



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: LU/DMP-18-10-19

LPA Public Hearing: October 10, 2019

Applicant: Taylor Morrison of Florida, Inc.

Representative: Trent Stevenson & Isbelle Albert

Subject Property: Approximately 9.45 acres located at The southwest corner of Belcher Road and Alderman Road in Palm Harbor.

PARCEL ID(S): 36/27/15/89334/000/0330



REQUEST:

Future Land Use Map (FLUM) amendment from Residential Suburban and Transportation/Utility Overlay to Residential Low and Transportation/Utility Overlay and the establishment of a Development Master Plan for an RPD-zoned property on approximately 9.45 acres located at the southwest corner of Belcher Road and Alderman Road in Palm Harbor. The request would establish uses and set development parameters such as building height, lot dimensions and setbacks. A 30-unit single-family residential detached development is proposed.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The Local Planning Agency (LPA) recommends that the request for the proposed future land use and amendment an establishment of a development master plan be Denied. (The vote was 5-1, in favor of denial)

Synopsis of LPA findings associated with their recommendation:

The LPA acknowledged the activities undertaken by the applicant to address the outstanding issues and concerns regarding the Development Master Plan and felt that the increase in density of 24 units versus 30 would not be a good fit for the neighborhood.

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Future Land Use Amendment and 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 Future Land Use Amendment and Development Master Plan to the Pinellas County Board of County Commissioners.
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SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on September 9, 2019. The DRC Staff summary discussion and analysis follows:

The subject property consists of a vacant parcel totaling 9.45 acres located at the southwest corner of Belcher Road and Alderman Road in Palm Harbor. The site is designated Residential Suburban (RS) on the Future Land Use Map (FLUM) and is zoned RPD, Residential Planned Development. The RPD zoning has been in place since 2007 when the property was rezoned from A-E, Agricultural Estate Residential. The requested RL land use would allow up to five units per acre. However, the accompanying Development Master Plan is proposing to limit the development to 30 units maximum (approximately 3.0 units per acre).

The Transportation/Utility Overlay land use is not changing. It was placed on the property in 2007 to recognize an 80-foot wide Duke Energy easement that runs north-south along the eastern side of the property. No structures can be built in this easement.

Additionally, both Belcher Road and Alderman Road are designated Scenic Non-Commercial Corridors. Per Comprehensive Plan Policy 1.10.2, low density residential development (up to 5.0 units per acre) is the preferred land use along the scenic corridors, which the proposed development is consistent with.

The owner of the subject property wishes to develop the site with up to 30 single-family detached homes. This is consistent with the uses and density allowed by the proposed RL land use and the RPD zoning district. 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 detached residential homes only. The maximum building height is proposed at 45 feet, with front yard setbacks at 20 feet, rear yard setbacks at 20 feet and a building separation of 10 feet. These development parameters are consistent with those historically associated with the RPD district. Adequate parking and open space are 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 area surrounding the subject property contains a variety of single-family neighborhoods with the exception of a large vacant parcel located to the north across Alderman Road. The development pattern in this area is mostly low-density residential consisting of a mixture of large estate size lots and typical single-family neighborhoods. This current proposal would continue this trend and is consistent and compatible with the surrounding uses.

Comparing the current development potential of the subject property with the proposed 30-unit development associated with the requested RL FLUM category, the proposal could generate approximately 58 additional average daily vehicle trips on Belcher Road. The change in average daily trips is not expected to significantly impact the operational characteristics of the surrounding roadway network.

The subject property is within the County's potable water supply service area and wastewater treatment service area. The proposal could increase demands on potable water supplies and wastewater treatment facilities by approximately 1,596 and 1,125 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 10 tons per year.

Staff is of the opinion that the proposed Future Land Use amendment and Development Master Plan is appropriate for the subject property. The planned 30-unit single family residential subdivision is consistent with the proposed 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. 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 Suburban	RPD	Vacant
Adjacent Properties:			
North	Residential Rural & Transportation/Utility	R-A	Vacant
East	Residential Low	R-3	Single-Family Homes
South	Residential Low & Transportation/Utility	RPD	Single-Family Homes
West	Residential Rural	R-A	Single-Family Homes

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 1.2.5 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.

Objective 1.10: The scenic/non-commercial corridor policies adopted in the Comprehensive Plan shall continue to be enforced to preserve the scenic/non-commercial designations approved by resolution by the Board of County Commissioners for specific transportation corridors, and to protect their traffic carrying capacity.

Policy 1.10.2: Low density residential development (0-5 units per acre) shall be the preferred land use along designated scenic/noncommercial corridors with the intent of keeping residential densities as low as possible within that range.

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: November 12, 2019

CORRESPONDENCE RECEIVED TO DATE: Three letters received in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Seven persons appeared in opposition.

ATTACHMENTS: (Maps)