



## CITY OF PINELLAS PARK

# Staff Report

Community Development Department  
Planning & Development Services Division

### I. APPLICATION DATA

- A. **Case Number:** AX20-04
- B. **Location:**  
1. **Addresses:** 6232 and 6233 67<sup>th</sup> Lane North  
2. **Parcel Numbers:** 31-30-16-14598-005-0120 and 31-30-16-14598-005-0190
- C. **Request:** To annex into the City of Pinellas Park two pieces of land currently located in unincorporated Pinellas County
- D. **Applicant:** Habitat for Humanity of Pinellas County, Inc.
- E. **Agent:** Mike Sutton, CEO 727-536-4755 or msutton@habitatpinellas.org
- F. **Legal Ad Text:** Not applicable
- G. **Public Hearings:**  
**Board of Adjustment Hearing Date:** Not applicable  
**Planning and Zoning Commission Hearing Date:** Not applicable  
**City Council Hearing Date(s):** August 13 and August 27, 2020  
**Deadline to send public hearing notices:** July 22, 2020  
**Advertising deadline:** July 22, 2020

### II. BACKGROUND INFORMATION

- A. **Site Area:** 0.24 acres
- B. **Property History:**  
1. **Previous Land Use Plan or Zoning Amendments:** None on record  
2. **Permits and Development:** None on record  
3. **Previous Approvals:** None on record
- C. **Existing Use:** Residential/vacant
- D. **Proposed Use:** Single-Family Detached Dwellings
- E. **Current Zoning District:** RMH, Residential Mobile Home (County)
- F. **Proposed Zoning District:** "R-4" Duplex Residential  
1. **Zoning District Purpose / Intent:**  
*The "R-4" Duplex Residential District is established in order 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.*

**2. Staff Analysis:**

The current zoning designation of the property within Pinellas County is Residential Mobile Home (RMH), which has typically been considered to be consistent with the City's "T-1" Mobile Home Subdivision Zoning District. However, pursuant to Section 18-1515.1., it is the intent of the City to strictly limit further rezoning of land into this zoning district. Additionally, the T-1 District is inconsistent with the current land use designation of Residential Low (RL) and the intended use of the subject properties, detached dwellings, is not a permitted use within the T-1 District. Therefore, it would be inappropriate to rezone the subject properties to T-1.

Based upon all of the above, and in concert with desire to amend the land use designation of the subject properties to Residential Low Medium (RLM) upon annexation (as discussed below), and given that the adjacent properties to the east are zoned R-4 in the County, staff finds the "R-4" Duplex Residential Zoning District to be the most appropriate and compatible zoning designation for the subject properties.

**G. Current Land Use:** RL, Residential Low (County)

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

**1. Land Use Purpose:**

*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

***Density / Intensity*** – Residential Use: shall not exceed ten dwelling units per acre

**3. Staff Analysis:**

The proposed land use designation of RLM provides for a density that is consistent with the current land use category in the County as well as providing for a compatible zoning district that allows as a permitted use the intended use of the property by the applicant. Additionally, the adjacent properties to the east currently have land use designation of RLM.

**I. Flood Zone:** The properties are located in Flood Zone X, which is not a high-risk flood zone.

**J. Evacuation Zone:** The properties are 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 at least 20 feet.

**K. Vicinity Characteristics:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
<b>North</b>	R-4	RL	Marjorie K. Rawlings Elementary
<b>South</b>	R-3 (County)	RL (County)	Detached Dwellings
<b>East</b>	R-4 (County)	RLM (County)	Detached Dwellings
<b>West</b>	R-A (County)	I (County)	Florida Highway Patrol

