



## LOCAL PLANNING AGENCY (LPA) STAFF REPORT

**Case Number:** ZON-21-01

**LPA Public Hearing:** January 14, 2021

**Applicant:** Katie Hodges

**Representative:** N/A

**Subject Property:** Approximately 1.59 acres located at 4720 Roberts Road in Palm Harbor.

**PARCEL ID(S):** 24/27/15/89280/000/5202

### **REQUEST:**



Zoning Atlas amendment from R-A (Residential Agriculture) to R-R (Rural Residential) on approximately 1.59 acres located at 4720 Roberts Road in Palm Harbor. The request would allow for the development of two single-family detached homes.

### **LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:**

The LPA finds that the proposed Zoning Atlas amendment is consistent with the Pinellas County Comprehensive Plan and recommends approval. (The vote was 6-0, in favor)

### **PLANNING STAFF 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.

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### **SUMMARY REPORT**

The Development Review Committee (DRC) reviewed this application on December 14, 2020. The DRC Staff summary discussion and analysis follows:

The subject property is designated Residential Suburban (RS) and Preservation (P) on the Future Land Use Map (FLUM) and is zoned R-A, Residential Agriculture. The RS land use allows up to 2.5 units per acre. The site is currently vacant. The applicant proposes to split the property into two lots for development of two single-family detached homes.

The property as it exists is considered a nonconforming parcel as it is only 1.59 acres in size. The current R-A zoning district on this property requires a minimum of 2.0 acres per lot for development. The proposed R-R zoning district allows single family detached lots having a minimum of 16,000 square feet and 90 feet width, which would eliminate the nonconformity.

The subject property is within a predominately low-density residential area. The area contains a mixture of various low-density residential zoning districts and lot sizes. Single-family residential zoned R-A is adjacent on the north, the Innisbrook golf course is adjacent on the east and south, and single-family residential zoned R-3 is to the west across Roberts Road.

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate for the subject property. The R-R zoning will provide the opportunity for single family home development, which is compatible with the RS land use and the surrounding development pattern. The maximum residential density, which is based on the FLUM, is not increasing, therefore additional impacts to infrastructure are not anticipated. In general, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

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#### **SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Residential Suburban & Preservation	R-A	Vacant
<b>Adjacent Properties:</b>			
<b>North</b>	Residential Suburban & Preservation	R-A	Single Family Residential
<b>East</b>	Residential Suburban & Preservation	RPD	Golf Course
<b>South</b>	Residential Suburban, Preservation & Recreation/Open Space	RPD	Golf Course
<b>West</b>	Residential Suburban	R-3	Single Family Residential

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#### **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.

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## **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:** February 23, 2021

**CORRESPONDENCE RECEIVED TO DATE:** No correspondence received.

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

**ATTACHMENTS:** (Maps)