



Pinellas County

Staff Report

File #: 15-523, Version: 1

Subject:

Case No. Q Z-26-10-15 (GGR Ozona, LLP)

A request for a zoning change from R-4, One, Two & Three Family Residential to RPD-5, Residential Planned Development, 5 units per acre and variances for a 23-foot setback from residential porches to the edge of a private street where 35 feet is required, an 8-foot setback from the pool cabana to the edge of a private street where 35 feet is required, and an 18-foot setback from the pool cabana to the edge of a public right-of-way where 25 feet is required on approximately 5.6 acres located on the south side of Tampa Road, 100 feet west of Candy Lane and adjacent to the Pinellas Trail in Ozona.

Recommended Action:

Adoption of Case No. Z-26-10-15; resolution approving the application of GGR Ozona, LLP through George Stamas, Pioneer Homes, Representative, for a change of zoning from R-4, One, Two & Three Family Residential to RPD-5, Residential Planned Development, 5 units per acre and variances for a 23-foot setback from residential porches to the edge of a private street where 35 feet is required, an 8-foot setback from the pool cabana to the edge of a private street where 35 feet is required, and an 18-foot setback from the pool cabana to the edge of a public right-of-way where 25 feet is required, subject to the following conditions: 1) the porches shall not be enclosed; 2) the cabana shall be shielded from the adjacent public right-of-way by a six-foot high perimeter wall; and 3) the development shall maintain substantial conformance with the submitted concept plan, regarding approximately 5.6 acres located on the south side of Tampa Road, 100 feet west of Candy Lane and adjacent to the Pinellas Trail in Ozona.

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:

This is a request to amend the Zoning Atlas from R-4, One, Two and Three Family Residential to RPD-5, Residential Planned Development, 5 units per acre. There are associated variance requests for a 23-foot setback from residential porches to the edge of a private street where 35 feet is required, an 8-foot setback from the pool cabana to the edge of a private street where 35 feet is required, and an 18-foot setback from the pool cabana to the edge of a public right-of-way where 25 feet is required.

The subject area has a history of a diverse mix of uses, including some verified nonconforming uses. Present structures include a single family home, and a mechanic's garage and recycling transfer dock. All of these are proposed for removal. The property covers approximately 5.6 acres. A 26-unit townhome subdivision is proposed, along with a pool and cabana. Single-family residences and the Ozona Elementary School are located in close proximity to the site. The Pinellas Trail runs the length of its eastern boundary. Access to the subdivision is proposed via a private street connected to Tampa Road.

It is staff's opinion that the requested zoning amendment is appropriate based on the surrounding land uses and development pattern. This proposal is consistent with the density allowed by the site's Residential Low Future Land Use Map (FLUM) category. The subject area is an oddly shaped triangular property that requires creative site design. The requested RPD-5 zoning allows greater flexibility than the more traditional R-4 district currently in place. Also, staff has no objection with the proposed variances, subject to the conditions recommended above. Two of the three variance requests are internal to the development and will have no impacts on surrounding properties. The other variance, the cabana setback from Tampa Road, will pose minimal impacts with the installation of adequate screening.

Background Information:

The subject property is within the Ozona Community Overlay as defined by the Pinellas County Comprehensive Plan. The Overlay recognizes the distinct characteristics and features of the Ozona community, including its historic ambiance, environmental features, and strong sense of community identity. Residential development in the community is exemplified by its low intensive character that is the preferred development pattern. It is the intent of the Comprehensive Plan that zoning amendments and new developments be compatible with these features. Staff feels the current proposal is consistent with the Overlay.

During its October 8, 2015 public hearing, the Local Planning Agency (LPA) voted 5-1 to recommend approval of the zoning amendment and the setback variance request for residential porches subject to the following conditions: 1) the porches shall not be enclosed, and 2) the development shall maintain substantial conformance with the submitted concept plan; and to recommend denial of the two setback variance requests for the pool cabana. The LPA supported the setback variance for the porches because they saw them as a neo-traditional design feature that fits well within the community. They did not support the two requested variances for the pool cabana because they felt the applicant was attempting to fit too much development on the site, and that the RPD zoning district has flexible standards where setback variances for the cabana would not be needed if the proposed number of residential units was reduced.

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

N/A