

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z-17-12-17

LPA Public Hearing: December 14, 2017

Applicant: Pinellas County

Representative: Randi Pappas, Comm. Dev.

Subject Property: 12.4 acres; north side of Wilcox Road between Jackson & Pine Streets

PARCEL ID(S):

08/30/15/20342/000/2180, 2200, 2260, & 2270



REQUEST:

Zoning Atlas amendment from PC (Preservation/Conservation) to RBR (Resource-Based Recreation) for approximately 12.4 acres located on the north side of Wilcox Road between Jackson Street and Pine Street in the unincorporated Largo area. The request would allow a wider range of passive, resource-based recreation uses on the subject property.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendment is consistent with the Pinellas County Comprehensive Plan, and recommends approval of the Zoning amendment. (The vote was 6-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed amendment to the Pinellas County Zoning Atlas consistent with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend approval of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on November 13, 2017. The PRC Staff summary discussion and analysis follows:

The subject area consists of four County-owned parcels totaling approximately 12.4 acres in the Greater Ridgecrest and Dansville area on the north side of Wilcox Road between Jackson and Pine Streets. The property is primarily open space and contains a sizable stormwater retention pond. It is currently designated PC, Preservation/Conservation on the Zoning Atlas and Recreation/Open Space (R/OS) on

the Future Land Use Map (FLUM). A zoning amendment to RBR, Resource-Based Recreation, is being requested in order to allow a broader range of passive recreation type uses. The existing PC zoning district is primarily limited to stormwater management, natural resource/wildlife management activities, environmental education, and nature trails. The RBR district allows the uses permitted by the PC district, in addition to things like picnic shelters, community gardens, playgrounds and special events. The requested RBR district is fully compatible with the property's R/OS FLUM category.

The existing PC zoning district was established on the subject property in 2009, prior to the creation and availability of the relatively new RBR district. At the time, the PC district was the most appropriate designation available for passive, open space uses. Prior to the 2009 change, the subject property was a combination of R-4 (one, two, and three family residential) and C-1 (Neighborhood Commercial) zoning designations. The 2009 changes were part of a larger project initiated by the Pinellas County Community Development Department in an effort to preserve the character of the existing single family residential community and to provide residents with a designated open space amenity, as the zoning districts that were changed would have allowed duplexes, triplexes and commercial uses where the desire of the community was to encourage and retain single family development. If approved, this amendment will provide opportunities for additional passive recreation options to serve the local area.

In summary, no significant new impacts are anticipated as a result of this request. The proposed RBR, Resource-Based Recreation, zoning district will complement the development pattern of the area, is consistent with the Comprehensive Plan and is appropriate for this location.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Recreation/Open Space	PC	Vacant, Retention Pond
Adjacent Properties:			
North	Residential Low	R-3, R-4, RM-5	Single Family, Vacant
East	Residential Low Residential Urban	R-3, R-4, RM-15	Single Family, Multi-family, Church
South	Residential Low Commercial Neighborhood	R-3, R-4, C-1	Single Family, Vacant, Retail, Church
West	Residential Low Commercial Neighborhood City of Largo	R-3, R-4, C-1, Largo	Single Family, Retail

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

GOAL ONE: THE PATTERN OF LAND USE IN PINELLAS COUNTY SHALL PROVIDE A VARIETY OF URBAN ENVIRONMENTS TO MEET THE NEEDS OF A DIVERSE POPULATION AND THE LOCAL ECONOMY, CONSERVE AND LIMIT DEMANDS ON NATURAL AND ECONOMIC RESOURCES TO ENSURE SUSTAINABLE BUILT AND NATURAL ENVIRONMENTS, BE IN THE OVERALL PUBLIC

INTEREST, AND EFFECTIVELY SERVE THE COMMUNITY AND ENVIRONMENTAL NEEDS OF THE POPULATION.

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

Policy 1.2.4. Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: January 23, 2018

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Three persons appeared in favor.

ATTACHMENTS: (Maps)