



## CITY OF PINELLAS PARK

Community Development Department  
Planning & Development Services Division

# Staff Report

### I. APPLICATION DATA

- A. **Case Number:** AX20-17
- B. **Location:**
  - 1. **Address:** 6398 67th Lane North
  - 2. **Parcel Number:** 31-30-16-14598-005-0010
- C. **Request:** The Applicant desires to join the City of Pinellas Park. The property is contiguous to the City and meets all of the annexation requirements set forth in Florida Statute 171.044.
- D. **Applicant:** Nilda Sanchez (Owner)
- E. **Agent:** Sarah Arnold, Habitat for Humanity of Pinellas County, Inc. 727-432-0396
- F. **Legal Ad Text:** Not applicable
- G. **Public Hearings:**
  - City Council Hearing Date(s):** October 22, 2020 and November 12, 2020
  - Deadline to send public hearing notices:** Not applicable
  - Advertising deadline:** October 21, 2020 (Ordinance only)

### II. BACKGROUND INFORMATION

- A. **Site Area:** 0.21 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
- B. **Proposed Use:** Same
- C. **Current Land Use:** Pinellas County (RL) Residential Low
- D. **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

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

**3. Staff Analysis:**

The proposed development of residential is consistent with the primary uses for the RLM Land Use designation. The use of single-family (detached) residential with the proposed "R-4" zoning district as the underlying district, is permitted in the proposed RLM Future Land Use category.

**E. Current Zoning District:** Pinellas County (RMH) Residential Mobile / Manufactured Home District

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

**1. Zoning District Purpose / 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 subject property is surrounded by "R-4" Zoned or the County equivalent making it an appropriate geographic area for residential development. The proposed development and use of residential is consistent with the "R-4" Zoning District's intent of residential uses.

**G. Flood Zone:** The property is located in Flood Zone X, which is a low risk flood zone.

**H. Evacuation Zone:** The property is in Evacuation Zone D, which is the third level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.

**I. Vicinity Characteristics:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
<b>North</b>	R-4(City)	RL (City)	Marjorie K. Rawlings Elementary School
<b>South</b>	RMH (County)	RL (County)	Single Family Residential
<b>East</b>	RMH (County)	RL (County)	Single Family Residential
<b>West</b>	R-4 (City)	RLM (City)	Single Family Residential

**III. APPLICABLE CRITERIA / CONSIDERATIONS**

**A. Comprehensive Plan Policies:**

**1. Relevant Policies:**

**POLICY PW 1.3.1**

The Public Works Department shall analyze the condition and adequacy of any water distribution system that the City may inherit through annexation and prepare cost estimates for upgrading those systems to meet City requirements.

**POLICY SW.1.3.1**

The City shall make available at the time of annexation solid waste collection service or require proof of existing service by a licensed solid waste collection service.

**OBJECTIVE ICE.1.8**

The City will identify, implement, and coordinate joint planning areas for annexation and provision of services.

**POLICY ICE.1.8.1**

The City will coordinate with the Pinellas Planning Council, and other jurisdictions as appropriate, to establish a more comprehensive and better integrated annexation process that will include consideration of the following:

- Advance Notices - a procedure that provides for advance notice of all annexations to the respective parties of interest;
- Accurate Legal Descriptions - a means to review and validate the legal descriptions for annexations;
- State Law Compliance - definitions and examples by which to determine compliance with the state law for contiguity, compactness, enclaves, and procedures for annexation agreements/indentures;
- Ability to Serve - pre-determined or administrative means to establish a municipality's ability to serve the area;
- Service Contracts - enabling provisions for Pinellas County and each municipality to enter into mutually acceptable agreements to provide selected services where it is beneficial to the citizenry and cost-effective to do so in lieu of annexation;
- Consistency - a requirement for consistency with the Comprehensive Future Land Use Plan at the time of annexation; and
- Coordination with State Plan Amendment Review Process - to establish eligibility for waiver of the requirement for plan amendment pursuant to Section 163.3171(3) FS, at the time of annexation.

## 2. Staff Analysis:

The subject property is located within the boundaries of the Annexation Planning Area Agreement as coordinated with Pinellas County, and all procedures are being followed. Additionally, the subject property is already served by public water, sewer and solid waste services.

