



# Pinellas County

## Staff Report

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**File #:** 19-1900A, **Version:** 1

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### **Subject:**

Case No. LU/DMP-18-10-19 (Taylor Morrison of Florida, Inc.)

A request for a land use change from Residential Suburban and Transportation/Utility Overlay to Residential Low and Transportation/Utility Overlay and the establishment of a Development Master Plan on an RPD-zoned property consisting of approximately 9.45 acres located at the southwest corner of Belcher Road and Alderman Road in Palm Harbor.

### **Recommended Action:**

Based upon evidence and findings contained in the staff report and attachments, Case No. LU/DMP-18-10-19 is recommended for approval:

1. An Ordinance approving the application of Taylor Morrison of Florida, Inc for a change in land use from Residential Suburban and Transportation/Utility Overlay to Residential Low & Transportation/Utility Overlay, and
  2. A Resolution establishing a Development Master Plan for an RPD-zoned property, regarding approximately 9.45 acres located at the southwest corner of Belcher Road and Alderman Road.
- The applicants are seeking a land use change on 9.45 acres of vacant land. If granted, the amendments will allow for an increase in density.
  - The RPD zoning district requires a Development Master Plan.
  - A 30-unit single family detached subdivision is proposed.
  - The Local Planning Agency recommended denial of the request (vote 5-1).

### **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 consists of a vacant 9.45-acre parcel located at the southwest corner of Belcher Road and Alderman Road in Palm Harbor. The site is designated Residential Suburban (RS) on the Future Land Use Map (FLUM) and is zoned RPD, Residential Planned Development. The RPD zoning has been in place since 2007 when the property was rezoned from A-E, Agricultural Estate Residential. The requested RL land use would allow up to five units per acre, however the accompanying Development Master Plan is proposing to limit the density to 30 units maximum (which is approximately 3.0 units per acre).

The Transportation/Utility Overlay land use is not changing. It was placed on the property in 2007 to recognize an 80-foot wide Duke Energy easement that runs north-south along the eastern side of the property. No structures can be built in this easement.

Both Belcher Road and Alderman Road are designated Scenic Non-Commercial Corridors. Per the Pinellas County Comprehensive Plan, low density residential development (up to 5.0 units per acre) is the preferred land use along the scenic corridors, with which the proposed development is consistent.

The subject property is proposed to be developed with up to 30 single-family detached homes. This is consistent with the uses and density allowed by the proposed RL land use and the RPD zoning district. The Pinellas County Land Development Code requires new development in the RPD district to be subject to a Development Master Plan that establishes the permitted uses and associated development standards for a particular project. The RPD district is intended to be flexible and provides for the possibility of a wide variety of housing types. In this case, the request involves single family detached residential homes only. The maximum building height is proposed at 45 feet, with front and rear yard setbacks at 20 feet, and a building separation of 10 feet. Additional perimeter buffering is proposed on the west and south sides of the property adjacent to the existing residential developments. These development parameters are consistent with those historically associated with the RPD district. Adequate parking and open spaces are provided. Importantly, it should be noted that minor adjustments to the Development Master Plan (such as building placement and road/pond locations) may become necessary as a result of the site plan review process. Such adjustments are permissible per the Land Development Code.

The area surrounding the subject property contains a variety of single-family neighborhoods with the exception of a large vacant parcel located to the north across Alderman Road. The development pattern in this area is mostly low-density residential consisting of a mixture of large estate size lots and typical single-family neighborhoods. This current proposal would continue this trend and is consistent and compatible with the surrounding uses.

Staff is of the opinion that the proposed Future Land Use amendment and Development Master Plan is appropriate for the subject property. The planned 30-unit single family residential subdivision is consistent with the proposed RL land use category and is an allowable use within the RPD zoning district. The associated development parameters are also in keeping with historical RPD development patterns. In general, the proposal is compatible with the surrounding uses and is consistent with the Pinellas County Comprehensive Plan.

**Background Information:**

The Local Planning Agency (LPA) recommended denial of the request during its October 10, 2019 public hearing (vote 5-1). It was the opinion of the majority of the LPA that the requested increase in residential units would not be a good fit for the area.

Surrounding property owners within 500 feet of the subject property were notified by mail. Two signs advertising the public hearings were 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

Ordinance

Traffic Analysis

Impact Assessment

Development Master Plan,

Boundary, Topographic & Tree Survey

Correspondence

Power Point Presentation

Map of Radius Search

Legal Ad

Ad Map