoning District with an RPUD overlay to allow a 25 single-family attached dwelling unit development.

D. **Applicant:** James Ready

E. **Agent:** Gulf Coast Consulting, Inc; Robert Pergolizzi, AICP, PTP

F. **Legal Ad Text:** Request to change the Future Land Use category from Residential Suburban (RS) to Residential Low Medium (RLM) with a request to rezone from "F" Farm to "R-4" Duplex Residential Zoning District with an RPUD overlay to allow a 25 single-family attached dwelling unit development at 6425 62<sup>nd</sup> Avenue.

G. **Public Hearings:**

Planning and Zoning Commission Hearing Date: July 2, 2020  
Advertising Date: June 13, 2020

City Council 1<sup>st</sup> Hearing Date: July 23, 2020  
Advertising Date: July 10, 2020

City Council 2<sup>nd</sup> Hearing Date: August 13, 2020  
Advertising Date: July 31, 2020

## II. BACKGROUND INFORMATION

A. **Site Area:** 143,748 square feet / 3.3 acres

B. **Property History:**

1. **Land Use Plan or Zoning Amendments:** In February of 2019 there was an application for a PUD with underlying R-2 Zoning. This application was withdrawn. The plan has since been changed significantly.

2. **Previous Permits and Development:** None.

3. **Previous Variances, Waivers:** None.

C. **Existing Use:** Single-family home and associated accessory structures.

D. **Proposed Uses:** 25 single-family attached, 2-story dwellings.

E. **Current Zoning District:** "F" Farm

F. **Proposed Zoning District:** "R-4" Duplex Residential District

1. **Zoning District Purpose / Intent:**

*Section 18-1512. - "R-4" DUPLEX RESIDENTIAL DISTRICT*

*Sec. 18-1512.1. - STATEMENT OF INTENT. The "R-4" Duplex Residential District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a low-medium density and medium density residential environment, through the construction of single-family detached dwellings and large lot duplex dwellings. Such development to include accessory uses and public facilities customary for such an environment. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Low Medium (RLM), Residential Medium (RM), or Community Redevelopment District (CRD).*

2. **Staff Analysis:**

The applicant is requesting Zoning and Future Land Use amendments to allow for the development of single-family attached dwellings on the property. The requested R-4 Zoning District is the lowest intensity residential district that allows for single-family attached dwellings and is consistent with the requested RLM Future Land Use designation.

While much of the land surrounding the subject property is single-family detached uses on R-1 or Farm zoned properties, the requested R-4 zoning can be supported by other factors. There is a multi-family RPUD, consistent with an R-5 or R-6 zoning, located across 62<sup>nd</sup> Avenue from the subject property that is similar in acreage and number of units at 3.65 acres and 27 units. The subject property is also located along 62<sup>nd</sup> Avenue N, which is designated as a collector and is approximately 900 feet from the signalized intersection with 66<sup>th</sup> Street N. 66<sup>th</sup> Street is a Principal Arterial with high intensity commercial uses. It is a sound planning principal to have a step down in intensity from commercial uses to single-family detached with a moderate intensity in between. Additionally, there are other R-4, R-5, and multi-family RPUDs on 62<sup>nd</sup> Avenue N east of the subject property near the intersection of 58<sup>th</sup> Street N.

Staff finds that the proposed R-4 Zoning District, when combined with a Residential Low Medium Future Land Use designation, is consistent with the RPUD property to the south as well as others along 62<sup>nd</sup> Avenue N.

G. **Current Future Land Use:** Residential Suburban (RS)

H. **Proposed Future Land Use:** Residential Low Medium (RLM)

1. **Land Use Purpose / Intent:**

*It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a low to moderately intensive residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.*

2. **Key Standards:**

**Primary Uses** – Residential.

**Secondary Uses** - Residential Equivalent; Institutional; Transportation/ Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space.

**Density/Intensity** - Shall include the following:

*Residential Use - Shall not exceed ten (10) dwelling units per acre.*

*Residential Equivalent Use – Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 10 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.*

*Non-Residential Use – Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .30 and an ISR of .56.*

### 3. Staff Analysis:

In addition to the Zoning amendment, the applicant is requesting to amend the Future Land Use from Residential Suburban (RS) to Residential Low Medium (RLM). The RLM designation is the lowest intensity designation that is compatible with the R-4 Zoning District. The RS Future Land Use designation allows a maximum of 2.5 dwelling units per acre, while the RLM designation allows a maximum of 10 dwelling units per acre. The applicant is proposing 7.5 dwelling units per acre.

Similar to the Zoning in the area, there are Future Land Use designations consistent with RLM along 62<sup>nd</sup> Avenue N. This includes RLM as well as some Residential Medium (RM) near the intersection of 58<sup>th</sup> Street N. Additionally, the commercial properties to the west along 66<sup>th</sup> Street N allow residential uses at a maximum of 25 dwelling units per acre.

Staff finds that the proposed 7.5 dwelling units per acre is consistent with the maximum density of the RU Future Land Use designation which is predominant in the area of the subject property. Staff also finds that the RLM comparable with the multiple RLM, RM and CG designated along the 62<sup>nd</sup> Avenue corridor between 58<sup>th</sup> Street N and 66<sup>th</sup> Street N.

I. **Flood Zone:** The majority of the property is located in AE Flood Zone, which is a high-risk flood zone. A small portion in the northeast corner of the property is located in the X-Shaded Flood Zone, which is a moderate-risk flood zone.

J. **Evacuation Zone:** This property is in Evacuation Zone C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.

### K. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	R-1	RU	Single-family
South	RPUD	RU	Multi-family, Single-family, Farm
East	F	RS	Single-family
West	R-1	RU	Single-family

## III. APPLICABLE CRITERIA / CONSIDERATIONS

### A. Comprehensive Plan Policies:

#### 1. Relevant Policies:

##### *POLICY LU.1.1.2*

*Land use designations on the Future Land Use Map shall be compatible with adjacent and surrounding land uses.*

##### *POLICY LU.1.4.6*

*Recreation facilities and open space uses will be located such that all such uses may be accessed from residential areas without crossing a roadway of six lanes or more.*

##### *POLICY LU.1.12.2*

*Through the application of innovative land development regulations, the City will support planned residential developments and mixed land use development techniques that include intensity and use restrictions designed to make these developments more livable and compatible with the natural and built environments.*

##### *POLICY LU.1.13.2*

*Promote, through the use of development regulations, innovative designs, variety of housing types and densities, clustering of units, supportive accessory uses, transportation alternatives, optimal use of landscaping and buffering, and a system of active and passive open space.*

**POLICY LU.1.14.4**

*Foster residential development and redevelopment at an intensity and scale that is compatible with proximate residential neighborhoods.*

**POLICY LU.1.14.5**

*Provide adequate buffering and a transition gradient between higher density residential development and proximate, less intensive residential neighborhoods.*

**2. Staff Analysis:**

The proposed development of 25 two-story single-family attached homes in groups of two to four units is compatible with the existing surrounding development. As stated previously, there are a mix of single-family and multi-family developments around the subject property. The size and scale of the buildings will fit in between those of the single-family and multi-family developments in the area.

Where the proposed development is adjacent to existing single-family to the east and west, there will be a minimum of 38 feet and 48 feet respectively between the property line and the buildings. Included within that area will be vegetative buffers.

The development is being proposed as an RPUD allowing for the units to be clustered on the site. This clustering creates the buffers between the buildings and property lines as well as provides space for centralized stormwater retention areas. The stormwater retention areas are located around the perimeter of the site, which further increases the buffers from adjacent development. Centralized stormwater also allows for easier maintenance over the long term life of the project as individual property owners are responsible for the stormwater on their own property. The clustering of development and centralized stormwater retention areas has created an opportunity for a walking trail around the largest retention area at the rear of the development. This area also happens to be adjacent to a stormwater canal running along the rear property line. Should the canal ever overflow its banks, the structures are located a greater distance away from the canal due to the clustering and are buffered by the stormwater retention area, walking trail and guest parking.

In addition to the walking trail recreation amenity, the proposed site plan calls for a playground at the rear of the project and within the walking trail. This will provide another recreation amenity for the residents within walking distance and will not require residents to traverse 62<sup>nd</sup> Avenue N for such recreation. The next closest similar public recreation facility is Brodrick Park located  $\frac{3}{4}$  of a mile to the east and north.

Staff finds that the proposed Land Use and Zoning designation amendments as well as the site plan for the RPUD are consistent with the City's adopted Comprehensive Plan.