### 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.1.3.1 The City of Pinellas Park will continue to promote redevelopment and urban infill development that is compatible with and supports the integrity and viability of existing residential neighborhoods.*
- OBJECTIVE LU.1.12 The City shall continue to encourage innovative land development techniques, including planned unit developments and other mixed use development and redevelopment techniques, in order to achieve the following objectives:*
- a. Encourage development that is compatible with the natural environment and the overall vision of the community*
  - b. Provide vibrant and safe walkable areas*
  - c. Concentrate growth in relatively discrete areas that are compatible with the community character*
  - d. Place housing in proximity to employment opportunities, services, and amenities*
  - e. Establish urban areas that support transportation choices other than privately-owned vehicles and are more efficiently served by transit*
  - f. Establish well-designed urban environments that create vibrant, livable places*
- POLICY H.1.1.2 Through utilization of Planned Unit Developments, subdivision regulations, and other provisions of the Land Development Code, the City shall continue to encourage innovative housing development techniques that contribute to livability, mobility, cost efficiency, sustainability, and sound construction principles.*
- POLICY H.1.3.5 Encourage mixed use development, density transfers, density bonuses, Planned Unit Development, and other innovative methods to reduce impediments to affordable housing development.*

##### 2. **Staff Analysis:**

The proposed land use designation (RLM) and zoning district (R-4) have been found to be the most compatible with adjacent and surrounding land uses and will provide for the opportunity to redevelop the subject properties with a viable use that is compatible with the surrounding residential neighborhood. Additionally, and as discussed in further detail below, the Comprehensive Plan supports the establishment of Residential Planned Unit Developments (RPUD) in order to contribute to livability, cost efficiency, and the reduction of impediments to affordable housing; all of which would be accomplished as part of this annexation and eventual development of the subject properties as a residential PUD.

#### B. Land Development Code Standards:

##### 1. **Key Standards:**

###### **SECTION 18-1512. - "R-4" DUPLEX RESIDENTIAL DISTRICT**

###### **Sec. 18-1512.3. - PERMITTED AND CONDITIONAL USES.**

- (A) **PERMITTED USES.**
- 7. Dwellings, Single-family Detached.

###### **Sec. 18-1512.4. - DIMENSIONAL AND AREA REGULATIONS.**

- (A) **MINIMUM LOT REQUIREMENTS.**

1. Lot Area: Eight thousand seven hundred twelve (8,712) square feet; if a lot of record prior to September 26, 1963, seven thousand five hundred (7,500) square feet is required for a two-family dwelling.
2. Lot Width: Seventy (70) feet; sixty (60) feet on lots of record prior to September 26, 1963. Lots with a width of less than sixty (60) feet shall only be developed with a single-family detached dwelling.
3. Lot Depth: One hundred (100) feet.

## **SECTION 18-1529. - PLANNED UNIT DEVELOPMENT DISTRICT**

### **Sec. 18-1529.1. - STATEMENT OF INTENT.**

*The Residential Planned Unit Development District (RPUD) serves as an overlay to existing zoning classifications. In this role, the PUD provides an alternative to conventional zoning districts, at the property owner's option. The PUD may be established at appropriate locations and in accordance with the Comprehensive Plan and Land Development Regulations of the City of Pinellas Park. In fulfillment of this intent, the PUD provides standards and guidelines by which flexibility may be accomplished so that:*

- (A) *A creative approach may be taken for the development of large tracts of land and the redevelopment of older, smaller areas.*
- (B) *More open space may be accomplished than would be possible through the strict application of the provisions of this Article.*
- (C) *Land may be used more efficiently, resulting in smaller networks of utilities and streets, consequently reducing construction and maintenance costs.*
- (D) *Harmonious development of the site and the surrounding areas, community facilities, and traffic circulation can be encouraged.*
- (E) *Non-traditional lot layout or site design may be permitted.*

### **2. Staff Analysis:**

The subject properties are in addition to the initial phase of annexing the subdivision that was approved by City Council on July 11, 2019. The initial annexation agreement AX19-1 provided for the application of the RPUD for the entire subdivision and is currently in process to address the setback requirements and variances necessary.

## **IV. SUMMARY**

### **A. Findings**

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

1. That the "R-4" Duplex Residential Zoning District is the most appropriate and compatible zoning designation for the subject properties given that the adjacent properties to the east are zoned R-4 in the County;
2. That the proposed land use designation of RLM provides for a density that is consistent with the current land use designation; and
3. That the parcels meet the minimum requirements for annexation by being contiguous to properties within the City boundaries and not having any outstanding code enforcement issues with Pinellas County.

