

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: DMP-09-06-19

LPA Public Hearing: June 13, 2019

Applicant: Bayou Development, Inc.

Representative: George Stamas

Subject Property: Approximately 4.9 acres located at the northeast corner of Missouri Avenue and 9th Street in Palm Harbor.

PARCEL ID(S): 02/28/15/82278/000/0300
& 01/28/15/88560/011/0001



REQUEST:

Establishment of a Development Master Plan for an RPD-zoned property on approximately 4.9 acres located at the northeast corner of Missouri Avenue and 9th Street in Palm Harbor. The request would establish uses and set development parameters such as building height, lot dimensions and setbacks. A 25-unit single family attached (e.g. townhome, villa) development is proposed.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed establishment of a Development Master Plan (DMP) is consistent with the Pinellas County Comprehensive Plan and recommends Approval of the request. (The vote was 7-0, in favor)

DEVELOPMENT REVIEW COMMITTEE STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Development Master Plan **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed Development Master Plan to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on May 13, 2019. The DRC Staff summary discussion and analysis follows:

The subject property consists of two vacant parcels totaling 4.9 acres located on the northeast corner of Missouri Avenue and 9th Street in Palm Harbor. The Pinellas Trail separates the

property from Alternate US 19 to the east. The site is designated Residential Low (RL) on the Future Land Use Map (FLUM) and is zoned RPD, Residential Planned Development. The RPD zoning has been in place since the early 1980s when the property was rezoned from R-3, single family residential. The RL land use allows up to five units per acre. No land use or zoning amendments are proposed with this application.

The contract purchaser of the subject property wishes to develop the site with up to 25 single family attached (townhome/villa) units. This is consistent with the uses and density allowed by the underlying land use and zoning districts. The recent update to the Pinellas County Land Development Code that went into effect January 1, 2019 requires new development in the RPD district to be subject to a Development Master Plan that establishes the permitted uses and associated development standards for a particular project. The RPD district is intended to be flexible and provides for the possibility of a wide variety of housing types and some complementing non-residential, neighborhood-oriented uses where appropriate. In this case, the request involves single family attached residential homes only. The maximum building height is proposed at 45 feet, with front yard setbacks at 20 feet, rear yard setbacks at 10 feet and a building separation of 15 feet. These development parameters are consistent with those historically associated with the RPD district. Adequate parking and open space is provided. Importantly, it should be noted that minor adjustments to the Development Master Plan (such as building placement and road/pond locations) may become necessary as a result of the site plan review process. Such adjustments are permissible per the Land Development Code.

The Alternate US-19 corridor in the general area is a mix of residential and nonresidential uses. Directly to the east is the Pinellas Trail and then Alternate US-19. Multifamily residential exists directly across Alternate US-19. These villa residences are located between offices to their north and a restaurant and retail commercial to their south. The Sutherland Bayou Boat Ramp is to the north of the subject property and a single family residential subdivision is to the west, separated from the subject site by the 80-foot wide undeveloped 9th Street right-of-way. To the south of the subject property across Missouri Avenue is a single family home, a triplex and a large County-owned retention pond that provides regional drainage retention to downtown Palm Harbor, which is approximately one-third of a mile to the southeast.

Staff is of the opinion that the proposed Development Master Plan is appropriate for the subject property. The planned 25-unit single family attached residential subdivision is consistent with the RL land use category and is an allowable use within the RPD zoning district. The associated development parameters are also in keeping with historical RPD development patterns. There are other similar developments along the Alternate US-19 corridor within the vicinity, which is defined by a broad mix of uses. In general, the proposal is compatible with the surrounding uses and is consistent with the Pinellas County Comprehensive Plan.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low	RPD	Vacant
Adjacent Properties:			
North	Residential Low Medium & Recreation/Open Space	CR	County boat ramp
East	Recreation/Open Space	Pinellas Trail	Pinellas Trail

South	Employment & Residential Low	M-1, R-4	County drainage pond, triplex, single family home
West	Residential Low	R-3	Single family homes

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed Development Master Plan 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 1.2.5 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: July 23, 2019

CORRESPONDENCE RECEIVED TO DATE: One letter received in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or in opposition.

ATTACHMENTS: (Maps)