**B. Land Development Code Standards:**

**1. Key Standards:**

**Section 18-1529. – PLANNED UNIT DEVELOPMENT DISTRICT**

**Sec. 18-1529.8. - RESIDENTIAL PUD.**

(A) **LOCATION.** *The Residential PUD (RPUD) overlay shall only be assigned to those areas where the underlying zoning district(s) permit residential development and the primary intended use of the property is residential.*

(B) **USES.** *The uses permitted in RPUD districts shall be limited to those "permitted" or "conditional uses" allowed by the underlying zoning district and Land Use Plan Map designation existing on the subject property at the time of application to rezone to RPUD. In addition to those "permitted" and "conditional uses", the following uses may be approved:*

- 1. Duplex dwellings.*
- 2. Multifamily dwellings.*
- 3. Zero lot line dwellings.*
- 4. Nursing homes, convalescent homes and sanitariums.*
- 5. Community Residential Home (more than fourteen (14) residents).*
- 6. Attached singled family dwellings.*
- 7. Conditional uses shall adhere to the applicable provisions of Section 18-1531 of this Article.*

8. *Nonresidential uses are permitted only in RPUD's of five (5) acres or more and shall include only those uses allowed as a permitted or conditional use by the underlying zoning district and Land Use Plan Map category. For parcels located within the Residential/Office/Retail (ROR) land use plan map category, public/semi-public uses shall not exceed a maximum area of three (3) acres for "Transportation/Utility Uses" and five (5) acres for "Institutional Uses" (except that Public Educational Facilities are not subject to this threshold).*

**(C) DIMENSIONAL REGULATIONS.**

1. *Lot Area, Lot Depth and Width, Setback Regulations, Height Requirements. See underlying Zoning District for dimensional regulation guidelines.*
2. *Should the established regulations be inappropriate for non-traditional lot layout or site design (i.e. mixed use development, cluster homes, zero lot line, etc.) the following guidelines are established.*
  - (a) *No minimum lot size. However, justification for the deviation from established regulations of the underlying zoning district shall be provided. In addition, residential developments which propose lot areas less than the minimum lot sizes shall provide usable open space based on the difference between the stated minimum lot area and the proposed lot area, said open space to be located within said plat or phase where the alternative style is proposed.*
  - (b) *Structural setbacks. In determining flexible setbacks, a variety of criteria will be considered including, but not limited to, the character of the surrounding area (zoning and existing land uses), size, configuration and natural features of the land to be developed, potential impact on abutting development, and the nature of the proposed development.*  
*Exception: Zero lot line development shall meet the following minimum setback requirements:*
    - (1) *Side Yard Setbacks: Zero (0) feet on one side and five (5) feet on the other.*
    - (2) *No openings may be located in the on-the-line-wall.*
    - (3) *The on-the-line-wall shall be constructed with low maintenance decorative masonry or masonry veneer, or any other material as permitted by the adopted Florida Building Code based on type of construction.*
    - (4) *The on-the-line wall shall not be located adjacent to a public right-of-way.*
    - (5) *An easement for maintenance purposes shall be provided.*
  - (c) *Height. Flexibility in building height will be allowed provided that the proposed height is compatible with the surrounding neighborhood. Increased setbacks and buffering to compensate for added building height may be considered to reduce the impact on abutting properties.*
  - (d) *Minimum Liveable Floor Area.*

Single-family Attached		Multifamily	
# of bedrooms	Required interior floor space	# of bedrooms	Required interior floor space
Efficiency	650	Efficiency	500
One (1)	750	One (1)	650
Two (2)	850	Two (2)	750
Three (3) or more	1,000	Three (3)	900

*Single-Family Detached: One thousand (1,000) square feet.*

*Zero Lot Line: Eight hundred fifty (850) square feet.*

- (D) DENSITY.** *The net density of the PUD shall not exceed that allowed by the underlying zoning districts unless subject to a density bonus authorized by this Chapter in conformance with the comprehensive plan.*

**(E) RECREATIONAL FACILITIES.**

1. *At the time of consideration of the Master Plan for an RPUD, City Council will review the suitability of any recreational facilities proposed for the development. This review will be based on the size of the development, the demographics of the anticipated population, and proximity to existing or proposed public recreational facilities.*
2. *The location, type, and size of the proposed recreational facilities as well as their development schedule shall be incorporated into the Master Plan.*

3. After review of the proposed recreational facilities, City Council may approve the recreational facilities as proposed or may approve alternative types and locations of recreational facilities.
4. Parkland dedication credit for any recreational facilities provided as part of the RPUD shall be calculated pursuant to Article 3 of this Land Development Code.
5. Onsite Meeting Hall.
  - (a) In any RPUD of eighty (80) residential units or more and which has a homeowners or condominium association which requires an annual meeting, an onsite meeting hall shall be provided.
  - (b) The meeting hall shall be large enough to accommodate the number of unit owners which constitute a quorum as established in Florida Statutes or by the bylaws of the homeowners association or condominium.
  - (c) The requirement for an onsite meeting hall may be waived by City Council upon a finding that the size and nature of the development, the demographics of the anticipated population, and the availability of adequate alternative meeting locations render the requirement of an onsite meeting hall unnecessary.

### **Section 18-1538. - AMENDMENTS TO THE LAND USE PLAN MAP**

#### **Sec. 18-1538.1. - AUTHORITY.**

The City Council shall have the authority to amend the Land Use Plan Map of the Comprehensive Plan in accordance with F.S. ch. 163, pt. II, and the following regulations.

#### **Sec. 18-1538.2. - PROCEDURE.**

The general procedure for the amendment of the Land Use Plan Map is as follows:

- (A) **FILING OF APPLICATION.** Petitions for Land Use Plan Map amendments shall be filed on forms provided by the City and shall be submitted to the Zoning Division. Applications for map amendments of ten (10) or more acres or to a classification that permits ten (10) or more units per gross acre shall be accepted and processed twice per calendar year, with filing windows to be established by administrative policy. There shall be an application fee for each petition for Land Use Plan Map amendment. The amount of the fee shall be set by Resolution of the City Council, as may be amended from time to time. The application fee shall be paid upon filing of the application. Such applications may be filed by:
  1. City Council.
  2. City Manager.
  3. Community Redevelopment Agency.
  4. Any person(s) that own real property within the City.
- (B) **PUBLIC NOTICE.** Notice of the public hearing shall be given as provided under Section 18-1534, "Public Notice Requirements".
- (C) **PUBLIC HEARING PROCEDURE.**
  1. The Planning and Zoning Commission shall hear the application at a public hearing, acting in an advisory capacity to the City Council as the Local Planning Agency for purposes of F.S. ch. 163, pt. II.
  2. The City Council shall hear the application during a public hearing and shall consider the recommendation of the Local Planning Agency in its decision to approve or deny the application. Approval of a map amendment application may incorporate voluntary and enforceable stipulations made by the applicant for the purpose of addressing amendment impacts on the community.
  3. Amendments to the future land use plan map are considered legislative, and need not be subject to quasi-judicial hearing procedure.

#### **Sec. 18-1538.3. - REVIEW CRITERIA.**

Review and disposition of petitions for amendment to the Land Use Plan Map shall be based upon the consistency of the proposed amendment with the goals, objectives, and policies of the Comprehensive Plan.

### **Section 18-1539. AMENDMENTS TO ARTICLE 15, "ZONING CODE" AND OFFICIAL ZONING MAP**

#### **Sec. 18-1539.1. - APPLICABILITY.**

The regulations, restrictions, and boundaries set forth in this Article 15 "Zoning Code" may from time to time be amended, supplemented, changed, or repealed in accordance with the following regulations.

#### **Sec. 18-1539.2. - PROCEDURE.**

- (A) **APPLICATION FILING.** Petitions for amendment to Article 15 and the Official Zoning Map shall be filed on forms provided by the City and shall be submitted to the Zoning Division.

1. *An application for amendment to the text of Article 15 may be filed only by the City Council or the City Manager. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to Article 15.*
  2. *An application for amendment to the Official Zoning Map may be filed only by the City Council, City Manager, or by an owner of real property that is located within the City. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to the Official Zoning Map.*
- (B) *PUBLIC NOTICE. Notice of the public hearing shall be given as provided under Section 18-1534, "Public Notice Requirements".*
- (C) *PUBLIC HEARING PROCEDURE.*
1. *The Planning and Zoning Commission shall hear the application at a public hearing, acting in an advisory capacity to the City Council as the Local Planning Agency when required by F.S. ch. 163, pt. II. The Planning and Zoning Commission shall submit written reasons for its recommendations, and its determinations related to the application review criteria listed in Section 18-1539.3, "Review Criteria", below.*
  2. *The City Council shall hear the application during a separate public hearing and shall consider the recommendation of the Local Planning Agency if applicable in its decision to approve or deny the application.*
  3. *Public hearings for map amendments shall be conducted pursuant to the quasi-judicial procedures set forth in Resolution No. 94-65 unless otherwise determined by the City Attorney. Public hearings for text amendments are legislative in nature, and are not subject to quasi-judicial procedures.*
- (D) *BURDEN OF PROOF. The applicant shall bear the burden of demonstrating, by competent substantial evidence, that the evidence on the record demonstrates that a map amendment should be granted.*
- (E) *ADOPTION. Amendments to the Official Zoning Map and to Article 15 shall be by Ordinance of the City Council.*
- Sec. 18-1539.3. - REVIEW CRITERIA.*
- (A) *For amendments to Article 15, the Planning and Zoning Commission and City Council shall be guided by the requirement that the amendment be consistent with the Comprehensive Plan.*
- (B) *For map amendments, the Planning and Zoning Commission and City Council shall be guided by the following considerations:*
1. *Whether the available uses to which the property may be put are appropriate to the property under accepted planning practices in question and compatible with existing land uses and planned uses in the area.*
  2. *Whether the numerical and dimensional development requirements which govern the development of the property will sufficiently safeguard the integrity and character of the area.*
  3. *Whether the amendment will constitute a grant of special privilege to an individual owner.*
  4. *Whether there are adequate provisions for water supply and treatment, sanitary sewer collection, transmission and treatment, drainage, and solid waste collection and disposal within the service area involved.*
  5. *Whether there are adequate provisions for traffic movement and safety, both vehicular and pedestrian, in the area.*
  6. *Whether there are adequate provisions for schools, parks, and mass transit within the service area involved.*
  7. *Whether the district boundaries are appropriately drawn with due regard to locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected.*
  8. *Whether changed or changing conditions make the adoption of the proposed amendment necessary or appropriate, including but not limited to, substantial reasons that the property cannot be used in accordance with the existing zoning.*
  9. *Whether the amendment will be likely to have an adverse effect on the existing natural environment and natural resources.*
  10. *Whether the proposed amendment is consistent with the Comprehensive Plan and, if applicable, the Community Redevelopment Plan.*



## 2. **Staff Analysis:**

The Code requires amendments to the Future Land Use Map to be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan. Staff finds that the proposed amendment is consistent, as provided above.

