

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the
BOARD OF COUNTY COMMISSIONERS



Regarding: Case No. Z-19-9-16

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 5-0, in favor)

LPA Public Hearing: September 15, 2016

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 the findings in this report.
- And further, staff recommends that the LPA recommend approval of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.

CASE SUMMARY

APPLICANT'S NAME: Marguerite F. Freeborn, Emil & Melinda Pratesi and Richard LaBelle

DISCLOSURE: **Owners:** Marguerite Freeborn, Trustee of Freeborn Trust, Emil & Melinda Pratesi and Richard Labelle
Existing Contract: Gulfwind Contracting LLC (Attn: Michael Willenbacher, President)

REPRESENTED BY: Robert Pergolizzi, AICP/PTP

ZONING CHANGE	
FROM:	E-1, Estate Residential
TO:	R-3, Single Family Residential

PROPERTY DESCRIPTION: Approximately 5.1 acres located at 3436 Fisher Road, 3440 Fisher Road and 3446 Lake Drive in the unincorporated area of Dunedin.

PARCEL ID(S): 18/28/16/00000/320/0400, 0500 & 0600

PROPOSED BCC HEARING DATE: October 25, 2016

CORRESPONDENCE RECEIVED TO DATE:

No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

No one appeared.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Residential Low	E-1	Single Family Homes
Adjacent Properties:			
North	Residential Low	R-3	Single Family Homes & Retention Pond
East	Preservation	R-R	Retention Pond
South	Residential Low	E-1	Single Family Homes
West	Residential Low	R-3 & Dunedin	Single Family Homes

PLANNING REVIEW COMMITTEE:

The Planning Review Committee (PRC) reviewed this application on August 8, 2016. The PRC Staff summary discussion and analysis follows:

PRC DISCUSSION AND ANALYSIS

BACKGROUND AND COMPATIBILITY WITH SURROUNDING LAND USES

The subject property covers approximately 5.1 acres and is currently designated Residential Low on the Future Land Use Map (FLUM), and is zoned E-1, Estate Residential throughout. The site contains three parcels, each containing single family residences. Much of it is heavily vegetated. The E-1 zoning district requires a minimum lot size of 0.75 acre with a minimum lot width of 125 feet. Under E-1, the subject area could accommodate six single family homes. In addition to single family residential, E-1 allows general agricultural activities (including up to three hooved animals per acre) for personal use. The applicant is requesting a zoning change to R-3, Single Family Residential, which has a minimum lot size of 6,000 square feet. This would conceptually allow for the construction of up to 25 single family residential units, based on the property’s acreage and the density limitations of the Residential Low FLUM category (5 units per acre). The contract purchaser of the subject property wishes to subdivide it into 17 single family detached lots.

The subject property is adjacent to existing single-family residential subdivisions to the north and the southwest. The subdivision to the north, Oak Lake Heights, is zoned R-3 and the one to the southwest is located within the City of Dunedin but has the same density limitations as

the subject property. The Board of County Commissioners amended the zoning on the adjacent property to the northwest from A-E, Agricultural Estate Residential to R-3 in 2014. This project is currently under construction. An internal connection via a private road is proposed from this development to the subject property. Abutting the subject area to the south are three properties zoned E-1 that contain single family homes. A large retention pond owned

by Pinellas County lies to the east across Fisher Road. The zoning amendment request to R-3 continues a gradual change in the area from large lot residential development to more compact single family subdivisions that maintain adherence to the density limitations of the RL FLUM category.

SUMMARY

It is staff's conclusion that the proposed R-3 zoning district is generally compatible with nearby land uses and the surrounding development pattern. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

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

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

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 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

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.

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.

Attachment (Maps)