

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z-06-03-19

LPA Public Hearing: March 14, 2019

Applicant: J. Long Realty Group, LLC
& K S K Homes, Inc.

Representative: David B. Singer

Subject Property: Approximately 1.48 acres of two parcels located south of the intersection of 72nd Terrace North and Hubert Street in unincorporated Seminole.

PARCEL ID(S): 29/30/15/00000/340/0100 & 0200



REQUEST:

Zoning Atlas amendment from RR, Rural Residential to R-1, Single Family Residential on an approximately 1.48-acre portion of two parcels located south of the intersection of 72 Terrace North and Hubert Street in unincorporated Seminole. The request would make the zoning consistent with the rest of the overall property and allow for single family residential uses.

LOCAL PLANNING AGENCY (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 6-0, in favor)

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Zoning Atlas amendment **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 Development Review Committee (DRC) reviewed this application on February 11, 2019. The DRC Staff summary discussion and analysis follows:

The amendment area totaling 1.48 acres consists of three separate portions of two waterfront parcels located on the south side of 72nd Terrace North directly south of its intersection with Hubert Street in unincorporated Seminole. The east parcel (addressed 13250 72nd Terrace North) contains a single family home and the adjacent west parcel is vacant. The amendment area is designated Residential Low (RL) on the Future Land Use Map (FLUM), which allows a maximum of 5 residential units per acre, and is zoned R-R, Rural Residential. The portions of the two subject parcels outside of the amendment area are also RL on the FLUM, but zoned differently as R-1, Single Family Residential. The applicants wish to consolidate all areas of the properties as R-1 zoning. The main difference between R-R and R-1 zoning is minimum lot size, which is 16,000 vs. 9,000 square feet, respectively. Both districts are fully compatible with the RL land use. In the past the two subject parcels were zoned entirely R-R. An amendment in 2005 placed R-1 zoning on those portions outside of the current amendment area. The entire property could not be rezoned at the time due to a dispute in ownership.

The subject parcels are within a large consolidated residential area that is covered by a variety of single family zoning districts. Single family homes exist directly to the north, east and west while Boca Ciega Bay is to the south. The nearest commercial area is along Park Boulevard approximately ¼ mile to the northeast.

In general, the requested zoning amendment to R-1 is appropriate and will bring the amendment area into conformance with the rest of the overall property. 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 Low	R-R	Single-family home, vacant
Adjacent Properties:			
North	Residential Low	R-3	Single-family homes
East	Residential Low	R-R & R-3	Single-family homes
South	Water	Water	Water
West	Residential Low	R-R & R-3	Single-family home

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.

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: April 23, 2019

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or opposition.

ATTACHMENTS: (Maps)