



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: Z-17-10-19

LPA Public Hearing: October 10, 2019

Applicant: Donald E. Hess, Pauline D. Hess,
Stephen T. Hess & Michael A. Hess

Representative: Atef A. Hanna

Subject Property: Approximately 4.02 acres located
At the northwest corner of Tampa Road and Riviere
Road in Palm Harbor.

PARCEL ID(S): 07/28/16/00000/220/1020, 0900 & 1100



REQUEST:

A Zoning Atlas amendment from (R-A) Residential Agriculture and (R-R) Rural Residential to (LI) Limited Institutional on approximately 4.02 acres located at the northwest corner of Tampa Road and Riviere Road in Palm Harbor. The applicant is proposing a religious facility.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The Local Planning Agency recommends approval of the proposed amendment to the Pinellas County Zoning Atlas based on the following findings of fact (5-1 vote, in favor):

- The request is consistent with the Pinellas County Comprehensive Plan.
- The proposal is compatible with the surrounding land uses and development pattern.

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Zoning Amendment **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed Zoning Amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on September 9, 2019. The DRC Staff summary discussion and analysis follows:

The subject property is designated Residential Suburban (RS) on the Future Land Use Map and is zoned R-A, Residential Agriculture and R-R, Rural Residential. The amendment area is approximately 4.02 acres and consists of three parcels; the west parcel (addressed 2261 Tampa Road) contains a single-family home; the east parcel (addressed 167 Riviere Road) contains a single-family home, barn, and rain shelter; the north parcel is unaddressed and is vacant.

The owners of the subject property wish to sell the property and the prospective buyer wants to develop the property as a religious facility. The existing R-A and R-R zoning districts primarily allow single-family residential uses. The requested LI zoning district permits public and semipublic uses including religious facilities. The overlying RS land use allows institutional-type uses provided they occupy fewer than five contiguous acres.

The subject property is adjacent to single family homes on the west, north, and to the south across Tampa Road. A pre-school is located to the east across Riviere Road. Several other religious facilities are located in close proximity to the north along Riviere Road.

In summary, the requested zoning amendment to LI is compatible with the surrounding land uses and development pattern. Details such as access points, circulation, and impacts to infrastructure will be determined during site plan review. 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 & R-R	Two Single-Family Homes
Adjacent Properties:			
North	Residential Suburban	R-R	Single-Family Homes
East	Residential Low	R-R	Daycare/Preschool
South	Residential Suburban	R-1	Single-Family Homes
West	Residential Suburban	R-R	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

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.

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 12, 2019

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Three persons appeared in opposition.

ATTACHMENTS: (Maps)