



Pinellas County

Staff Report

File #: 22-1244A, Version: 1

Subject:

Case No. ZON-22-06 (Pinellas County) (first public hearing)

A request for a change of Zoning from Residential Planned Development (4.14 acres) and Preservation/Conservation (7.86 acres) to Facility-Based Recreation (12 acres) on approximately 12 acres located on the south side of Duval Park Boulevard approximately 400 feet east of 44th Way North in Lealman. (Quasi-Judicial).

Recommended Action:

Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-22-06 is recommended for approval following the required two public hearings by the Board:

A Resolution approving the application of the County for a change in zoning from Residential Planned Development and Preservation/Conservation (PC) to Facilities Based Recreation (FBR).

- The applicant is seeking a zoning change on five separate parcels totaling 12 acres.
- The proposed FBR zoning is consistent with the subject property's Residential Urban (RU) and Recreation/Open Space (R/OS) Future Land Use Map categories.
- The requested zoning change is to facilitate planned improvements to Raymond H. Neri Community Park.
- The Local Planning Agency unanimously recommended approval of the request (vote 7-0). Two persons appeared in favor and no correspondence has been received.
- This is the first of two required public hearings. Florida Statutes require two public hearings for zoning cases initiated by the County that cover more than 10 acres.

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 owned by the County and consists of 12 acres over five (5) separate parcels, comprising both developed and undeveloped portions of Ray Neri Park. Overall, Ray Neri Park is approximately 38 acres in size and includes a parking lot off 46th Avenue North, pedestrian bridges connecting a pedestrian/bike trail around Joe's Creek and pond area and has three (3) educational kiosks/observation platforms ideal for observing wildlife in the Creek. The proposed Zoning amendment is intended to reflect the current and planned future uses of the Ray Neri Park.

Historically, the County did not have recreational zoning districts such as FBR that could be applied

to parklands. It was general practice in the past to designate park and recreation areas as R/OS on the Future Land Use Map (which ultimately controls the use) and to leave the underlying zoning districts intact. That is why the RPD, and PC zoning districts are in place on the subject property, however neither of them would fully allow the proposed park improvements, which include both passive and active amenities. A change to FBR is therefore proposed. The construction of the recreational amenities (notably a dog park, multi-purpose field, restrooms, and new playground) are included in the County's proposed Fiscal Year 2022 (FY22) Capital Improvement Plan (CIP).

The subject property is within the Lealman Community Redevelopment Area (CRA). The CRA Plan serves as a comprehensive framework for long-term development, economic development, and redevelopment revitalization strategies to address blighted conditions and improve the overall quality of life over the next 30 years. The CRA Plan supports and encourages improvements to existing parks and recreational facilities.

The subject property is bordered to the north by the former Verizon/Frontier utility yard and the 88-unit Duval Park apartment complex for veterans. Residential use also occurs to the east across the railroad and to the west is the Lealman Exchange, as well as a portion of Joe's Creek and pond that are part of Ray Neri Park. No significant impacts to surrounding properties or public infrastructure are anticipated and the public has had multiple meetings relating to the proposed park improvements.

In summary, the proposed amendment to FBR will fully recognize the existing and intended future uses of Ray Neri Park. The amendment is appropriate for this location and is consistent with the Pinellas County Comprehensive Plan, the Future Land Use Map, and the Lealman CRA Plan.

Background Information:

The LPA unanimously recommended approval of the request during its July 13, 2022, public hearing (Vote 6-0).

Surrounding property owners within 500 feet of the subject site were notified by mail. A sign advertising the public hearings was posted on the subject site.

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
Response to Question #13
Certification of Ownership
Ray Neri Park Parcels for Rezoning
Exhibit "A" Parcel Maps

Site Plan & Survey
Public Notification Map
Power Point Presentation
Legal Ad
Legal Ad Map