



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: Z/LU-20-07

LPA Public Hearing: September 9, 2020

Applicant: Robert & Julie Ferguson and
Jerry Hemphill

Representative: Robert Pergolizzi

Subject Property: Approximately 6.45 acres located at the northeast corner of the intersection of 19th Street and Wisconsin Avenue in Palm Harbor.

PARCEL ID(S): 01/28/15/88560/121/0001,
0002 & 0004



REQUEST:

Future Land Use Map amendment from Residential Suburban (RS), Preservation (P) and Water to Residential Low (RL) and a Zoning Atlas amendment from R-A (Residential Agriculture) to R-1 (Single-Family Residential) on approximately 6.45 acres located at the northeast corner of 19th Street and Wisconsin Avenue in Palm Harbor. The request would allow for the redevelopment of the amendment area with a single-family residential subdivision.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The Local Planning Agency finds 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 proposed amendments. (The vote 6-1, in favor)

PLANNING STAFF RECOMMENDATION:

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

The Development Review Committee (DRC) reviewed this application on August 10, 2020. The DRC Staff summary discussion and analysis follows:

The subject property consists of three parcels totaling approximately 6.45 acres at the northeast corner of 19th Street and Wisconsin Avenue in Palm Harbor. The northern two parcels each contain a single-family home and the southern one is currently vacant. The parcels are primarily designated Residential Suburban (RS) (6.12 acres) on the Future Land Use Map (FLUM), which allows up to 2.5 residential units per acre. There is also a small area that is designated Preservation (P) (0.07 acre) and another small area of Water (0.26 acre). The property is wholly covered by the R-A, Residential Agriculture zoning district. The applicants wish to redevelop the site with a single-family residential subdivision, which will require changes to the FLUM and Zoning Atlas. They are proposing a FLUM amendment to Residential Low (RL), which allows up to 5.0 residential units per acre, and a zoning change to R-1, Single-Family Residential (9,500 square foot minimum lots) for the entire subject property. While the proposed RL category could potentially allow up to 32 units on the property based on its acreage, the R-1 zoning district's minimum lot size and required infrastructure improvements would limit the overall number of units built, which would be determined during site plan review.

The applicants submitted an environmental report concluding that there are no wetlands on the property and that the onsite pond is artificial. Therefore, they are requesting the existing Preservation and Water designations be changed to RL along with the rest of the site.

Additionally, the subject area, as well as the surrounding area, is designated Residential Low Medium (RLM) on the Countywide Future Land Use Map, which allows up to 10.0 residential units per acre. This amendment would not require a Countywide Map amendment.

Surrounding Uses

The surrounding area consists of a mixture of residential neighborhoods and a church. A large-lot R-A-designated property with a single-family home is adjacent on the north, single-family neighborhoods are to the west across 19th Street and to the east across the 20th Street right-of-way, and a church is to the south across the Wisconsin Avenue right-of-way. The adjacent neighborhoods to the east and west are both zoned R-1 while the church to the south has an Institutional land use. The residential land use designations in the general area are predominantly a mixture of RS and RL.

Transportation and Infrastructure Impacts

Comparing the current development potential of the subject property with the potential use associated with the requested RL FLUM designation, the proposal could generate approximately 163 additional average daily vehicle trips split evenly between Nebraska Avenue and Tampa Road. In this location, Nebraska Avenue is operating at a peak hour level of service (LOS) D with a volume to capacity (V/C) ratio of 0.465 and Tampa Road is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.636. Neither of these roadways are considered deficient. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways. These numbers are based on the maximum number of units allowed by the RL land use. As mentioned above, the actual number built will be lower than the maximum allowed due to minimum lot size and infrastructure requirements.

The subject property is within the Pinellas County wastewater treatment and water supply service areas. The proposal could increase demands on potable water supplies and wastewater treatment facilities by approximately 4,552 and 3,187 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 28 tons per year. Again, these numbers are based on maximum potential units.

Conclusion

Staff is of the opinion that the proposed RL land use and R-1 zoning categories are appropriate based on the subject property’s proximity to other similar uses and densities, general compatibility with the surrounding area, consistency with the Pinellas County Comprehensive Plan and consistency with the Countywide Plan.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Suburban, Preservation & Water	R-A	Single Family Residences
Adjacent Properties:			
North	Residential Suburban	R-A	Single Family Home
East	Residential Suburban	R-1	Single Family Homes
South	Institutional	R-A	Church
West	Residential Low	R-1	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

- 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.

PROPOSED BCC HEARING DATE: October 20, 2020

CORRESPONDENCE RECEIVED TO DATE: Four letters received in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Four appeared virtual in opposition. One appeared in-person with questions.

ATTACHMENTS: (Maps)