For amendments to the Official Zoning Map, the Code provides a list of criteria in Section 18-1539.3 to guide the City Council's decision. Staff finds the following concerning those criteria:

1. The proposed map amendments are compatible with the existing and planned uses in the area;
2. The proposed use of the property will comply with the requirements of the R-4 zoning district;
3. There is no special privilege to be granted;
4. The City of Pinellas Park Public Works Department has expressed no concerns over the availability of services for the proposed use;
5. Vehicular access to the site is from 62<sup>nd</sup> Avenue and there are sidewalks along the south side of 62<sup>nd</sup> Avenue;
6. Pinellas County Schools have expressed no concerns with the additional housing units and in addition to the onsite playground, Broderick Park is ¾ of mile away. PSTA has a route less than ¼ of a mile to the west on 66<sup>th</sup> Street;
7. The district boundaries are appropriate;
8. The development of single-family attached homes provides new housing choices in an area of primarily single-family detached homes and multi-family;
9. The site is not located within designated wetland areas nor does it contain other known natural resources; and,
10. Staff finds that the proposed request is consistent with the Comprehensive Plan.

## C. **Essential Services Review:**

The requested Future Land Use Map and Zoning Map amendments have been reviewed by all relevant departments/divisions. No concerns were raised with regard to the proposed amendments.

## IV. **SUMMARY**

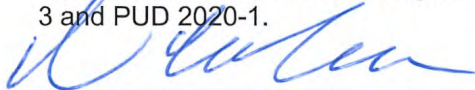
### A. **Findings:**

Based on the information and analysis contained in this report, staff finds as follows:

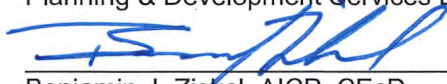
1. The requested RPUD allows for the development of 25 single-family attached units with an internal road network, centralized stormwater retention, and recreational amenities; and,
2. The requested map amendments are consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan as well as the regulations of the Land Development Code.

### B. **Staff Recommendation:**

Consistent with the above findings, staff recommends **APPROVAL** of case numbers LUPA 2020-3, Z 2020-3 and PUD 2020-1.

  
\_\_\_\_\_  
Nick A. Colonna, AICP  
Planning & Development Services Director

6-22-2020  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Benjamin J. Ziskal, AICP, CEcD  
Community Development Administrator

6/22/2020  
\_\_\_\_\_  
Date

## V. **ACTION**

**PLANNING AND ZONING COMMISSION** – MOVE TO:

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
- C. RECOMMEND DENIAL

of a request to change the Future Land Use category from Residential Suburban (RS) to Residential Low Medium (RLM) with a request to rezone from "F" Farm to "R-4" Duplex Residential Zoning District with an RPUD overlay to allow a 25 single-family attached dwelling unit development.

## **VI. ATTACHMENTS**

**Exhibit A: Applications**

**Exhibit B: Aerial Map**

**Exhibit C: Future Land Use Map**

**Exhibit D: Zoning Map**

**Exhibit E: FIRM Map**

**Exhibit F: Site Photos**



## **ADDENDUM**

**Case Number:** LUPA 2020-3

### **PLANNING AND ZONING COMMISSION**

On July 2, 2020, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of case number **LUPA 2020-3**.

## **VI. ACTION**

### **CITY COUNCIL– MOVE TO:**

**1: APPROVE**

**2: APPROVE WITH CONDITIONS**

**3: DENY**

...a request to change the Future Land Use category from Residential Suburban (RS) to Residential Low Medium (RLM) for a 25 unit single family attached development.

*City of Pinellas Park, Florida*  
**APPLICATION FOR LAND USE PLAN MAP AMENDMENT**

\*\*\*\*\*  
**FOR OFFICE USE ONLY**

CASE # **LUPA** \_\_\_\_\_ P&Z MEETING: \_\_\_\_\_ CC/CRA MEETING: \_\_\_\_\_  
 PLAT SHEET: \_\_\_\_\_ RELATED CASES: \_\_\_\_\_ RECEIPT NUMBER: \_\_\_\_\_  
 ZONING DISTRICT: \_\_\_\_\_ LAND USE DESIGNATION: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

\*\*\*\*\*  
**REQUEST AND PROPERTY INFORMATION**

SPECIFIC REQUEST: Land Use Plan Amendment from Residential Suburban (RS) to Residential Low Medium  
(RLM) for 3.32 acres on the north side of 62nd Avenue N. east of 66th Street

GENERAL LOCATION OF PROPERTY OR ADDRESS: 6425 62nd Avenue N.

PROPERTY SIZE (Acreage / Square Feet): 3.32 acres (144,429 SF)

CURRENT USE (Number and Type of Buildings): Existing single-family detached house and garage/shed

PARCEL NUMBER(S): 32-30-16-69930-222-0402

LEGAL DESCRIPTION: LOT \_\_\_\_\_, BLOCK \_\_\_\_\_, SUBDIVISION \_\_\_\_\_

OR METES AND BOUNDS DESCRIPTION (attach if lengthy):

See attached Legal Description

\*\*\*\*\*  
**OWNER/APPLICANT INFORMATION** – PLEASE PRINT CLEARLY

PROPERTY OWNER: James Ready PHONE: (727) 544-5158

MAILING ADDRESS/CITY/ZIP: 6425 62nd Ave. N., Pinellas Park, FL 33781 ATTN. TO:

Gulf Coast Consulting, Inc. (PLEASE PROVIDE CONTACT NAME)

AUTHORIZED AGENT: Robert Pergolizzi, AICP/PTP PHONE: (727) 524-1818

MAILING ADDRESS/CITY/ZIP: 13825 ICOT Blvd., Suite 605, Clearwater, FL 33760

OTHER REPRESENTATIVE: \_\_\_\_\_ PHONE: (\_\_\_\_) \_\_\_\_\_

MAILING ADDRESS/CITY/ZIP: \_\_\_\_\_

*City of Pinellas Park, Florida*  
**APPLICATION FOR REZONING**

**FOR OFFICE USE ONLY**

CASE #: Z \_\_\_\_\_ PZ MEETING: \_\_\_\_\_ CC/CRA MEETING: \_\_\_\_\_

PLAT SHEET: \_\_\_\_\_ RELATED CASES: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

ZONING DISTRICT: \_\_\_\_\_ LAND USE DESIGNATION: \_\_\_\_\_ RECEIPT NUMBER: \_\_\_\_\_

**REQUEST AND PROPERTY INFORMATION**

REQUEST: Rezoning from Farm to R-4 Duplex Residential "Single-Family Attached" for 3.32 acres on the north  
side of 62nd Avenue N. east of 66th Street.

GENERAL LOCATION OF PROPERTY OR ADDRESS: 6425 62nd Avenue N.

PROPERTY SIZE (Acreage or Square Feet): 3.32 acres (144,429 SF)

CURRENT USE, NUMBER AND TYPE OF BUILDINGS: Existing single-family detached house and garage/shed

PARCEL NUMBER(S): 32-30-16-69930-222-0402

LEGAL DESCRIPTION: LOT \_\_\_\_\_, BLOCK \_\_\_\_\_, SUBDIVISION \_\_\_\_\_

OR METES AND BOUNDS DESCRIPTION (attach if lengthy):

See attached Legal Description

**OWNER / APPLICANT INFORMATION**

PROPERTY OWNER: James Ready PHONE: (727) 544-5158

ADDRESS/CITY/ZIP: 6425 62nd Ave. N., Pinellas Park, FL 33781

AUTHORIZED AGENT: Gulf Coast Consulting, Inc.  
Robert Pergolizzi, AICP/PTP PHONE: (727) 524-1818

ADDRESS/CITY/ZIP: 13825 ICOT Blvd., Suite 605, Clearwater, FL 33760

OTHER REPRESENTATIVE: \_\_\_\_\_ PHONE: (\_\_\_\_) \_\_\_\_\_

ADDRESS/CITY/ZIP: \_\_\_\_\_

*City of Pinellas Park, Florida*  
APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

\*\*\*\*\*  
FOR OFFICE USE ONLY

CASE #: PUD PZ MEETING: \_\_\_\_\_ C/CRA MEETING: \_\_\_\_\_  
PLAT SHEET: \_\_\_\_\_ RELATED CASES: \_\_\_\_\_ RECEIPT NUMBER: \_\_\_\_\_  
ZONING DISTRICT: \_\_\_\_\_ LAND USE DESIGNATION: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

\*\*\*\*\*  
REQUEST AND PROPERTY INFORMATION

REQUEST: PUD Plan approval for residential single-family attached units (duplex, triplex, quadplex) for a maximum of 25 residential units in a PUD setting with internal roadway right-of-way of 50 feet. Reduction of lot area, reduction of rear setbacks to 8 feet, reduction of front setback to 5 feet (porch), 10 feet (building facade).

