



Pinellas County

Staff Report

File #: 21-100A, Version: 1

Subject:

Case No. ZON-21-01 (Katie Hodges)

A request for a zoning change from R-A, Residential Agricultural to R-R, Rural Residential on approximately 1.59 acres located at 4720 Roberts Road in Palm Harbor.

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. ZON-21-01 is recommended for approval:

A Resolution approving the application of Katie Hodges for a change in zoning from R-A, Residential Agriculture to R-R, Rural Residential.

- The applicant is seeking a zoning change on a 1.59-acre parcel.
- The proposed use is single-family residential.
- The zoning change will correct a nonconforming parcel size.
- The Local Planning Agency unanimously recommended approval of the request (vote 6-0). No one appeared in favor or in opposition.
- No correspondence in favor or in opposition has been received.

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 amendment area is designated Residential Suburban (RS) and Preservation (P) on the Future Land Use Map (FLUM) and is zoned R-A, Residential Agriculture. The RS land use allows up to 2.5 units per acre. The site is currently vacant. The applicant proposes to split the property into two lots for development of two single-family detached homes.

The property as it exists is considered a nonconforming parcel as it is only 1.59 acres in size. The current R-A zoning district on this property requires a minimum of 2.0 acres per lot for development. The proposed R-R zoning district allows single family detached lots having a minimum of 16,000 square feet and 90 feet width, which would eliminate the nonconformity.

The subject property is within a predominately low-density residential area. The area contains a

mixture of various low-density residential zoning districts and lot sizes. Single-family residential zoned R-A is adjacent on the north, the Innisbrook golf course is adjacent on the east and south, and single-family residential zoned R-3 is to the west across Roberts Road.

In general, the requested zoning amendment is appropriate and consistent with the Pinellas County Comprehensive Plan. The R-R zoning will provide the opportunity for single family home development, which is compatible with the RS land use and the surrounding development pattern. The maximum residential density, which is based on the FLUM, is not increasing, therefore additional impacts to infrastructure are not anticipated.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its January 14, 2021 public hearing (Vote 6-0).

Surrounding property owners within 350 feet of the subject property were notified by mail. A sign advertising the public hearings was posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report
Maps
Applicant response to question #13
Resolution
Boundary Survey
Power Point Presentation
Notification Map of Surrounding Owners
Legal Ad
Ad Map