



Pinellas County

Staff Report

File #: 18-2095A, Version: 1

Subject:

Case No. Q Z-28-12-18 (Velma J. Mariani Revocable Trust & Paula Mariani Osawa Tre)
Request for a zoning change from R-R, Rural Residential to R-2, Single Family Residential on approximately 5.97 acres located at the southwest corner of 123rd Street North and 74th Avenue North in unincorporated Seminole.

Recommended Action:

Adoption of Case No. Q Z-28-12-18 approving a change in zoning from R-R, Rural Residential to R-2, Single Family Residential, regarding approximately 5.97 acres located at the southwest corner of 123rd Street North and 74th Avenue North.

- The rezoning could allow for the construction of a new subdivision containing up to 15 single family detached homes, subject to site plan review.
- The R-2 zoning district is consistent with the surrounding developed community.
- The Local Planning Agency recommended approval of the request (vote 6-1).

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 (RS) on the Future Land Use Map (FLUM) and is zoned R-R, Rural Residential. The site is currently occupied by two single-family homes that were built in 1950 and 1964.

The applicant is proposing to redevelop the property with a new subdivision containing 15 single family detached homes. While the existing R-R zoning district could permit up to 13 single family homes on the subject property pending site plan review, R-R is intended for a more low density, rural and larger lot size development pattern. The requested R-2 district allows for smaller lot sizes (7,500 sq. ft.) and lot widths (70 feet) than R-R (16,000 sq. ft. and 90 feet, respectively) and is intended for a more moderately dense urban setting. It should be noted that the RS land use is not proposed to change, keeping the maximum allowable residential density the same at 2.5 units per acre.

The subject property is adjacent to single-family residences on the east and on the north across 74th Avenue North, and Pinellas County's Boca Ciega Millennium Park on the south and west.

Staff is of the opinion that the proposed R-2 zoning designation is compatible with the surrounding

land uses and development pattern. The maximum residential density is not increasing based on no changes to the FLUM. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

Background Information:

The Local Planning Agency recommended approval of the request during its December 13, 2018 public hearing (vote 6-1).

Surrounding property owners within 300 feet of the subject property were notified by mail. A sign advertising the public hearings was also posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
BCC Ad
Ad Map
Power Point Presentation
Radius Map
Survey