

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the BOARD OF COUNTY COMMISSIONERS



Regarding: Case No. Z-17-7-15

LPA Recommendation: At the July 9, 2015, the Local Planning Agency continued the proposed zoning amendment for 60 days to the September LPA meeting. (The vote was 7-0, in favor)

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)

LPA Public Hearing: September 10, 2015 & July 9, 2015

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 the findings in this report.
- And further, staff recommends that the LPA recommend approval of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.

CASE SUMMARY

APPLICANT'S NAME: Mary Elizabeth McCraney and Robert & Bonnie Shell

DISCLOSURE: Mary Elizabeth McCraney, David Alvin McCraney, Robert & Bonnie Shell
Mary Elizabeth McCraney, David Alvin McCraney, Robert & Bonnie Shell
Haydon Development Group, LLC

REPRESENTED BY: C. Reed Haydon

ZONING CHANGE	
FROM:	A-E, Agricultural Estate Residential
TO:	RPD-2.5, Residential Planned Development, 2.5 units per acre

PROPERTY DESCRIPTION: Approximately 8.32 acres located on the south side of Virginia Street 450 feet west of Keene Road in the unincorporated area of Dunedin.

PARCEL ID(S): 35/28/15/00000/110/0100 & 0400

PROPOSED BCC HEARING DATE: October 20, 2015

CORRESPONDENCE RECEIVED TO DATE:

No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

Two persons appeared in favor.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Residential Suburban & Preservation	A-E	Two Single Family Homes
Adjacent Properties:			
North	Residential Low & Preservation	City of Dunedin & A-E	Single Family & Preservation
East	Residential Suburban	City of Dunedin	Single Family
South	Residential Urban	City of Dunedin	Single Family
West	Residential Suburban & Preservation	A-E	Single Family

STAFF DISCUSSION AND ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USES

The subject property is currently designated Residential Suburban and Preservation on the Future Land Use Map (FLUM), and is zoned A-E, Agricultural Estate Residential throughout. The narrow strip of Preservation follows a drainage feature that crosses the property. The site contains two parcels, each having one single family residence. Much of the site is heavily vegetated. The A-E zoning district requires a minimum lot size of two acres with a minimum lot width of 90 feet. Under A-E, the subject area could accommodate four single family homes. In addition to single family residential, A-E permits agricultural activities (including up to three hoofed animals per acre) for personal use. The applicant is requesting a zoning change to RPD-2.5, Residential Planned Development, 2.5 units per acre that would allow for the construction of up to 20 residential units, based on the property’s acreage. These units could be either single-family, multi-family or a combination of both. The applicant is proposing all 20 units as single family residences.

The subject property is adjacent to single-family residential subdivisions on three sides, located to the northwest across Virginia Street, and to the immediate east and south. These neighboring subdivisions are developed between 2.5 and 7.5 units per acre. Abutting the subject area to the west is a large property (9.8 acres) zoned A-E that contains one single family home. While there are no other RDP-zoned parcels within the immediate area, the request is consistent with the Residential Suburban FLUM category density limitations. The RPD district requires a certain amount of open space and has more flexible development standards than traditional residential zoning districts, which should give the applicant the ability to preserve additional trees and other native vegetation. During the site development phase, staff hopes to work with the applicant to preserve the existing trees as much as practicable.

SUMMARY

It is staff's conclusion that the proposed RPD-2.5 zoning district is generally compatible with nearby land uses and the surrounding development pattern. It also provides flexibility for designing around some of the site's natural features, including trees and other native vegetation. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted objective 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.

Attachment (Maps)