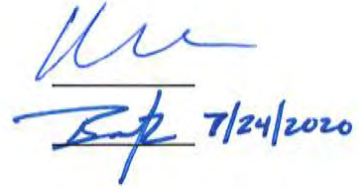
**B. Staff Recommendation**

Consistent with the above identified findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **approval** of case number AX20-04.

**V. ACTION:**

Planning & Development Services Director:

Community Development Administrator:

Handwritten signature in blue ink, followed by the date 7/24/2020.

**CITY COUNCIL – MOVE TO:**

- 1: APPROVE
- 2: APPROVE WITH THE FOLLOWING CONDITIONS:
- 3: DENY

**VI. ATTACHMENTS:**

**Exhibit A: Application with Legal Description**

**Exhibit B: Aerial Map**

**Exhibit C: Land Use Map**

**Exhibit D: Zoning Map**

**Exhibit E: FIRM Map**

**Exhibit F: Data Sheet**

**Exhibit G: Revenue Analysis**

**G1: Actual Revenue Analysis**

**G2: Proposed Development Revenue Analysis**

**Exhibit H: Site Photographs**

**Exhibit I: Attorney Letter**

**PETITION FOR ANNEXATION TO THE CITY OF PINELLAS PARK, FLORIDA**

The undersigned, being the sole OWNER ("OWNER" is used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires) of the following described real property located within Pinellas County, Florida, hereby consents and agrees to annexation of such property by the City of Pinellas Park, Florida, and further requests the City of Pinellas Park to forthwith undertake annexation proceedings to annex the said real property:

**HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC.**

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0120

LOCATED AT: 6232 67TH LANE

ALL OF LOT 12, AND THE EAST 1/2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0120, ALONG WITH THE WEST 22.5 FEET OF A 45.00 FEET RIGHT OF WAY EAST OF AND ADJACENT TO THE EAST PROPERTY LINE OF SAID LOT 12.

A PARCEL CONTAINING 0.12 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-004-0190

LOCATED AT: 6233 67TH LANE

ALL OF LOT 19, AND THE WEST 1/2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE EAST, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-004-0190, ALONG WITH THE EAST 22.5 FEET OF A 45.00 FEET RIGHT OF WAY WEST OF AND ADJACENT TO THE WEST PROPERTY LINE OF SAID LOT 19.

A PARCEL CONTAINING 0.12 ACRES M.O.L.

**Containing 0.24 acres MOL**

The names and addresses of the undersigned representing all of the legal owners of the above-described property are as follows:

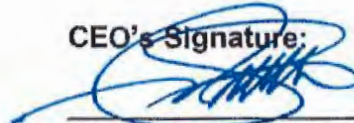
**Habitat for Humanity of Pinellas County, Inc.**