Staff finds that the proposed annexation is consistent with the City's adopted Comprehensive Plan.

## B. Land Development Code Standards:

### 1. Key Standards:

#### *Sec. 18-1501.13. - ZONING OF ANNEXED PROPERTIES.*

*Property heretofore or hereafter annexed to the City shall be given the zoning classification which most closely relates to the Pinellas County zoning classification in effect at the time of such annexation, and the Official Zoning Map shall be amended or posted accordingly. Should a petition for annexation include a request for a zoning classification other than that which most closely relates to the Pinellas County zoning classification in effect for said property at the time said petition is filed, City Council may, in its sole discretion: refer said petition to the Planning and Zoning Commission for its recommendation; pass the proposal for said annexation of the property at the zoning requested in the petition; or deny the proposal. Any rezoning of an annexed area shall be consistent with F.S. § 171.062(2), as may be amended from time to time, which provides that if an annexed area was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.*

#### **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).*

**Table 18-1512.3: Authorized Land Uses in R-4 District**

<i>Land Use</i>	<i>Approval Type</i>	<i>Conditions</i>
<b>RESIDENTIAL AND ACCOMMODATION USES</b>		
<i>Dwellings, Single-family Detached</i>	<i>P</i>	

##### **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.*
- (B) **MINIMUM YARD SETBACK REQUIREMENTS.**
1. *For lots platted prior to September 26, 1963 the following shall apply:*
    - (a) *Front Yard Setback: Twenty-five (25) feet.*
    - (b) *Secondary Front Yard Setback: Twelve (12) feet.*
    - (c) *Side Yard Setback: Five (5) feet.*
    - (d) *Rear Yard Setback: Twenty (20) feet.*
  2. *For lots platted on or after September 26, 1963 the following shall apply:*
    - (a) *Front Yard Setback: Twenty-five (25) feet.*
    - (b) *Secondary Front Yard Setback: Twenty-five (25) feet.*
    - (c) *Side Yard Setback: Eight (8) feet.*
    - (d) *Rear Yard Setback: Twenty (20) feet.*
  3. *For single-family detached development see "R-1" Single-family Residential District for yard regulations.*
  4. *For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."*
  5. *Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.*
  6. *Refer to Section 18-1504.3(G)(2) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.*
- (C) **MINIMUM LIVEABLE FLOOR AREA. (per dwelling unit)**
1. *Efficiency: Four hundred fifty (450) square feet.*
  2. *One-bedroom: Five hundred fifty (550) square feet.*
  3. *Two-bedroom: Six hundred fifty (650) square feet.*
  4. *Three-bedroom: Eight hundred (800) square feet.*
- (D) **MINIMUM BUILDING SEPARATION.** *See Section 18-1530.17, "Minimum Building Separation."*
- (E) **MAXIMUM BUILDING HEIGHT.** *Thirty-five (35) feet. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.*
- (F) **MAXIMUM LOT COVERAGE.** *Residential Uses: Sixty (60) percent. Nonresidential Uses: Sixty-five (65) percent in RLM; seventy-five (75) percent in RM or CRD.*
- (G) **FLOOR AREA RATIO.**
1. *Nonresidential Uses:*
    - (a) *Forty hundredths (0.40) when assigned RLM, RM or CRD land use.*

## **2. Staff Analysis:**

As required by Section 1501-13 the proposed "R-4" Zoning District is consistent with the County's RMH district for mobile/manufactured homes and the surrounding area. Single Family (Detached) dwellings are a permitted use in the "R-4" Zoning district.

Staff finds that the proposed "R-4" Zoning District is consistent with the Land Development Code.

## **IV. SUMMARY**

### **A. Findings**

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

2. The parcel is contiguous to the City and meets all of the annexation requirements set forth in Florida Statute 171.044.

**B. Staff Recommendation**

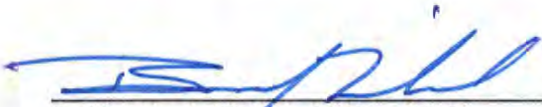
Consistent with the above identified findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **APPROVAL** of case number AX20-17.