GENERAL LOCATION OF PROPERTY OR ADDRESS: 6425 62nd Avenue North

PROPERTY SIZE (Acreage or Square Feet): 3.32 acres (144,429 SF)

CURRENT USE, NUMBER AND TYPE OF BUILDINGS: Existing single-family detached house & garage/shed.

PARCEL NUMBER(S): 32-30-16-69930-222-0402

LEGAL DESCRIPTION: LOT \_\_\_\_\_, BLOCK \_\_\_\_\_, SUBDIVISION \_\_\_\_\_

OR METES AND BOUNDS DESCRIPTION (attach if lengthy):

\*\*\*\*\*  
OWNER/APPLICANT INFORMATION

PROPERTY OWNER: James Ready PHONE: (727 ) 544-5158

ADDRESS/CITY/ZIP: 6425 62nd Avenue N. Pinellas Park, Fl 33781

AUTHORIZED AGENT: Robert Pergolizzi, AICPGulf Coast Consulting PHONE: (727 ) 524-1818

ADDRESS/CITY/ZIP: 13825 ICOT Blvd. Suite 605, Clearwater, Fl 33760

OTHER REPRESENTATIVE: \_\_\_\_\_ PHONE: ( )

ADDRESS/CITY/ZIP: \_\_\_\_\_

## AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAME OF ALL PROPERTY OWNERS, being first duly sworn, depose(s) and say(s):

Mr. James Ready

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:

ADDRESS OR GENERAL LOCATION:

6425 62nd Avenue N., Pinellas Park, FL 33781

LEGAL DESCRIPTION OF PROPERTY. Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach:

Parcel #32-30-16-69930-222-0402

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida (NATURE OF REQUEST):

Land Use Plan Amendment, Rezoning and PUD

3. That the undersigned (has/have) appointed and (does/do) appoint Robert Pergolizzi as (his/their) agent(s) to execute any petitions or other documents necessary to affect such application.

4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives to enter upon property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

James R. Ready  
SIGNED (PROPERTY OWNER)

\_\_\_\_\_  
SIGNED (PROPERTY OWNER)

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 2/19/19

(Date)

By JAMES R. READY

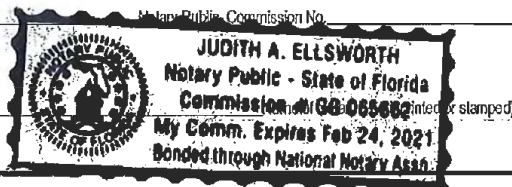
(Name of person acknowledging and title of position)

who is personally known to me or who has produced DRIVERS LICENSE

(Type of Identification)

as identification and who did (did not) take an oath.

(SEAL ABOVE)



WARRANTY DEED (STATUTORY FORM)

(FLORIDA TITLE & ABSTRACT COMPANY) ST. PETERSBURG, FLORIDA

File 8692/pa

# This Indenture,

U. R. 4074 - PAGE 1145

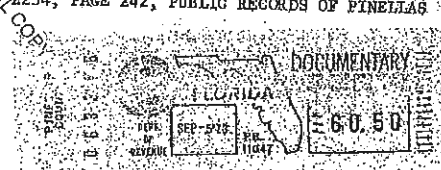
Made this 29th day of August, A. D. 1973  
Between EDITH P. CARPENTER, a single woman

of the County of Pinellas in the State of Florida  
party of the first part, and JAMES ROBERT READY  
7615 39th Street South  
St. Petersburg, Florida

of the County of Pinellas in the State of Florida  
party of the second part,

Witnesseth that the said party of the first part, for and in consideration of the sum of \$10.00 and other good and valuable consideration - Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Pinellas, State of Florida, to wit:

Farm D; Block 22; PINELLAS FARMS IN SECTION 32, TOWNSHIP 30 SOUTH, RANGE 16 EAST; LESS THE EAST ONE ACRE, LESS THAT PART PLATTED AS CARPENTER PARK RECORDED IN PLAT BOOK 45, PAGE 18; RECORDS OF PINELLAS COUNTY, FLORIDA; LESS THAT PART PLATTED AS ORRIN G. FRANKS SUBDIVISION RECORDED IN PLAT BOOK 45, PAGE 99; LESS THE RIGHT OF WAY OF WASHINGTON BOULEVARD; 62ND AVENUE NORTH, PLAT BOOK 7, PAGE 4, HILLSBOROUGH COUNTY RECORDS OF WHICH PINELLAS WAS FORMALLY A PART; AND LESS THAT PORTION DEEDED TO THE CITY OF PINELLAS PARK FLORIDA ON SEPTEMBER 16, 1965 AND RECORDED ON SEPTEMBER 23, 1965, IN OFFICIAL RECORD BOOK NO. 2234, PAGE 242, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



And the said party of the first part does hereby fully warrant the title to said land, except as set forth hereinabove, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.  
Signed, Sealed and Delivered in Our Presence:

*David S. Teller*  
*Charles Amation*

*Edith P. Carpenter*  
Edith P. Carpenter

RECORDED  
PINELLAS CO. FLORIDA  
JUL 18 1974  
CLERK CIRCUIT COURT

State of Florida

County of PINELLAS

I Herby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,  
EDITH P. CARPENTER, a single woman

to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at St. Petersburg  
County of Pinellas and State of Florida, this 29th  
day of August, A. D. 1973

My Commission Expires 5/28/77

*David S. Teller*  
Notary Public



**LEGAL DESCRIPTION**  
**FOR**  
**6425 62nd Ave. N., Pinellas Park, FL 33781**

Farm D; Block 22; PINELLAS FARMS IN SECTION 32, TOWNSHIP 30 SOUTH, RANGE 16 EAST; LESS THE EAST ONE ACRE, LESS THAT PART PLATTED AS CARPENTER PARK RECORDED IN PLAT BOOK 45, PAGE 18; RECORDS OF PINELLAS COUNTY, FLORIDA; LESS THAT PART PLATTED AS ORRIN G. FRANKS SUBDIVISION RECORDED IN PLAT BOOK 45, PAGE 99; LESS THE RIGHT OF WAY OF WASHINGTON BOULEVARD; 62D AVENUE NORTH, PLAT BOOK 7, PAGE 4, HILLSBOROUGH COUNTY RECORDS OF WHICH PINELLAS WAS FORMALLY A PART; AND LESS THAT PORTION DEEDED TO THE CITY OF PINELLAS PARK FLORIDA ON SEPTEMBER 16, 1965 AND RECORDED ON SEPTEMBER 23, 1965, IN OFFICIAL RECORD BOOK NO 2234, PAGE 242, PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.



## **Gulf Coast Consulting, Inc.**

**Land Development Consulting**

**Engineering • Planning • Transportation • Permitting**

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

March 18, 2020

Ms. Erica Lindquist, Development Review Manager  
City of Pinellas Park Planning & Development Services  
Technical Services Building  
6051 – 78<sup>th</sup> Avenue North  
Pinellas Park, FL 33781

Re: #6425 62<sup>nd</sup> Avenue N. Land Use Plan Amendment-Rezoning RPUD Submittal

Dear Ms. Lindquist:

Per our recent discussions, we are submitting the items necessary for processing a Land Use Plan Amendment, Rezoning and RPUD overlay on this 3.32 acre property. Enclosed for your review of this submittal package are the following:

1. Application for Land Use Plan Map Amendment
2. Application for Rezoning
3. Application for Planned Unit Development (PUD)
2. Affidavit of Ownership
3. Legal Description and Deed
3. Narrative Summary
5. Application review fee + advertising fee check for \$3,050.00
6. PUD Master Plan/Preliminary Site Plan (1 full size copy, one 8-1/2" by 11" copy)
7. Aerial Photograph (8-1/2" by 11")

As discussed, the request is to amend the Land Use from RS to RLM, rezone from "F" to "R-4" with an RPUD overlay to make develop a single-family attached residential subdivision containing 25 attached units. This also includes a private roadway within a 50 foot right-of-way. The resulting overall density would be 7.5 units/acre.

Please contact us if you have any questions. We look forward to the May 7, 2020 Planning & Zoning Commission meeting.

Sincerely,

Robert Pergolizzi, AICP/PTP  
Principal

Cc: Kevin McKamey  
File 18-034



## **Gulf Coast Consulting, Inc.**

**Land Development Consulting**

**Engineering • Planning • Transportation • Permitting**

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

June 10, 2020

Ms. Erica Lindquist, AICP  
Planning & Development Review Manager  
Planning & Development Services Division  
City of Pinellas Park  
6051 78th Avenue N  
Pinellas Park, FL 33781

**Subject: LUPA 2020-3, Z 2020-3, PUD 2020-1**  
**Project: 6425 62nd Avenue N. – Townhomes**

Dear Ms. Lindquist:

Pursuant to your comments and our discussions earlier this week we have made the requested changes to the PUD Master Plan and Narrative Summary:

1. The rear driveways have been extended to a minimum of 17 feet of depth. This can accommodate a passenger car (or 2) in the driveways, in addition to the garage spaces.
2. The rear access drives were changed to one-way (southbound) and the drivable width reduced to 16 feet including flush edger curb on the outside.
3. "Do Not Enter" signs were added at the southern ends of the one-way rear access drives.
4. As a result, the lot sizes have slightly increased, and the minimum rear setback is now 17 feet (rather than 8). These changes are referenced in the Narrative Summary.

