

# LOCAL PLANNING AGENCY (LPA) STAFF REPORT



**Case Number:** Z-05-03-19

**LPA Public Hearing:** March 14, 2019

**Applicant:** Joyce M. Couture

**Representative:** Jessica Flammer Koch, Esq.

**Subject Property:** Approximately 5.4 acres located at 600 Pennsylvania Avenue in Ozona

**PARCEL ID(S):** 02/28/15/97380/001/0001



## **REQUEST:**

Zoning Atlas amendment from R-3 (Single-Family Residential) to RM-CO (Multi-Family Residential – Conditional Overlay) and PC (Preservation/Conservation) on approximately 5.4 acres located at 600 Pennsylvania Avenue in Ozona. The Conditional Overlay would limit the use on the site to single-family attached (townhouse) dwellings. The applicant is proposing a 26-unit townhouse subdivision.

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

The LPA finds that the proposed amendment is consistent with the Pinellas County Comprehensive Plan, and recommends approval of the Zoning amendment, with the Conditional Overlay limiting the use to single family attached dwellings (townhouses) and their customary accessory uses. (The vote was 4-2, in favor)

## **PLANNING STAFF RECOMMENDATION:**

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

## **SUMMARY REPORT**

The Development Review Committee (DRC) reviewed this application on February 11, 2019. The DRC Staff summary discussion and analysis follows:

The subject property is designated Residential Low (RL) and Preservation (P) on the Future Land Use Map (FLUM) and is zoned R-3, Single-Family Residential. The Preservation land use

category coincides with identified wetlands on the property. The site currently contains two single family homes.

The owners of the subject property wish to develop 26 single-family attached homes (townhouses). They are proposing to locate the townhouses in 13 groups of two attached homes. The existing R-3 zoning district only permits detached single family homes with the minimum lot size requirement of 6,000 square feet. The requested RM-CO district permits townhouses with 1,400 square foot minimum lot size. This smaller lot size allows for greater flexibility with design of the subdivision and the potential for increased open space. Additionally, the Conditional Overlay would remove any other type of multi-family housing from being developed.

The PC zoning district is proposed for those areas (totaling 0.32 acre) identified as wetlands on the property. This will recognize and protect (with buffer requirements) the environmentally sensitive areas of the site.

The subject property is adjacent to townhouses on the west and single-family homes and duplexes to the north and east, all developed with similar densities. A church and an elementary school are located to the south across Pennsylvania Avenue. The development pattern in this area of Ozona is mostly low density residential with a mixture of single-family and multi-family residential uses. This current case would continue this trend and is consistent and compatible with the surrounding uses. It should be noted that under the current R-3 zoning, up to 26 single-family home lots could be built on the subject property based on its developable acreage.

In summary, the requested zoning amendment to RM-CO is compatible with the surrounding land uses and development pattern. RM zoning currently exists on adjacent properties to the east and west. The residential density is not increasing, therefore additional impacts to infrastructure are not anticipated. Details such as access points and internal circulation will be determined during site plan review. 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	R-3	Two Single-family homes
<b>Adjacent Properties:</b>			
<b>North</b>	Residential Low	R-3	Single-family home
<b>East</b>	Institutional, Residential Low & Residential Urban	R-4, RM & R-1	Single-family homes & Duplex
<b>South</b>	Institutional	R-4	Place of Worship
<b>West</b>	Residential Low	RM	Townhouses

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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.

Objective 1.21 The Board of County Commissioners will adopt a Community Overlay to define and recognize Ozona as a distinct Pinellas County community.

Policy 1.21.1 Ozona demonstrates a unique character of development where there is a diverse mix of residential and commercial activities and land-use that has evolved in a compatible way. The businesses in their recognized areas are considered community assets which benefits and provides commercial opportunities to people without the need to leave the community. Marinas provide an ambience that is consistent with the waterfront heritage of Ozona. Residential development has developed in a low intensive character that is accepted in the community as the preferred development pattern. It is the intent to continue these compatible relationships between residential, commercial, and various land use types within Ozona.

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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:** April 23, 2019

**CORRESPONDENCE RECEIVED TO DATE:** Received Thirty letters and a petition with 71 signatures in opposition.

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

**ATTACHMENTS: (Maps)**