Pinellas County

Legislation Details (With Text)

File #:	16-1891A	**Version:** 1	
Type:	Zoning / Land Use and Related Item	**Status:**	Passed
File created:	10/17/2016	**In control:**	Board of County Commissioners
On agenda:	11/22/2016	**Final action:**	11/22/2016
Title:	Case No. Q Z-24-10-16 (Laurens K. & Marianne E. Bradley, Joseph W. Bradley, and Hadir K. Bradley) A request for a zoning change from A-E, Agricultural Estate Residential, to R-1, Single Family Residential, on approximately 10.2 acres located at 869 Manning Road and 1580 Hermosa Drive in Palm Harbor.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Comment Cards Submitted by BCC Meeting Attendees, 2. Adopted RES 16-83, 3. Affidavit of Publication - Notice of Public Hearing, 4. Z-24-10-16-Resolution, 5. Ad_Map_2016.pdf, 6. Legal Ad_bcc.pdf, 7. Z-24-10-16_Power Point Presentation_BCC.pdf, 8. Corres_ DMAX LEGAL CERTIFICATION.pdf, 9. Case Maps.pdf, 10. LPA Report (final).doc		

Date	Ver.	Action By	Action	Result
11/22/2016	1	Board of County Commissioners	approved	Pass

Subject:

Case No. Q Z-24-10-16 (Laurens K. & Marianne E. Bradley, Joseph W. Bradley, and Hadir K. Bradley)
A request for a zoning change from A-E, Agricultural Estate Residential, to R-1, Single Family Residential, on approximately 10.2 acres located at 869 Manning Road and 1580 Hermosa Drive in Palm Harbor.

Recommended Action:

Adoption of Case No. Q Z-24-10-16: A Resolution approving the application of Laurens K. & Marianne E. Bradley, Joseph W. Bradley, and Hadir K. Bradley for a zoning change from A-E, Agricultural Estate Residential to R-1, Single Family Residential on approximately 10.2 acres located at 869 Manning Road and 1580 Hermosa Drive.

Strategic Plan:

Foster Continual Economic Growth and Vitality
4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers
5.2 Be responsible stewards of the public's resources

Summary:

The subject property is designated Residential Suburban on the Future Land Use Map (FLUM) and is zoned A-E, Agricultural Estate Residential. The site contains two parcels, each having a single family residence. The existing A-E zoning district requires a minimum lot size of two acres. The applicant is requesting a zoning change to R-1, Single Family Residential, which requires a minimum lot size of 9,500 square feet.

The subject property's Residential Suburban FLUM designation will limit the maximum density to 2.5 units per acre. The contract purchaser of the property wishes to subdivide it into single family detached lots. As with any case, the ultimate number of buildable housing units is subject to site-specific constraints and is determined during site plan review. Site development issues such as access and drainage are not handled during the zoning amendment process.

The subject property is adjacent to existing single-family residential subdivisions to the north and west that are subject to a maximum density of five units per acre. The vacant 15-acre property to the south is owned by the Pinellas County School Board, for which there are no immediate plans for development.

The area to the east consists of large lot properties developed with single family homes. The zoning amendment request to R-1 continues a gradual change in the area from large lot residential development to single family subdivisions.

It is staff's conclusion that the proposed R-1 zoning district is generally compatible with nearby land uses and the surrounding development pattern. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

Background Information:
The Local Planning Agency (LPA) recommended approval of the request during its October 13, 2016 public hearing (Vote 4-0).

Fiscal Impact:
N/A

Staff Member Responsible:
Renea Vincent, Director, Planning

Partners:
N/A

Attachments:
LPA Report
Case Maps
Resolution
Correspondence
Power Point Presentation
Legal Ad
Ad Map