Attached for your review are the following:

1. REVISED PUD Master Plan/ Preliminary Site Plan;
2. REVISED Narrative Summary

Please call if you have any questions or need any additional information to facilitate your review. We look forward to the Planning & Zoning Commission hearing on July 2, 2020.

June 2020

2 of 2

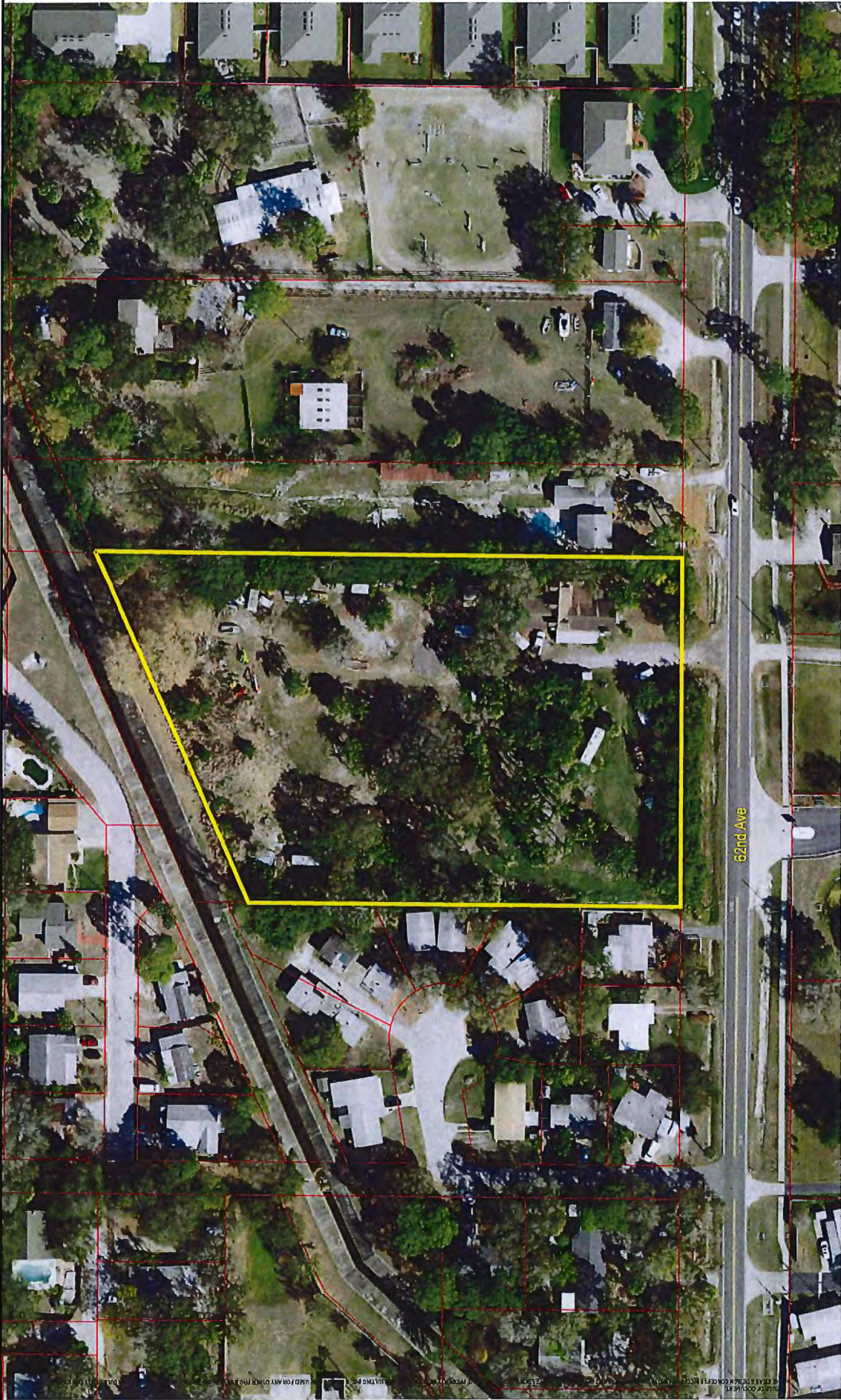
Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Pergolizzi". The signature is fluid and cursive, with the first name "Robert" and last name "Pergolizzi" clearly distinguishable.

Robert Pergolizzi, AICP/PTP  
Principal

cc: Kevin McKamey  
File: 18-034





PRELIMINARY SITE PLAN / PUD MASTER PLAN ONLY  
SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY  
& TOPOGRAPHIC SURVEY, DRAINAGE CALCULATIONS AND  
ANY JURISDICTIONAL WETLAND CONSTRAINTS.  
SUBJECT TO SITE PLAN APPROVAL

6425 62nd Ave Site  
Aerial Photograph



**Gulf Coast Consulting, Inc.**  
 Fund Development Consulting  
 International Recruitment Services  
 13115 COTWAY RD., SUITE 401  
 Orange, Florida 32664  
 Phone (919) 84-4249 Fax (919) 84-4248  
 www.gccconsulting.com/gulfcoast.html



**NARRATIVE SUMMARY FOR LAND USE PLAN AMENDMENT, REZONING  
AND RPUD APPLICATION  
6425 62<sup>ND</sup> AVENUE SITE**

**Owner:**

Mr. James Ready  
6425 62<sup>nd</sup> Avenue North  
Pinellas Park, FL 33781

**Authorized Agent:**

Mr. Robert Pergolizzi, AICP / PTP  
Gulf Coast Consulting, Inc.  
13825 ICOT Boulevard, Suite 605  
Clearwater, FL 33760

The applicant is requesting to amend the Future Land Use Map and amend the zoning atlas for a 3.32 acre property located on the north side of 62<sup>nd</sup> Avenue North east of 65<sup>th</sup> Street in the City of Pinellas Park. Currently the property has a Future land Use designation of Residential Suburban (RS) and is zoned Farm (F). The owner wishes to amend the land use to Residential Low Medium (RLM)) and rezone the property to R-4 with a Residential PUD (RPUD) overlay to allow for duplex, triplex, and quadplex buildings. The RPUD is being requested for 25 single-family attached homes.

Parcel ID #: 32/30/16/69930/222/0402

**LAND USE/ZONING**

**Surrounding uses include:**

- North:** Residential homes with RU land use and R-1 zoning. This zoning is separated from the subject property by a drainage ditch.
- South:** Residential development including Patio Village MHP, and residential development on land having RU land Use and a mixture of MHP, R-A and R-3 zoning in unincorporated Pinellas County. An RPUD with RU land use in the City of Pinellas Park.
- East:** Immediately east are residential homes on land having RS land use and "F" zoning. Further east are homes in a new RPUD having RU land use and R-2 zoning along 63<sup>rd</sup> Lane. Further east are smaller homes on land having RU land use and R-1 zoning on 63<sup>rd</sup> Street and 62<sup>nd</sup> Way.

West: Immediately west is a small residential subdivision on land having RU land use and R-1 and R-2 zoning. West of this residential area are offices and commercial properties on land having CG land use and B-1 zoning.

The Land Use Plan Amendment from RS to RLM (up to 10 units/acre maximum) is reasonable and consistent with the Countywide Land Use Plan. The single-family attached product requires the R-4 zoning designation, which in turn requires RLM land use. It should be noted that per the Countywide Land Use Map all of the residential land use in the area is Residential Low Medium (RLM) which allows up to 10 units/acre maximum density. Therefore, the amendment to RLM is consistent with the Countywide Plan. Furthermore, the PUD limits the site to 25 units, which results in a density of 7.5 units acre, 75% of the maximum allowed in RLM and the same density as the RU designation.

Within the City of Pinellas Park zoning structure, the R-4 zoning district is consistent with the RLM land use designation. After discussion with staff it was determined R-4 is the appropriate zoning district, as modified by the RPUD overlay.

#### Lot Width:

The RPUD requests a reduction of lot width. This is because the attached units have a lot line along the common wall in fee simple ownership. As such, the minimum lot width (the width of the interior unit) is proposed as 16 feet, whereas lots widths of 70 feet are the standard for a duplex in R-4. The reduced width is compensated for by increased open space within the PUD. The gross density of the site will be 7.5 units/acre which is consistent with much of the surrounding area.

#### Lot Area:

The RPUD requests a reduction of lot area to allow a minimum lot area of 1,680 SF (16 x 105) for interior units whereas minimum lot area of 8,712 SF is the standard for R-4. The 8,712 SF is for a duplex, therefore the actual standard for a unit is 4,536 SF. The smaller lot size is because the units are clustered together and share common walls. The overall site is 3.32 acres, which yields an average of 5,777 SF per unit lot area. The gross density of the site will be 7.5 units/acre which is consistent with much of the surrounding area.

#### Building Setbacks:

Side setbacks will be in compliance with the R-4 zoning district requirements of 8 feet minimum. This yields 16 feet minimum between buildings. Flexibility to the front setback is requested to allow for 10 feet to the front building façade and 5 feet (to front porch) as opposed to a 25 foot front setback in R-4. The reason for the reduction is to get the front porches closer to the internal roadway/sidewalk for a "village concept." Flexibility to rear setbacks from 20 feet to 17 feet is requested for the interior recessed units in the RPUD. Exterior units will have 20 feet rear setback The rear loaded garage will be 17-20 feet from the rear access drives, which is the lot line, realistically the

garages are a minimum of 38 feet from the PUD property line and in most cases over 40 feet from the PUD property line.