Nick A. Colonna, AICP  
Planning & Development Services Director

9-16-2020

Date



Benjamin J. Ziskal, AICP, CEcD  
Community Development Administrator

9/22/2020

Date

**V. CITY COUNCIL – MOVE TO:**

- A. APPROVE
- B. APPROVE WITH THE FOLLOWING CONDITIONS:
- C. 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**

**Exhibit H: Site Photographs**

**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:

**PARCEL: 31-30-16-14598-005-0010**  
**(Located at 6398 67<sup>th</sup> Lane North)**

ALL OF LOT 1, 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#31-30-16-14598-005-0010, ALONG WITH THAT PORTION OF 64TH AVENUE RIGHT OF WAY AND THAT PORTION OF 67TH LANE RIGHT OF WAY, BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE EAST 22.5 FEET TO THE CENTERLINE OF 67TH LANE, THENCE RUN NORTH ALONG THE CENTERLINE OF 67TH LANE 70.00 FEET TO THE CENTERLINE OF 64TH AVENUE, THENCE RUN WEST ALONG THE CENTERLINE OF 64TH AVENUE 130.50 FEET; THENCE RUN SOUTH 30.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 64TH AVENUE; THENCE RUN EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 64TH AVENUE 108.00 FEET TO THE WEST RIGHT OF WAY LINE OF 67TH LANE; THENCE RUN SOUTH ALONG THE WEST RIGHT OF WAY LINE OF 67TH LANE 40.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, ALSO BEING THE POINT OF BEGINNING.

