

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z-28-12-18

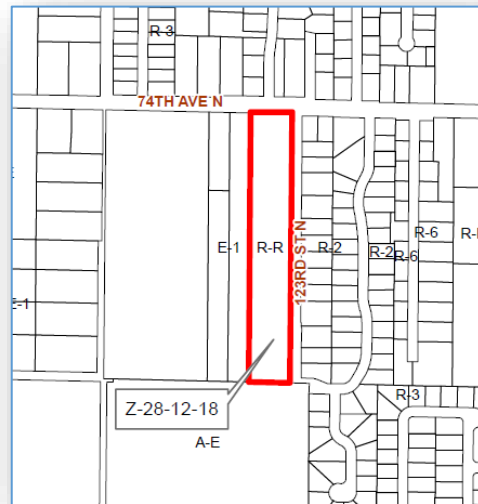
LPA Public Hearing: December 13, 2018

Applicant: Velma J Mariani Revocable Trust and Paula Mariani Osawa Tre

Representative: Robert Pergolizzi

Subject Property: Approximately 5.97 acres located at the southwest corner of 123rd St N and 74th Ave N (addressed 7180 123rd St N)

PARCEL ID(S): 2/30/3015/00000/330/0500



REQUEST:

Zoning Atlas amendment from R-R (Rural Residential) to R-2 (Single-Family Residential) on approximately 5.97 acres located at 7180 123rd Street North in unincorporated Seminole. The request would allow for single-family detached houses to be developed.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendment to the Pinellas County Zoning Atlas is consistent with the Pinellas County Comprehensive Plan, and recommends approval of the request. (The vote was 6-1, in favor)

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 this report.
- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on November 13, 2018. The PRC Staff summary discussion and analysis follows:

The subject property is designated Residential Suburban (RS) on the Future Land Use Map (FLUM) and is zoned R-R, Rural Residential. The site is currently occupied by two single-family homes that were built in 1950 and 1964.

The applicant wishes to develop the property with 15 single family homes. While the existing R-R zoning district could permit up to 13 single family homes on the subject property pending site plan review, it is intended for a more low density, rural and larger lot size development pattern. The requested R-2 district allows for smaller lot sizes (7,500 sq. ft.) and lot widths (70 feet) than the R-R district (16,000 sq. ft. and 90 feet, respectively) and is intended for a more moderately dense urban setting. It should be noted that the RS land use is not changing, keeping the maximum allowable residential density the same.

The subject property is adjacent to single-family residences on the east and on the north across 74th Avenue North, and Pinellas County's Boca Ciega Millennial Park on the south and west. Additionally, the Park property provides a significant buffer between the smaller, denser development to the east and to the larger lot single family residential west of the Park. The proposed R-2 zoning for this site can be considered more compatible than the R-R zoning with the denser development adjacent on to the east and north.

In summary, the requested zoning amendment to R-2 is compatible with the surrounding land uses and development pattern. The maximum residential density is not increasing based on no changes to the FLUM, therefore additional impacts to infrastructure are not anticipated. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Suburban	R-R	Single Family Home
Adjacent Properties:			
North	Residential Low	R-2	Single Family Homes
East	Residential Low	R-2	Single Family Homes
South	Recreation/Open Space	A-E	County Park
West	Residential Suburban	E-1	County Park

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 1.2.3 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 1.2.5 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: January 22, 2019

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: 4 persons spoke in opposition.

ATTACHMENTS: (Maps)