

# LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z/LU-16-12-17

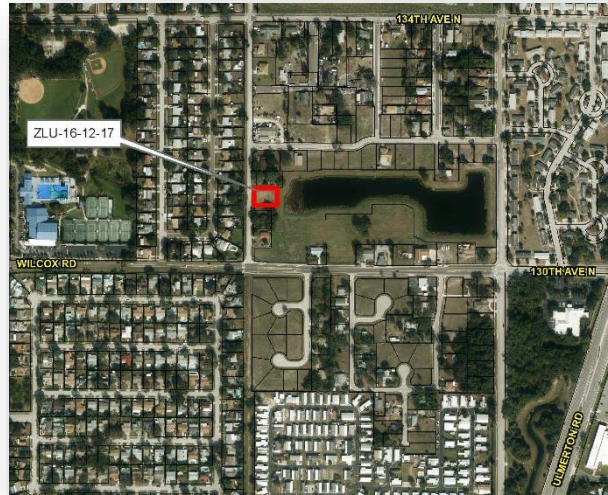
*LPA Public Hearing: December 14, 2017*

*Applicant: Pinellas County*

*Representative: Randi Pappas, Comm. Dev.*

*Subject Property: 0.25 acre; 200 feet north of Wilcox Rd and Pine St intersection in Danville*

*PARCEL ID(S): 08/30/15/20342/000/2180*



## **REQUEST:**

A Zoning Atlas amendment from PC (Preservation/Conservation) to R-3 (Single Family Residential) and a Future Land Use Map amendment from Recreation/Open Space to Residential Low, on approximately 0.25 acre located 200 feet north of the northeast corner of Pine Street and Wilcox Road in the unincorporated Largo area. The request would allow for the construction of a single family home on the subject property.

## **LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:**

The LPA finds that the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas are consistent with the Pinellas County Comprehensive, and recommends Approval of the request. (The vote was 6-0, in favor)

## **PLANNING STAFF RECOMMENDATION:**

- **Staff recommends** that the LPA find the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas consistent with the Pinellas County Comprehensive Plan, based on the findings of this report.
- **Staff further recommends** that the LPA recommend approval of the proposed Future Land Use Map and Zoning Atlas amendments to the Pinellas County Board of County Commissioners.

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## **SUMMARY REPORT**

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

The subject property consists of a 0.25-acre County-owned parcel located on the east side of Pine Street approximately 200 feet north of Wilcox Road in the Greater Ridgecrest and Dansville area. The property is currently vacant and is 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 R-3, Single Family Residential and a FLUM change to Residential Low are being requested in order to allow for the construction of a single family home. The existing PC and R/OS designations are primarily limited to the preservation of open space, stormwater management, natural resource/wildlife management activities, environmental education, and nature trails.

The PC and R/OS designations were assigned to the subject property in 2009 as part of a larger Dansville area amendment initiated by the Pinellas County Community Development Department that was an effort to preserve the character of the existing single family residential community and to provide residents with a designated open space amenity. Prior to then, designations in the area allowed for various pockets of multi-family and commercial development. For the subject property in particular, however, the changes to PC and R/OS were inadvertent, as the long-term intent was to construct a single family home on the site, similar to other nearby properties along Pine Street. This current request is to allow for that to occur. The County would continue to maintain a 30-foot wide stormwater pond access just to the south of the subject property.

Comparing the current development potential of the subject property with the potential use associated with the requested RL FLUM category, the change in average daily vehicle trips would be negligible. Similarly, the proposal is not expected to significantly impact the provision of potable water, wastewater and solid waste services.

In summary, no significant new impacts are anticipated as a result of this request. The proposed R-3, zoning district and RL FLUM category are compatible with the overall development pattern of the area, consistent with the Comprehensive Plan and appropriate for this location.

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### **SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Recreation/Open Space	PC	Vacant
<b>Adjacent Properties:</b>			
<b>North</b>	Residential Low	R-4	Single Family Home
<b>East</b>	Recreation/Open Space	PC	Vacant
<b>South</b>	Recreation/Open Space	PC	Vacant
<b>West</b>	City of Largo	City of Largo	Single Family Home

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### **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.

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## **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:** No one appeared.

**ATTACHMENTS: (Maps)**