**Care of: Michael Sutton, CEO**

**13355 49<sup>th</sup> Street North**

**Clearwater, FL 33762**

**CEO's Signature:**



**MICHAEL SUTTON, CEO of Habitat for  
Humanity of Pinellas County, Inc.**



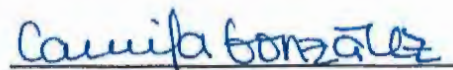
**Witness (Signature)**



**Witness Printed Name**



**Witness (Signature)**



**Witness Printed Name**





31-30-16-14598-005-0120 and 31-30-16-14598-004-0190

6232 and 6233 67<sup>th</sup> Lane North

AX20-04

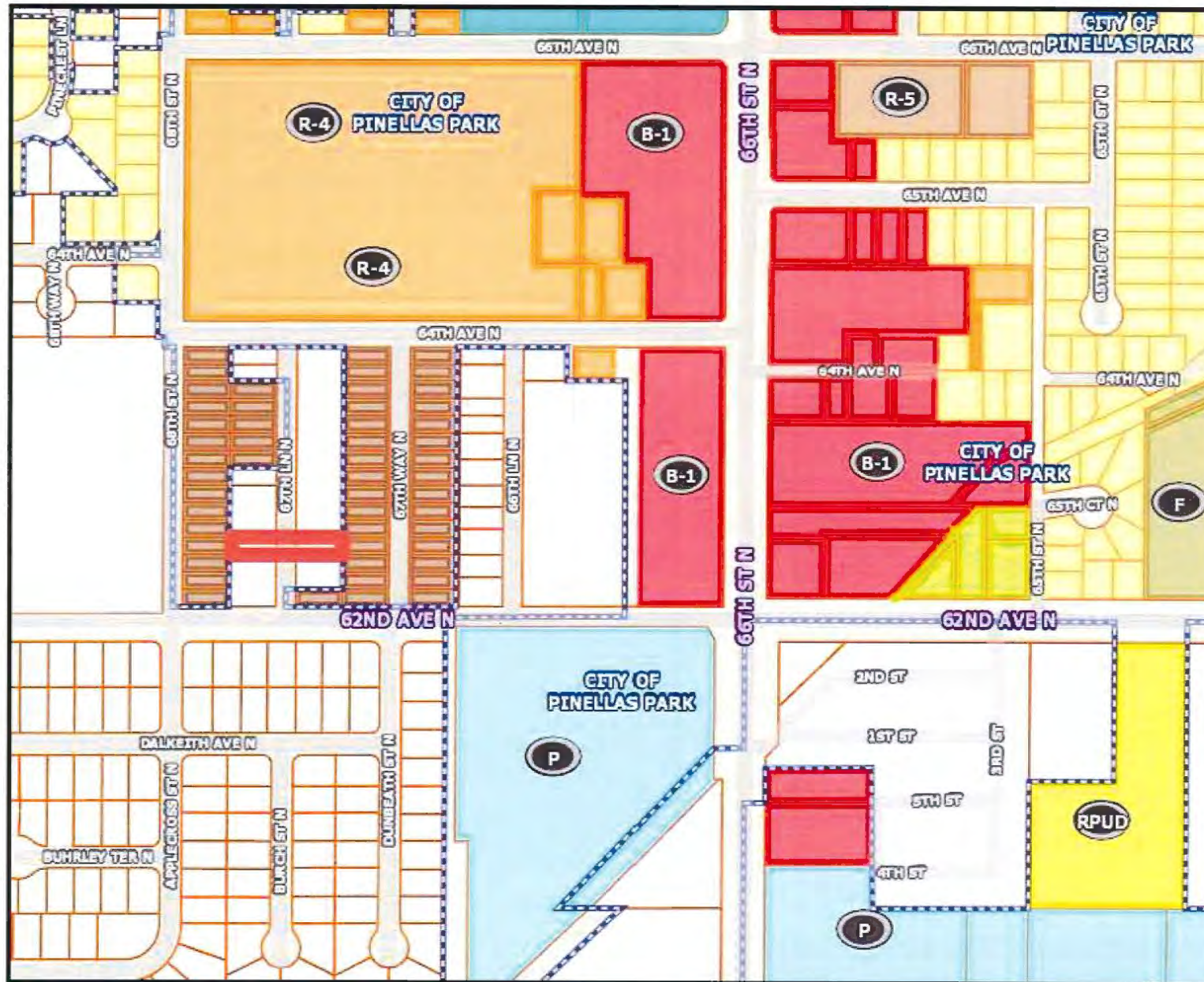
Exhibit "B"  
Aerial Map







# AX20-04 Zoning



376.2 0 188.08 376.2 Feet

1:4,514

Notes:

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



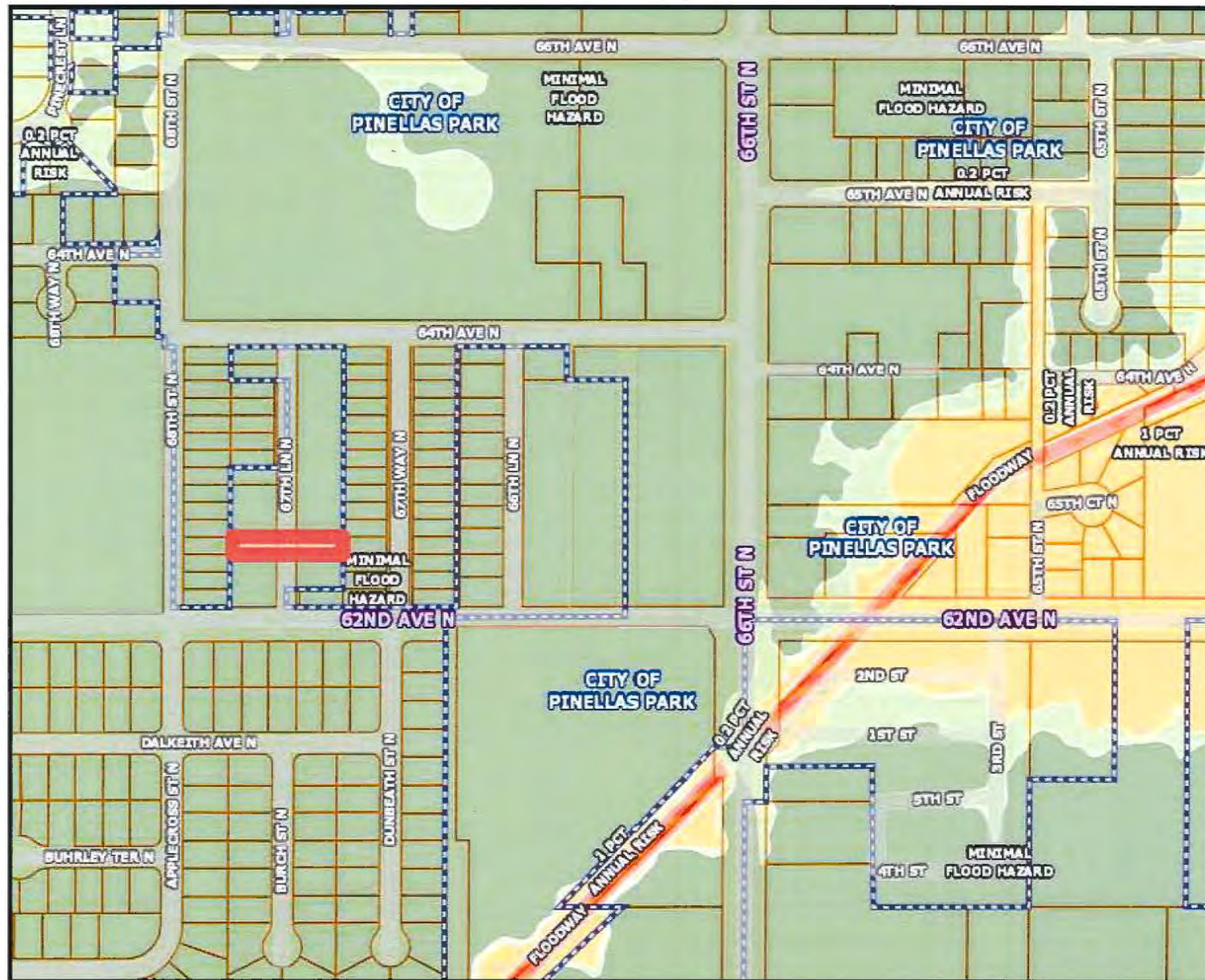
## Legend

- Centerlines
- Pinellas Park
- Rights of Way
- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - C1
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUC
- 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 - RP
- Rural Residential - RR
- Mobile Home Subdivision - T-1
- Mobile Home Park - T-2
- Town Center - TC
- Zoning Fill
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - C1
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUC

Exhibit "D"  
Zoning Map



# AX20-04 FIRM



## Legend

- Centerlines
- Pinellas Park
- Rights of Way
- Floodplain Delineations
  - Minimal Flood Hazard
  - 500 Year Floodplain (0.2% Annual Risk)
  - 100 Year Floodplain (1% Annual Risk)
- Floodway
- Coastal High Hazard Area
- Parcel Lines

