



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: Z/LU-21-01

LPA Public Hearing: March 11, 2021

Applicant: Noell Family, LLC,
Attn: Chris Noell

Representative: Robert Pergolizzi

Subject Property: Approximately 21.5 acres located at and to the south of 4706 Pleasant Avenue in Palm Harbor.

PARCEL ID(S):
24/27/15/72162/002/0040,
24/27/15/89280/000/6104, 6300 & 6301



REQUEST:

Future Land Use Map amendment from Residential Suburban (RS) & Preservation (P) to Residential Low (RL) & Preservation (P) and a Zoning Atlas amendment from R-A (Residential Agriculture) & R-3 (Single-Family Residential) to R-5-CO (Urban Residential – Conditional Overlay), with the Conditional Overlay limiting the use on the site to either 70 1-story villas or 78 2-story townhomes and Preservation-Conservation (PC). The request would allow for the development of 70 villas or 78 townhomes.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that proposed Future Land Use Map and Zoning Atlas with a Conditional Overlay limiting the number of residential units to either 70 one-story villas or 78 two-story townhomes are consistent with the Pinellas County Comprehensive and recommends approval. (The vote 5-1, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed FLUM and Zoning Atlas amendments to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on February 8, 2021. The DRC Staff summary discussion and analysis follows:

The subject property consists of four parcels totaling approximately 21.5 acres located at and south of 4706 Pleasant Avenue in Palm Harbor. The site is currently vacant. It is designated Residential Suburban (RS), which allows up to 2.5 residential units per acre, and Preservation (P) on the Future Land Use Map (FLUM). The site is zoned R-A, Residential Agriculture, which requires minimum lots sizes of 2 acres, and R-3, Single-Family Residential, which requires minimum lot sizes of 6,000 square feet.

The applicants wish to develop the property as either a single-family attached villa or townhome residential subdivision at a higher density than what is currently allowed. In terms of land use, they are proposing a FLUM amendment to Residential Low (RL), which allows up to 5.0 residential units per acre and a modification of the location and size of the Preservation (P) area based on a wetland jurisdictional survey. For zoning, they are proposing a change to R-5-CO, Urban Residential – Conditional Overlay, which allows compact, urban-style dwelling units typically comprised of smaller living spaces on smaller lots, and PC, Preservation/Conservation, which will further recognize the onsite wetland areas. The request, with the Conditional Overlay, would limit the density and use to 70 1-story villa units or 78 2-story townhome units on the property. The ultimate number of units built, however, would depend on lot layout, wetland buffering and other site plan and platting requirements such as internal accessways and stormwater facilities. By comparison, the RS category at the current 16.6 acres would allow up to 42 residential units. The table below summarizes the existing and proposed acreages.

FLUM / Zoning	Existing Acreage	Proposed Acreage
RS	16.7	
P	4.9	6.3
RL		15.2
R-A	21.13	
R-3	0.37	
R-5-CO		15.2
PC		6.3

Additionally, the subject property, as well as all the immediate surrounding residential area, is designated Residential Low Medium (RLM) on the Countywide Future Land Use Map, which allows up to 10.0 residential units per acre. Therefore, this proposal would not require a Countywide Map amendment. It would require a map adjustment to correctly identify the Preservation (P) designated areas.

Surrounding Uses

The subject property is adjacent to single-family residential development of varied lot sizes and mixture of residential zoning districts (R-A, R-R & R-3) on the north. The subject site is bordered on the east and south by the Innisbrook golf course. Adjacent on the west is the Pinellas Trail with the Suncoast Primate Sanctuary on the western side of the Trail. The wider area is dominated by commercial and light industrial along the major roadways (US Alt 19 and Klosterman Road) with a mix of low to medium residential developments throughout the area.

Transportation and Infrastructure Impacts

Comparing the current development potential of the subject property with the potential use associated with the requested RL FLUM designation limited by the Conditional Overlay, the proposal could generate approximately 49 additional average daily vehicle trips on the surrounding roads. The nearest level of service (LOS) regulated roadways are Alt US 19 to the west and Klosterman Road to the north. In this location, Alt US 19 is operating at a peak hour level of service (LOS) F with a volume to capacity (V/C) ratio of 1.006 and is considered a deficient facility. In this location, Klosterman Road is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.503. Even though the number of new average daily trips is not expected to significantly impact the operational characteristics of area roadways, a transportation management plan may be required during site plan review to address any necessary improvements. Notably, Pleasant Avenue is currently in a substandard condition. Improvements to Pleasant Avenue will be required as determined during site plan review.

The subject property is within Pinellas County's wastewater treatment and water supply service areas. The proposal could increase demand on potable water supplies by 9,576 gallons per day and increase demand on wastewater treatment facilities by approximately 6,750 gallons per day. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 60 tons per year.

Conclusion

The DRC Staff is of the opinion that the proposed RL & P land use categories and R-5-CO & PC zoning districts are appropriate based on the subject property's proximity to locations with the same or similar designations, the onsite wetlands, general compatibility with the surrounding area, anticipated impacts to infrastructure, consistency with the Pinellas County Comprehensive Plan, and consistency with the Countywide Plan.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Suburban & Preservation	R-A & R-3	Vacant
Adjacent Properties:			
North	Residential Suburban	R-3 & R-A	Single Family Residential
East	Recreation/Open Space	RPD	Golf Course
South	Recreation/Open Space & Preservation	RPD	Golf Course
West	Recreation/Open Space	Unzoned	Pinellas Trail

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendments are 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: April 27, 2021

CORRESPONDENCE RECEIVED TO DATE: Three (3) letters received in opposition and several petitions received with a total of 563 signatures in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Four (4) persons appeared in opposition. One (1) person spoke virtually in opposition.

ATTACHMENTS: (Maps)