



## LOCAL PLANNING AGENCY (LPA) STAFF REPORT

**Case Number:** ZON-23-08

**LPA Public Hearing:** October 11, 2023

**Applicant:** Jessica Alvarez

**Representative:** N/A

**Subject Property:** Approximately 1.88 acres located on the southeast corner of West Lake Road and Backus Road in Palm Harbor.

**Parcel ID(s):** 07-28-16-00000-110-0700



**REQUEST:** A Zoning Atlas amendment from RPD (Residential Planned Development) to R-2 (Single-Family Residential). The construction of a single-family home with a detached garage is proposed.

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

The LPA finds the proposed Zoning Atlas amendment consistent with the Pinellas County Comprehensive Plan and recommends approval by the Board of County Commissioners. (The vote was 4-0, 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 September 11, 2023. The DRC Staff summary discussion and analysis follows:

The subject property consists of one vacant parcel totaling approximately 1.88 acres located on the southeast corner of West Lake Road and Backus Road in Palm Harbor. The property is designated Residential Low (RL) and Preservation (P) on the Future Land Use Map (FLUM), which allows up to five residential units per acre (uplands only) and it is currently zoned RPD (Residential Planned Development). The RPD zoning allows for wide variety lot sizes and housing types such as single-family detached/attached, and multi-family. However, for any development of the site to occur a new Development Master Plan (DMP) that establishes the permitted uses and development parameters would be required.

The proposed zoning amendment to R-2 (Single-Family Residential) is considered a down zone of the property and allows only single-family detached homes, on a minimum lot size of 7,500 square feet. The applicant has indicated a desire to construct one single-family home on the site. In comparison, the existing RPD zoning with creation of a DMP could allow for a variety of mixed residential units.

The subject property is within a mixed residential area, developed with attached/detached single-family homes, on lots of various widths and sizes. Immediately east, adjacent to the subject property is a single-family home and to the north is a single-family detached residential subdivision (Rustic Oaks). Two multi-family townhomes communities exist to the west and south.

Staff concludes that the proposed Zoning Atlas amendment to R-2 is appropriate for the subject property when taking into consideration the range of uncertain uses that could be developed under site's current RPD zoning. The proposed request will provide for a single-family detached home that is compatible at a density and scale with the surrounding development pattern in the area. The potential maximum number of residential units is decreasing, 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 Low and Preservation	RPD	Vacant
<b>Adjacent Properties:</b>			
<b>North</b>	Residential Low	R-2	Single family homes
<b>East</b>	Residential Urban and Preservation	R-A	Single family home
<b>South</b>	Residential Urban and Preservation	RPD	Multi-family homes
<b>West</b>	Residential Urban and Preservation	RPD	Multi-family homes

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## **IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN**

Staff finds that the proposed amendment is consistent with the following adopted goal, objectives and policies of the Pinellas County Comprehensive Plan:

### **FUTURE LAND USE ELEMENT**

- Goal 1: Provide a variety of land use character areas to meet the needs of a diverse population and support thriving, resilient, quality communities.
- Objective 1.2: Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.
- Policy 1.2.2: Consider creative regulatory solutions to support (re)development.
- Strategy 2.4.1.5: Manage land use compatibility and building scale and character transitions between established residential neighborhoods and adjacent non-residential uses.
- Objective 3.1: Increase development and design flexibility to encourage a greater diversity of housing types in Unincorporated Pinellas County.

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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:** November 14, 2023

**CORRESPONDENCE RECEIVED TO DATE:** One letter of concern received.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:** No one appeared.

**ATTACHMENTS:** (Maps)