**Containing 0.21 acres MOL**

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

**Nilda Sanchez**  
**6398 67<sup>th</sup> Lane North**  
**Pinellas Park, FL 33781-5005**



**Witness (Signature)**

MICHAEL SUTTON

**Witness Printed Name**

**Owner's Signature:**



**NILDA SANCHEZ, OWNER**



**Witness (Signature)**

Camila Gonzalez

**Witness Printed Name**



**Exhibit "B"**  
**Aerial Map**



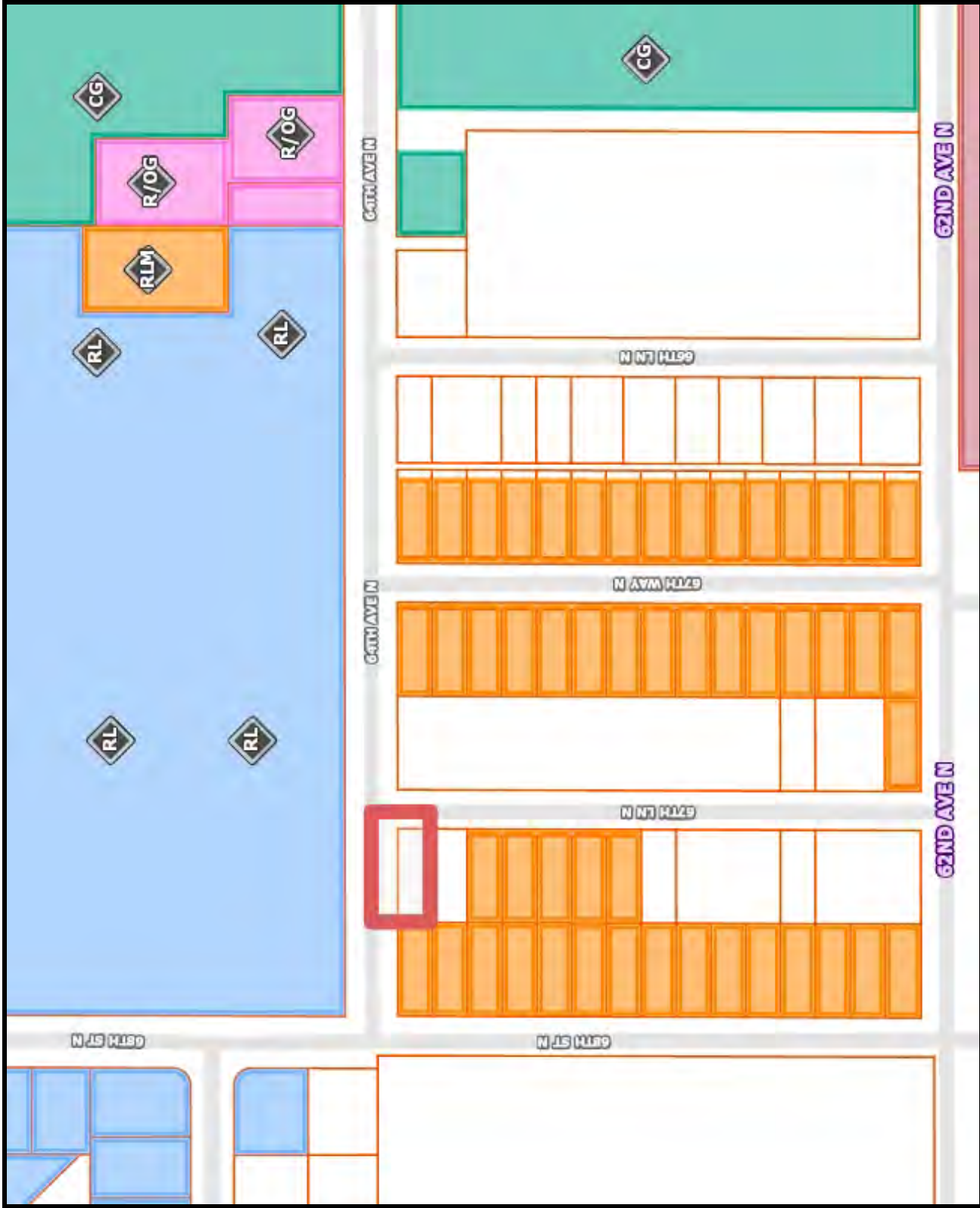


# AX20-17 Land Use

## Legend

- Centerlines