376.2 0 188.08 376.2 Feet

1:4,514



Notes:

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

**Exhibit "F"**  
**Data Sheet**

Agmnt/Ord  
AX20-04

**ANNEXATION DATA SHEET**

- 1. PARCELS:**  
31-30-16-14598-005-0120 and 31-30-16-14598-005-0190
- 2. OWNER:**  
Habitat for Humanity of Pinellas County, Inc.
- 3. STREET ADDRESSES OF PROPERTY:**  
Located at 6232 and 6233 67<sup>TH</sup> Lane North
- 4. SIZE OF PROPERTY:**  
Agreement = 0.24 Acres MOL  
Ordinance = 0.24 Acres MOL
- 5. COUNTY ZONING - LAND USE:**  
RMH / RL
- 6. CITY ZONING - LAND USE:**  
R-4 / RLM
- 7. EXISTING PROPERTY IMPROVEMENTS:**  
None
- 8. EXISTING BUSINESS ON PROPERTY:**  
None
- 9. EXISTING PROPERTY USE:**  
Vacant land
- 10. ANNEXATION AGREEMENT PROVISIONS:**
  - ◆ The City agrees to accept the lots as existing nonconforming parcels.
  - ◆ For a period of ten (10) years from the date of execution of this Agreement, the City agrees to waive a portion of the City land development fees for future redevelopment of the properties listed in Exhibit "A" of this Agreement. This waiver of fees shall not exceed Five Thousand Dollars (\$5,000.00) total, will include any variance and/or waiver application fees if applicable, but will not include a waiver of traffic impact fees.
  - ◆ For a period of ten (10) years from the date of execution of this Agreement, the City shall waive any required CITY Zoning application fee(s) (i.e. Residential Planned Urban Development (RPUD), Zoning change, waiver(s) and/or variance(s)) that may be needed to redevelop the Property in the future.
  - ◆ The Owner will, within 30 days of closing, be incorporated in the Residential Planned Unit Development (RPUD) for the abutting properties (Tellor Estates), and redeveloped accordingly.
  - ◆ The Owner shall convey to the City by Warranty Deed, within 180 days of the execution of this Agreement, 7.5 feet of frontage for each lot on 67<sup>th</sup> Lane N., which shall thereafter be a City right-of-way and the City shall thereafter assume responsibility for maintenance of same.
  - ◆ The City agrees to initiate the installment process for street lights along 67th Lane North as part of this Agreement within one (1) year.
  - ◆ The Owner agrees to follow the Southwest Florida Water Management District (SWFWMD) guidelines for drainage and stormwater management.
  - ◆ The City agrees to waive the requirement of the installation of sidewalks. Within 180 days of the issuance of a Certificate of Occupancy for each residential unit, the City shall install sidewalks within the public rights-of-way within the development.
- 11. OTHER PERTINENT INFORMATION:**  
Contiguous
- 12. PROPOSED PROPERTY USE:**  
Residential
- 13. PROPOSED PROPERTY IMPROVEMENTS:**  
Redevelopment of 2 vacant parcels into single family homes.



<b>Annexation Revenue Analysis Residential (Actual)</b>		
<b>Annexation No.</b> AX20-04	<b>Date:</b> May 8, 2020	
<b>Owner's Name:</b> Habitat for Humanity of Pinellas County, Inc.		
<b>Property Address:</b> 6398, 6382, 6284, 6232 and 6233 67th Lane North		
<b>Ad Valorem Taxes:</b>	<u><b>Millage</b></u>	<u><b>Amount</b></u>
Assessed Value (cap value)	NA	\$151,226.00
Homestead Exemption	NA	\$0.00
Taxable Value	NA	\$151,226.00
Anticipated Taxes Received by City	0.0054900	\$830.23
<i>*Information obtained from the Pinellas County Property Appraiser's records.</i>		
<b>Franchise Fees and/or Utility Taxes:</b>		
Water (10% Utility Tax) - not in service area		\$0.00
Electric (vacant land)		\$0.00
Stormwater Fees (vacant land)		\$0.00
Communication Services Tax (vacant land)		\$0.00
Anticipated Franchise Fees and/or Utility Taxes Received by the City		\$0.00
<b>Anticipated Taxes Received by City</b>		<b>\$830.23</b>
<b>Anticipated Franchise Fees and/or Utility Taxes Received by City</b>		<b>\$0.00</b>
<b>Anticipated Annual Revenues to be Received by City</b>		<b>\$830.23</b>
<b>Current Est. Annual Revenues to Pinellas Park as Unincorporated Property:</b>		
PFW Fire District Tax	0.0031976	\$483.56
<b>Anticipated Total Est. Annual Revenues to City as Unincorporated Property</b>		<b>\$483.56</b>
<b>Anticipated New Money (est.) to City Received Thru Annexation - Current Millage</b>		<b>\$346.67</b>

## Annexation Revenue Analysis Residential (Proposed Redevelopment)

Annexation No. AX20-04

Date: May 8, 2020

Owner's Name: Habitat for Humanity of Pinellas County, Inc.

Property Address: 6232 and 6233 67th Lane North

	<u>Millage</u>	<u>Amount</u>
<b>Ad Valorem Taxes:</b>		
Assessed Value (cap value) 2 homes at \$200,000 each	NA	\$400,000.00
Homestead Exemption	NA	\$100,000.00
Taxable Value	NA	\$300,000.00
Anticipated Taxes Received by City	0.0054900	\$1,647.00
<i>*Information obtained from the Pinellas County Property Appraiser's records.</i>		
<b>Franchise Fees and/or Utility Taxes:</b>		
Water (10% Utility Tax) - not in service area		\$0.00
Electric (2 homes with an average \$100 per month bill)		\$360.00
Stormwater Fees (\$4.00 per month for 2 homes)		\$96.00
Communication Services Tax (average \$50 per month bill)		\$104.00
Anticipated Franchise Fees and/or Utility Taxes Received by the City		\$560.00
<b>Anticipated Taxes Received by City</b>		<b>\$1,647.00</b>
<b>Anticipated Franchise Fees and/or Utility Taxes Received by City</b>		<b>\$560.00</b>
<b>Anticipated Annual Revenues to be Received by City</b>		<b>\$2,207.00</b>

<b>Current Est. Annual Revenues to Pinellas Park as Unincorporated Property:</b>		
PFW Fire District Tax	0.0031976	\$959.28
<b>Anticipated Total Est. Annual Revenues to City as Unincorporated Property</b>		<b>\$959.28</b>
<b>Anticipated New Money (est.) to City Received Thru Annexation - Current Millage</b>		<b>\$1,247.72</b>





Looking north from the corner of 67<sup>th</sup> Lane North and 62<sup>nd</sup> Avenue North



67<sup>th</sup> Lane North (on the west side of the street)



City of  
**PINELLAS PARK**

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



**Exhibit "I"**  
**Attorney Letter**  
**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

May 12, 2020

Ms. Shannon Coughlin  
Economic Development Manager  
City of Pinellas Park  
P. O. Box 1100  
Pinellas Park, Florida 33780-1100

**RE: City Documents #20-112 and #20-113**  
**AX20-04 Habitat for Humanity Agreement and Ordinance**

Dear Ms. Coughlin:

I have received and reviewed the Annexation Agreement with Habitat for Humanity (AX20-04) along with the proposed Ordinance. I note that in the Annexation Agreement, it states that the City will convert the then-existing County zoning of R-5 to the City zoning of R-4. However, in the proposed Ordinance, it states in Section Three that the land will be assigned the City classification of R-4 which is the closest compatible to the County RMH zoning on the subject parcels at the time of annexation. Please confirm whether the County zoning is currently R-5 or RMH, and make any necessary corrections to the Annexation Agreement or the Ordinance.

Once the County zoning is confirmed and corrected, I would approve of the Agreement and 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

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