Building Height:

The maximum building height is 35-feet in the R-4 zoning district. The proposed 2-story units will be approximately 31 feet to roof peak and will not exceed 35 feet.

Open Space:

Maximum lot coverage is 60% in the R-4 zoning district. The PUD plan complies and the proposed PUD will have less than approximately 55% impervious surface lot coverage and 45% open space. Common open space area includes retention ponds, playground and green space.

Parking:

The units will include garages and driveways to the rear access drives allow for parking of 2+ vehicles per unit. Additional parking/visitor parking is provided near the playground and includes 13 additional spaces.

Right-Of-Way for Private Road:

The proposed internal roadway serving the homes will include curb, gutter and sidewalk on both sides and can fit within a 50-foot wide right-of-way. The RPUD requests a reduction in Right-of-Way width from 60 feet to 50 feet. Rear access drives are also provided for rear garage access by homeowners.

Livable Floor Area:

In the R-4 district the minimum livable floor area is 650 SF for 2 bedroom units and 800 SF for 3 bedroom units. The units will be a combination of 2 bedrooms and 3 bedrooms and each will contain a minimum of 2,400 SF livable floor area in the 2-story unit.

**CONCLUSION**

The proposed RPUD site development characteristics are compatible with the general area and generally consistent with the Land Development Code. The overall gross density of 7.5 units per acre is 75% of the density permitted in the Countywide Land Use Plan RLM category. The RPUD Master Plan reduces the lot widths and lot areas and some setbacks from standard R-4 criteria, while providing housing for 25 single-family attached units, and open space/drainage retention at a gross density of 7.5 units/acre. The buildings are purposely clustered in the interior of the site with rear alleys and landscape buffers to create separation from neighboring developments. This "infill development" provides a mixture of unit types with duplex, triplex, and quadplex building designs. The site layout also provides ample open space, drainage retention, a playground and walking trail.



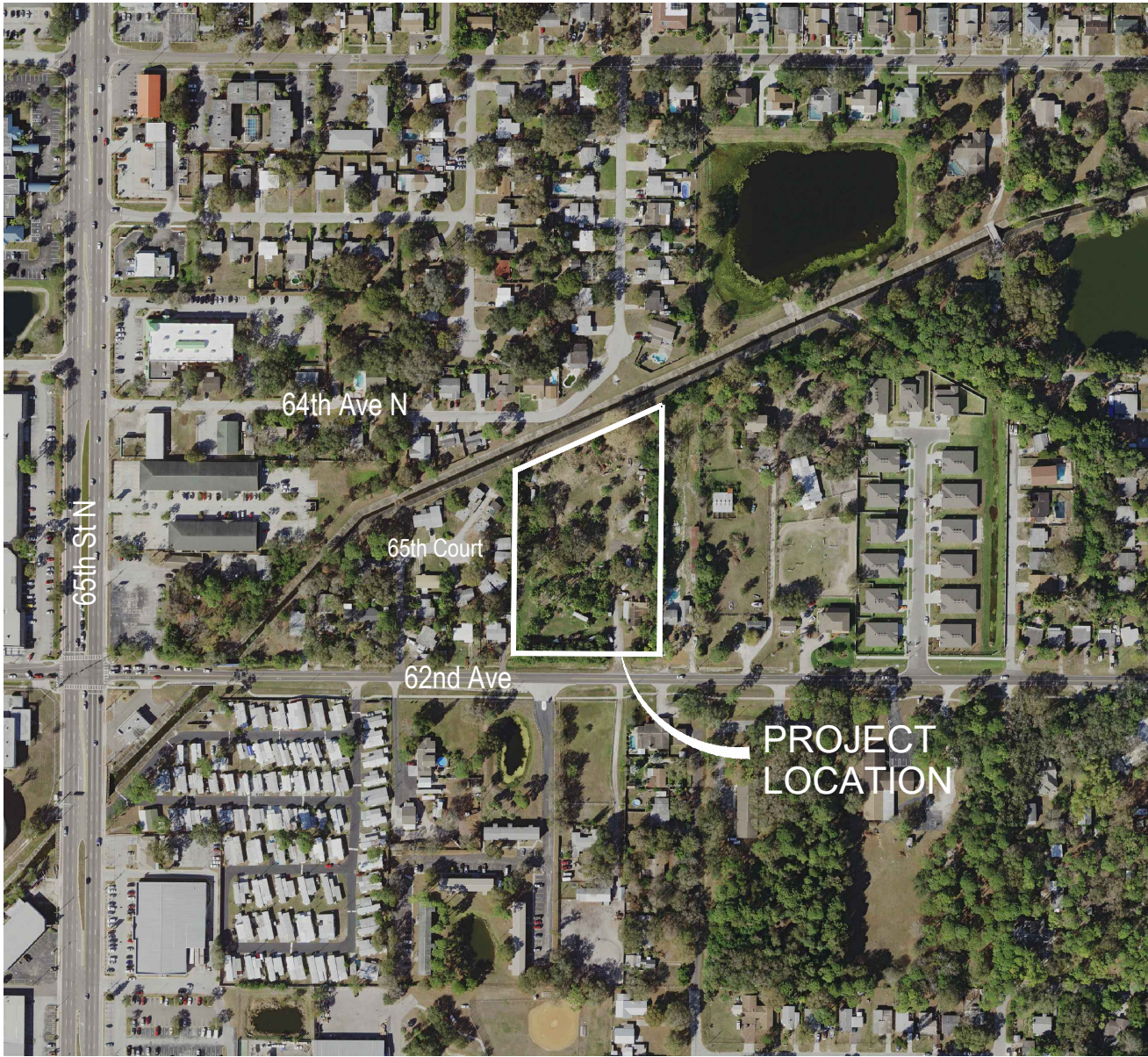
# 6425 62nd AVENUE SITE

## PUD MASTER PRELIMINARY SITE PLAN

SECTION 32, TOWNSHIP 30 S, RANGE 16 E  
PINELLAS COUNTY, FLORIDA

### AL DESCRIPTION

### LOCATION MAP



### DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	PRELIMINARY SITE PLAN/PUD MASTER SITE PLAN

### SITE DATA TABLE

ADDRESS	6425 62nd AVE N, PINELLAS PARK FL 33781
PARCEL ID	32-30-16-69930-222-0402
SITE AREA	±3.32 ACRES (144,429 SF)
PROPOSED USE	SINGLE-FAMILY ATTACHED
FUTURE LAND USE DESIGNATION	(EXISTING) RESIDENTIAL SUBURBAN (RS) (PROPOSED) RESIDENTIAL LOW MEDIUM (RLM)
ZONING	(EXISTING) FARM (F) (PROPOSED) RESIDENTIAL (R-4)
PROPOSED USE	SINGLE-FAMILY ATTACHED 2-STORY VILLAS
MAXIMUM DENSITY	33 UNITS (10 UNITS / ACRE)
PROPOSED DENSITY	25 UNITS (7.5UNITS / ACRE)
BUILDING SETBACKS	
FRONT	5 FEET TO FRONT PORCH MINIMUM (*) 10 FEET TO BUILDING FACADE MINIMUM
SIDE	8 FEET MINIMUM
REAR	17 FEET MINIMUM TO PRIVATE REAR ACCESS DRIVE (*)
BUILDING HEIGHT	35 FEET MAXIMUM
IMPERVIOUS SURFACE LOT COVERED	60% MAXIMUM
FLOOD ZONE	
PROJECT LIES WITHIN FLOOD ZONE AE (EL14), AS DELINEATED IN FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0203H, INDEX DATED AUGUST 18, 2009	

(\*) VARIANCE NEEDED

JAMES READY  
6425 62ND AVENUE NORTH  
PINELLAS PARK, FL 33781

KEVIN V. McKAMEY  
13650 66TH STREET NORTH  
LARGO, FL 33771

GULF COAST CONSULTING, INC  
13825 ICOT BOULEVARD SUITE, 605  
CLEARWATER, FL 33760

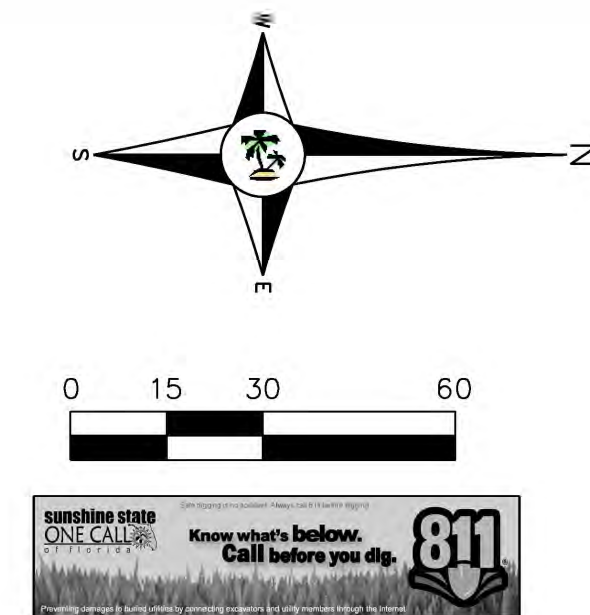


ENGINEERING TRANSPORTATION PLANNING PERMITTING  
13825 ICOT BLVD., SUITE 605  
Clearwater, Florida 33760  
Phone: (727) 524-1818 Fax: (727) 524-6090  
[www.gulfoastconsultinginc.com](http://www.gulfoastconsultinginc.com)

Scale: 1" = 100'  
Date: 02/28/2020  
Drawn: J. Ready  
Checked: K. V. McKamey  
Reviewed: J. Ready

18-034  
DATE: 02/28/2020  
REV: 06/09/2020  
6425 62ND AVE SITE











**NOTE TO CONTRACTORS:**  
THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES, & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.