- Private Roads
- 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
- 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
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/O/G
- Recreation/Open Space - R/O/S
- Residential Facilities High - RFH
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU

## Exhibit "C" Land Use Map



Notes:



1: 2,257

188.1 0 94.04 188.1 Feet

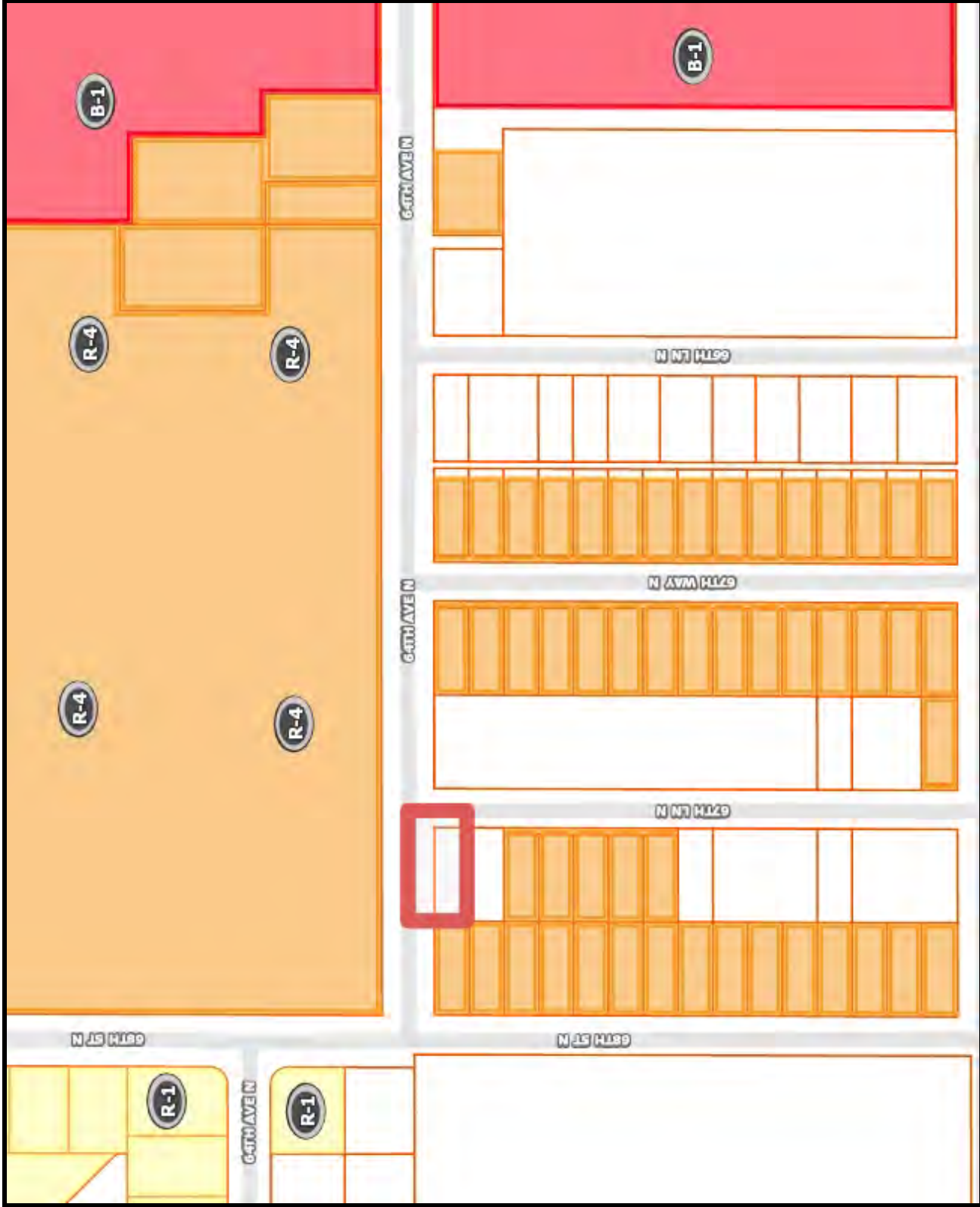
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

