

## LOCAL PLANNING AGENCY (LPA) STAFF REPORT



**Case Number:** Z-24-09-18

**LPA Public Hearing:** September 13, 2018

**Applicant:** Olympia Management, LLC

**Representative:** Ronald Morgan

**Subject Property:** Approximately 2.05 acres located at 2333 Tampa Rd.

**PARCEL ID(S):** 07/28/16/00000/210/1600



### REQUEST:

Zoning Atlas amendment from R-R (Rural Residential) to R-3 (Single-Family Residential) on approximately 2.05 acres located at 2333 Tampa Road in Palm Harbor. The request would allow for single-family detached houses to be developed.

### LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

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

### PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed amendment to the Pinellas County Zoning Atlas **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 Planning Review Committee (PRC) reviewed this application on August 13, 2018. The PRC Staff summary discussion and analysis follows:

The subject property is designated Residential Low (RL) on the Future Land Use Map (FLUM) and is zoned R-R, Rural Residential. The site is currently vacant, but previously contained a single-family home that was demolished in 2007.

The owner of the subject property wishes to develop the property with single family homes. While the existing R-R zoning district permits single family homes, this zoning district is intended for a more low density, rural and larger lot size development pattern. Under the existing R-R zoning and based on the property acreage, 5 single-family lots could potentially be developed. The requested R-3 district allows for smaller lot sizes (6,000 sq. ft.) than the R-R district (16,000 sq. ft.) and is intended for a more moderately dense urban setting. Under the proposed R-3 zoning and based on the property acreage, 10 single-family lots could potentially be developed. It should be noted that the RL land use is not changing, keeping the maximum allowable residential density the same. Additionally this property takes access from Tampa Road, a major arterial.

The subject property is adjacent to a commercial shopping center and office building on the east, a church on the north, a couple of single-family residences and a daycare on the west, and a single-family subdivision to the south across Belcher Road. A number of the nearby properties along Riviere Road to the north and west of the site have over time transitioned from larger lot single family residential sites to places of worship and daycare facilities. The proposed R-3 zoning for this site and these nonresidential uses can be considered more compatible uses with the intensive commercial development adjacent on the east.

In summary, the requested zoning amendment to R-3 is compatible with the surrounding land uses and development pattern. The residential density is not increasing, therefore additional impacts to infrastructure are not anticipated. 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-R	Vacant
<b>Adjacent Properties:</b>			
<b>North</b>	Residential Low	R-R	Church
<b>East</b>	Residential/Office/Retail	CP-1	Shopping Center
<b>South</b>	Residential Suburban	R-1	Single Family Homes
<b>West</b>	Residential Low	R-R	Single 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 objectives and policies of the Pinellas County Comprehensive Plan:

### **FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT**

**GOAL ONE:** 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 1.2.5** The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

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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:** October 23, 2018

**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)**