**FLOOD ZONE NOTE:**

THIS PROPERTY IS LOCATED IN  
FEDERAL FLOOD ZONE "AE" (EL 14),  
ACCORDING TO FEMA FLOOD  
INSURANCE RATE MAP NUMBER  
12103C0203H, EFFECTIVE DATE  
AUGUST 18, 2009.

**DATUM NOTE :**

ELEVATIONS BASED ON  
BENCHMARK #SKYVIEWJ EL.= 14.47.  
DATUM BASED ON NORTH  
AMERICAN VERTICAL DATUM 1988.

LEGEND	
BRL BEARING REFERENCE LINE	FIR FOUND REBAR NO CAP SIZE AS NOTED
POL POINT ON LINE	FPP FOUND OPEN PIPE SIZE AS NOTED
(R) RADIAL	FPP FOUND OPENED PIPE SIZE AS NOTED
(C) COMPUTED MEASUREMENT	F "x" CUT FOUND "x" CUT IN CONCRETE
(D) DEED	FRC FOUND REBAR AND CAP
(W) MEASURED	FCM FOUND REBAR CONCRETE MONUMENT SIZE AS NOTED
(P) PLAT	SIR SET IRON ROD
POB POINT OF BEGINNING	SRC SET 1/2" REBAR AND CAP LB #5168
PCP PERMANENT CONTROL POINT	SN&D SET NAIL AND DISK LB #6168
POC POINT OF COMMENCEMENT	N&TT NAIL AND TIN TAB
PC POINT OF CURVATURE	 GAS VALVE
PI POINT OF INTERSECTION	 WATER VALVE
PRM PERMANENT REFERENCE MONUMENT	 FIRE HYDRANT
TBM TEMPORARY BENCHMARK	 DRAINAGE MANHOLE
C/T CURB TIE	 SANITARY MANHOLE
F/T FENCE TIE	TOS TOE OF SLOPE
S/W SIDEWALK	TOB TOP OF BANK
 CENTERLINE	 LIGHT POLE
WF WOOD FENCE	 POWER POLE -  GUY WIRE
CLF CHAIN LINK FENCE	 TELEPHONE PEDESTAL
C/S CONCRETE SLAB	 MAILBOX
EL ELEVATION	 ELECTRIC BOX
E/P EDGE OF PAVEMENT	 CABLE
OHW OVERHEAD WIRE	 SPRINKLER CONTROL BOX
N&D NAIL AND DISK	WCM WATER METER
	BRICK
	ASPHALT
	CONCRETE
	GRAVEL

TREE LEGEND	
	OAK TREE
	PALM TREE
	PINE TREE
	JACARANDA TREE
	MAGNOLIA TREE
	MELALEUCA TREE
	UNKNOWN TREE
	PALM CLUSTER

TYPICAL ROADWAY SECTION

PRIVATE REAR ACCESS DRIVE SECTION

NOTE: ALL PROPOSED UTILITIES AND FIRE HYDRANTS WILL BE IN PRIVATE ROAD RIGHT-OF-WAY

[illegible]







### Legend

- Master Address Points
- Centerlines
- Private Roads
- Pinellas Park
- Unincorporated
- Parcel Lines



Notes:



1: 2,257

188.1 Feet

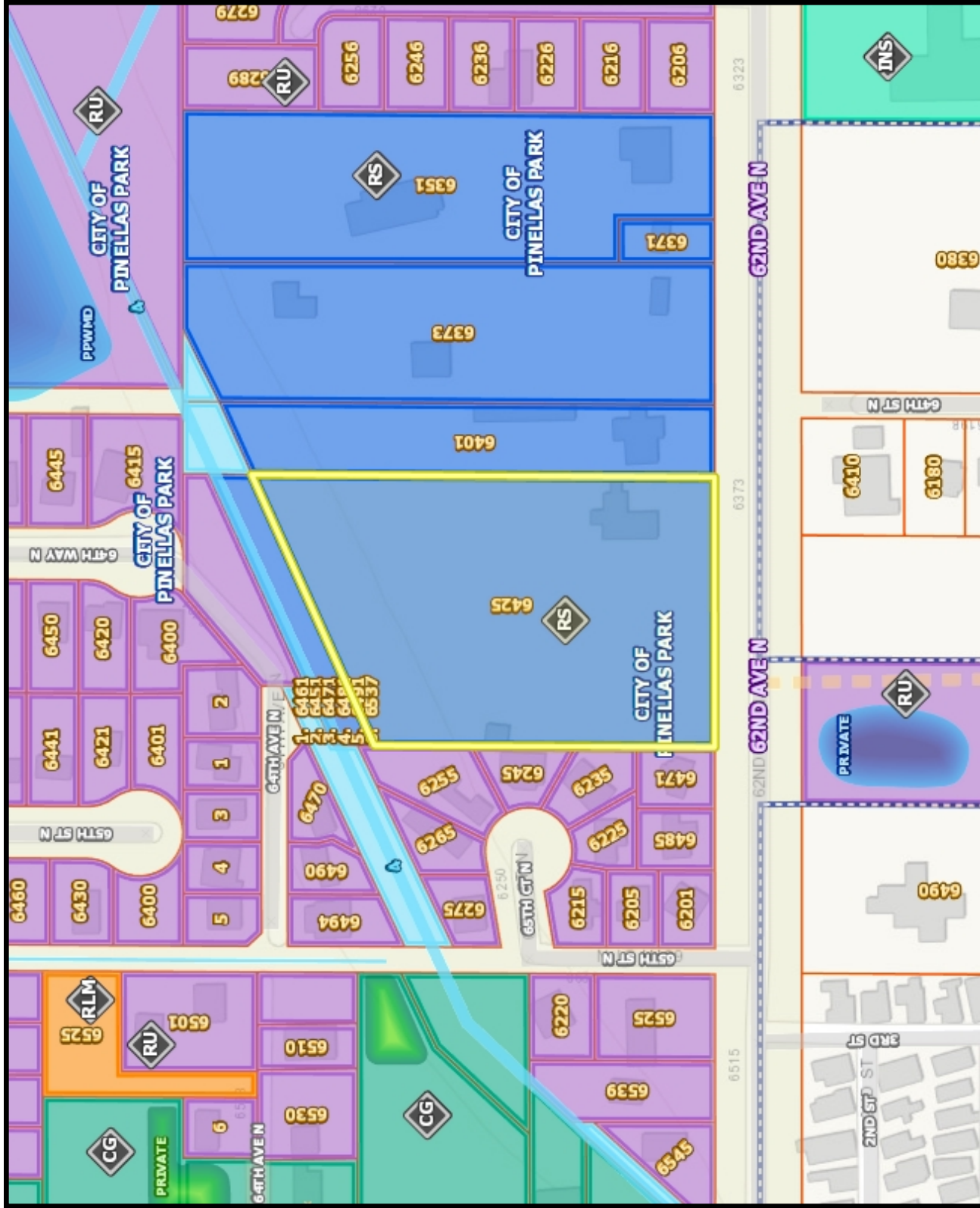
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



# Future Land Use Map

## Legend

- Master Address Points
- Centerlines
- Private Roads
- Channels
  - Channel
  - Ditch
- Waterbodies
  - DRY
  - WET
- Pinellas Park
- Rights of Way
- Land Use Borders
  - Commercial General - CG
  - Commercial General (Residential Medium) - CG(R)
  - Commercial Neighborhood - CN
  - Community Redevelopment District - CRD
  - Industrial General - IG
  - Industrial Limited - IL
  - Institutional - INS
  - Preservation - P
  - Residential/Office/Retail - R/O/R
  - Residential/Office General - R/O/G
  - Residential/Open Space - R/O/S
  - Residential Low - RL
  - Residential Low Medium - RLM
  - Residential Medium - RM
  - Residential Suburban - RS
  - Residential Urban - RU
  - Residential Urban (Commercial General) - RU(CG)
  - Residential Urban (Residential Low) - RU(RL)
  - Transportation/Utility - T/U
- Land Use Fill
  - Commercial General - CG
  - Commercial General (Residential Medium) - CG(R)
  - Commercial Neighborhood - CN
  - Commercial Recreation - CR
  - Community Redevelopment District - CRD
  - Industrial General - IG
  - Industrial Limited - IL
  - Institutional - INS
  - Preservation - P



Notes:

1: 2,257

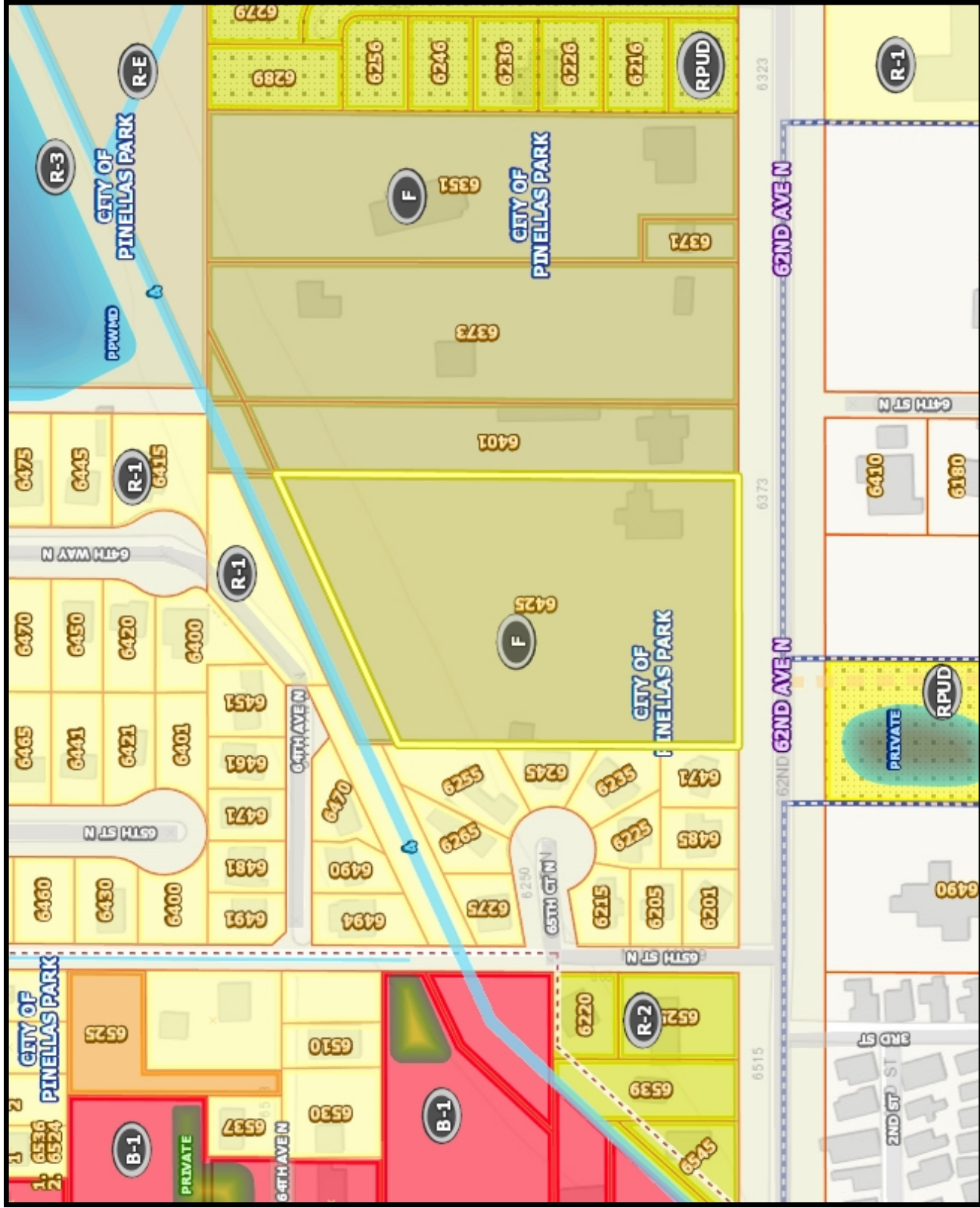
188.1 0 94.04 188.1 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

# Zoning Map

## Legend

- Master Address Points
- Centerlines
- Private Roads
- Channels
  - Channel
  - Ditch
- Waterbodies
  - DRY
  - WET
- Pinellas Park
- Medical District
- Community Redevelopment Area
- Rights of Way
- Zoning Borders
  - General Commercial - B-1
  - Heavy Commercial - CH
  - Commercial Neighborhood - CN
  - Commercial Planned Unit Development - CPUD
  - Farm - F
  - General Office - GO
  - Heavy Industrial - IH
  - Industrial Planned Unit Development - IPUD
  - Light Industrial - M-1
  - Residential / Office / Retail - ROR
  - Mixed Use Development - MXD
  - Mixed Unit Development - MXD-2
  - Open Space - O/S
  - Public - P
  - Preservation - PRES.
  - Single Family Residential - R-1
  - Single Family Residential - R-2
  - Single Family Residential - R-3
  - Duplex Residential - R-4
  - Multifamily Residential - R-5
  - Multifamily Residential/Commercial - R-6
  - Single Family Residential Estate - R-E
  - Residential Planned Unit Development - RPUD
  - Rural Residential - RR
  - Mobile Home Subdivision - T-1
  - Mobile Home Park - T-2
  - Town Center - TC



Notes:

1: 2,257

188.1 Feet

94.04

0

188.1

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

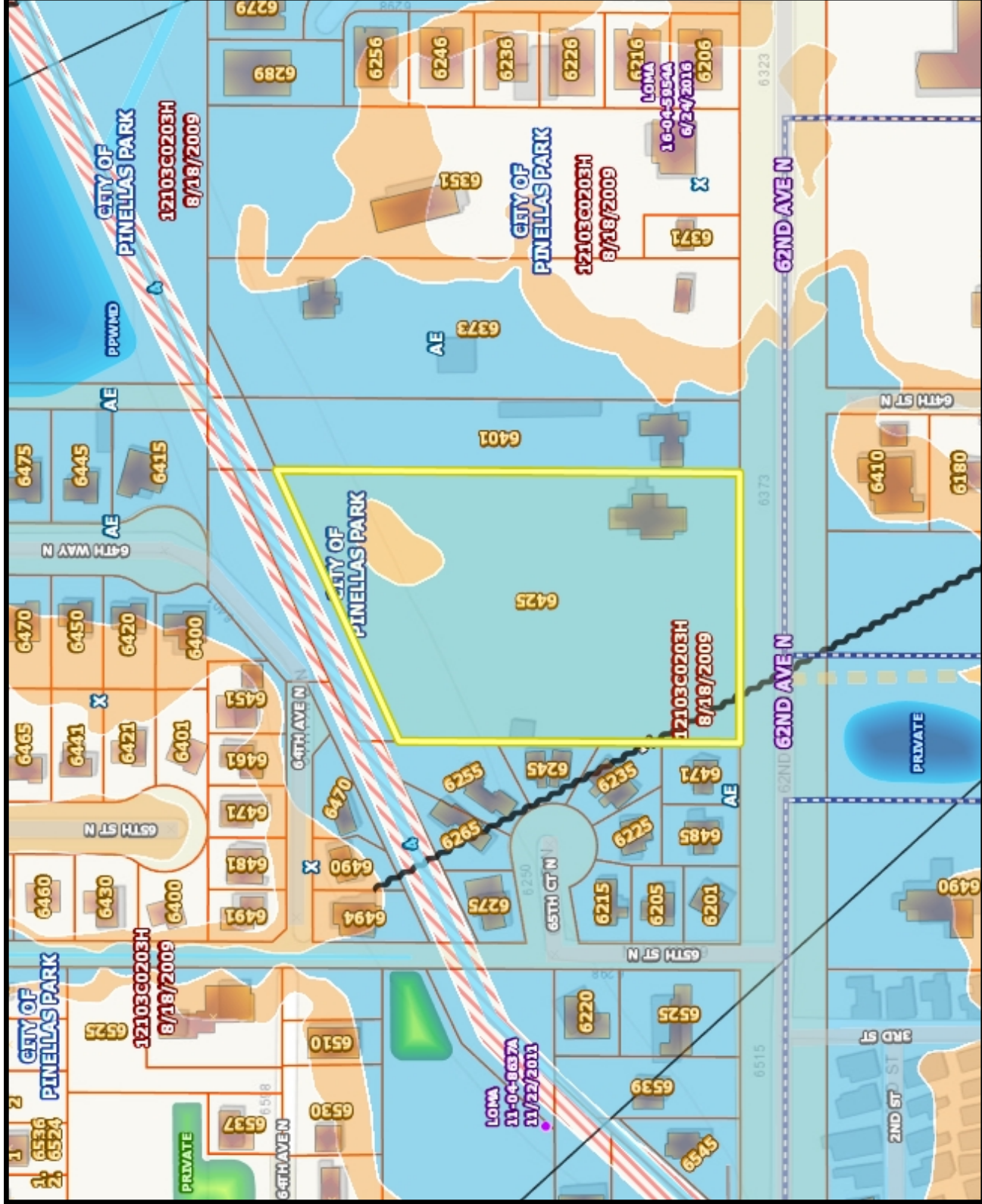
NORTH



# FIRM

## Legend

- Master Address Points
- Centerlines
- Private Roads
- Channels
  - Channel
  - Ditch
- Building Footprints
- Waterbodies
  - DRY
  - WET
- Pinellas Park
- Rights of Way
- Letter of Map Amendment
- Cross Sections
- Hydraulic Structures
  - Bridge
  - Culvert
  - Weir
  - Wing Wall
- Base Flood Elevation
- Letter of Map Revision
- FIRM Panels
- Flood Hazard Lines
  - LIMIT LINES
  - SFHA / FLOOD ZONE BOUNDARY
- Flood Hazard Areas
  - <all other values>
  - 1% Annual Chance Flood Hazard (A, AE, AH, VE)
  - 0.2% Annual Chance Flood Hazard (X)
  - Area of Minimal Flood Hazard (X)
  - Floodway (AE)
- Parcel Lines



Notes:

1: 2,257

188.1 Feet

0 94.04 188.1

188.1

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

NORTH





View of southwest corner of property frontage along 62<sup>nd</sup> Ave



View of existing driveway on 62<sup>nd</sup> Ave