AX20-17 Zoning

Legend

- Centerlines
- Private Roads
- 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
- Zoning Fill
- 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

Exhibit "D"  
Zoning Map



Notes:

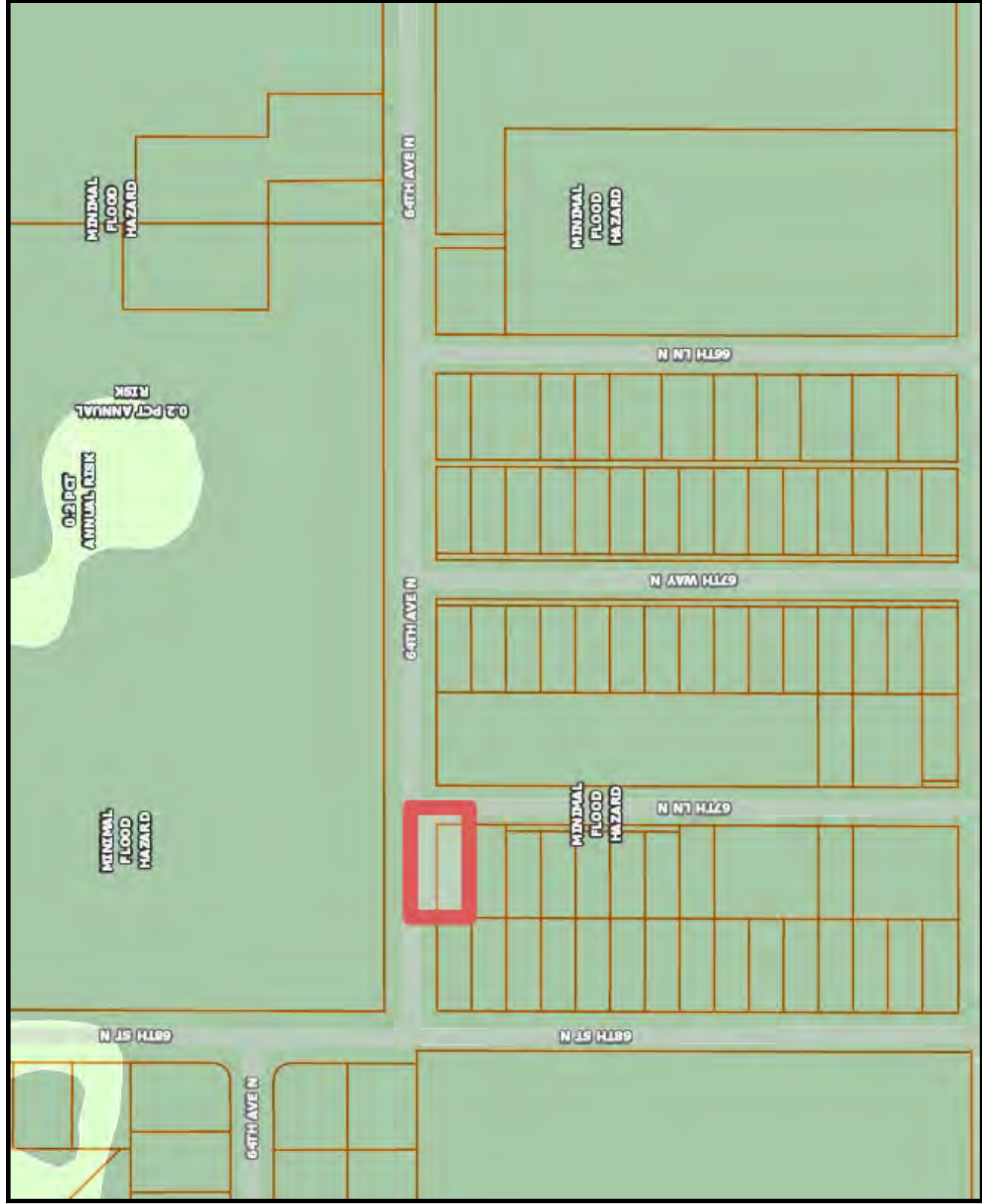


1: 2,257

188.1 0 94.04 188.1 Feet

Legend

- Centerlines
- Private Roads
- 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



188.1 0 94.04 188.1 Feet

1: 2,257

Notes:



**ANNEXATION DATA SHEET**

- 1. PARCEL:**  
31-30-16-14598-005-0010
- 2. OWNER:**  
Nilda Sanchez
- 3. STREET ADDRESS OF PROPERTY:**  
Located at 6398 67<sup>th</sup> Lane North
- 4. SIZE OF PROPERTY:**  
Petition = 0.21 Acres MOL  
Ordinance = 0.21 Acres MOL
- 5. COUNTY ZONING - LAND USE:**  
RMH / RL
- 6. CITY ZONING - LAND USE:**  
R-4 / RLM
- 7. EXISTING PROPERTY IMPROVEMENTS:**  
Single family home
- 8. EXISTING BUSINESS ON PROPERTY:**  
None
- 9. EXISTING PROPERTY USE:**  
Residential
- 10. ANNEXATION AGREEMENT PROVISIONS:**  
None
- 11. OTHER PERTINENT INFORMATION:**  
Contiguous
- 12. PROPOSED PROPERTY USE:**  
Residential
- 13. PROPOSED PROPERTY IMPROVEMENTS:**  
None

<b>Annexation Revenue Analysis Residential (Actual)</b>		
<b>Annexation No. AX20-17</b>	<b>Date: August 31, 2020</b>	
<b>Owner's Name: Nilda Sanchez</b>		
<b>Property Address: 6398 67th Lane North</b>		
<b>Ad Valorem Taxes:</b>	<b><u>Millage</u></b>	<b><u>Amount</u></b>
Assessed Value (cap value)	NA	\$200,000.00
Homestead Exemption	NA	\$50,000.00
Taxable Value	NA	\$150,000.00
Anticipated Taxes Received by City	0.0054900	\$823.50
<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 (average \$100 per month bill)		\$180.00
Stormwater Fees		\$48.00
Communication Services Tax (estimated \$50 per month bill)		\$52.00
Anticipated Franchise Fees and/or Utility Taxes Received by the City		\$280.00
<b>Anticipated Taxes Received by City</b>		<b>\$823.50</b>
<b>Anticipated Franchise Fees and/or Utility Taxes Received by City</b>		<b>\$280.00</b>
<b>Anticipated Annual Revenues to be Received by City</b>		<b>\$1,103.50</b>
<b>Current Est. Annual Revenues to Pinellas Park as Unincorporated Property:</b>		
PFW Fire District Tax	0.0031976	\$479.64
<b>Anticipated Total Est. Annual Revenues to City as Unincorporated Property</b>		<b>\$479.64</b>
<b>Anticipated New Money (est.) to City Received Thru Annexation - Current Millage</b>		<b>\$623.86</b>



**Exhibit "H"**  
**Site Photographs**

Before Redevelopment



After Redevelopment:

