



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-21-11

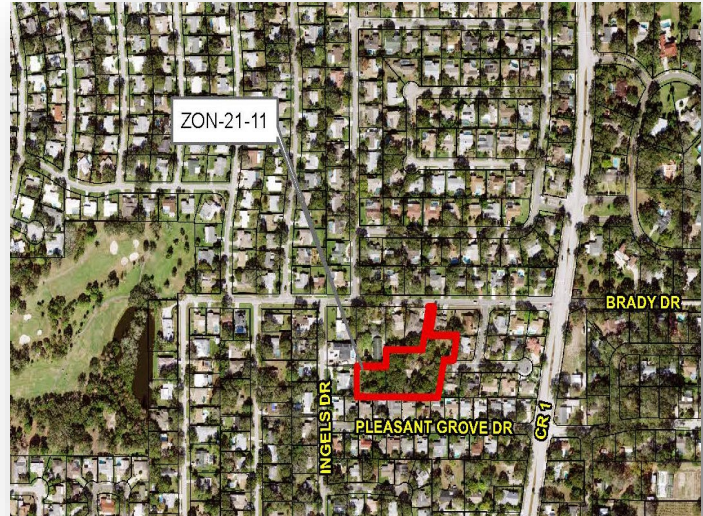
LPA Public Hearing: April 14, 2022
January 13, 2022

Applicant: William J. & Joan Kimpton

Representative: William Kimpton

Subject Property: Approximately 2.12 acres located at 1645 Chaplene Court in unincorporated Dunedin.

Parcel ID(s): 24/28/15/00000/220/0300 & 0800



REQUEST: A Zoning Atlas amendment from R-A (Residential Agriculture) to R-R-CO (Residential Rural – Conditional Overlay), with the Conditional Overlay limiting the number of primary residential units to a maximum of two single family dwellings. This request would allow for a maximum of two single family homes and their customary accessory uses.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

At the January 13, 2022, public hearing, the Local Planning Agency continued the case to the scheduled April 14, 2022, public hearing, to provide the applicant an option to pursue a Conditional Overlay for limitations of units and to address the drainage issues.

At the April 14, 2022, public hearing, the Local Planning Agency finds the proposed Zoning Atlas amendment is consistent with the Pinellas County Comprehensive Plan and recommends approval. (The vote was 3-1, 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.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on December 13, 2021 and again on March 14, 2022 following the addition of the Conditional Overlay. The DRC Staff summary discussion and analysis follows:

The subject property consists of two parcels totaling approximately 2.12 acres located at 1645 Chaplene Court in unincorporated Dunedin. The property is designated Residential Suburban (RS) on the Future Land Use Map (FLUM), which allows up to 2.5 residential units per acre, and it is zoned R-A, Residential Agriculture, which allows single family detached residential and accessory personal agricultural uses on lots that are a minimum of two acres in size.

A zoning amendment to R-R-CO (Residential Rural - Conditional Overlay) is proposed, which, like R-A, also allows detached single-family homes and accessory personal agricultural uses, but on lot sizes as small as 16,000 square feet. The Residential Suburban FLUM category, which is not subject to change, would allow up to five residential units on the property, but the maximum number of units is subject to the Conditional Overlay limitations. Therefore, with the proposed R-R-CO zoning there would be the potential to have a maximum of two parcels with one primary residential unit on each. The applicant would like to have the option of reconfiguring the two existing lots and building a second home on the northeast portion of the subject property. That cannot currently be done due to the two-acre minimum lot size of the R-A zoning district. The two existing parcels currently have nonconforming lot sizes. The proposed change to R-R-CO would remove that nonconformity.

The subject property is within a predominately low-density residential area with properties of various widths and sizes. There are single family homes surrounding the subject parcel, all of which are within the City of Dunedin. The surrounding parcels, while in the city, reflect similar lot sizes to the unincorporated County's single family zoning districts. Notably, there are documented drainage issues that occur on and near the west side of the subject property that affect it and some of the surrounding properties. Any future development on the subject property will be subject to the standards of the Land Development Code, which will not allow it to exacerbate the existing drainage problems. The proposed location of the second home is on the opposite side of the subject property away from the area of poor drainage.

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate for the subject property. The R-R-CO zoning will provide for single family detached residential development at a density and scale that is compatible with the surrounding development pattern, while limiting the impacts to adjacent properties. The maximum residential density will be limited to two units based on the Conditional Overlay, 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.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Suburban	R-A	Single-family Home
Adjacent Properties:			
North	City of Dunedin	City of Dunedin	Single-family Homes
East	City of Dunedin	City of Dunedin	Single-family Homes
South	City of Dunedin	City of Dunedin	Single-family Homes
West	City of Dunedin	City of Dunedin	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

- Goal 1: 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 1.2.4 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: May 24, 2022

CORRESPONDENCE RECEIVED TO DATE:

April 14, 2022 – City of Dunedin regarding site drainage and One letter received in opposition and Photos submitted.

January 13, 2022 - Seven letters received in opposition and a message from the City of Dunedin regarding site drainage.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

January 13, 2022 - Nine persons appeared in opposition.

April 14, 2022 – Five persons appeared in opposition and Three persons appeared online in opposition.

ATTACHMENTS: (Maps)