Pinellas County

Legislation Details (With Text)

File #:	18-1516A **Version:** 1		
Type:	Zoning / Land Use and Related Item	**Status:**	Passed
File created:	9/14/2018	**In control:**	Board of County Commissioners
On agenda:	10/23/2018	**Final action:**	10/23/2018
Title:	(Q) Z-24-09-18 (Olympia Management, LLC) A request for a zoning change from R-R, Rural Residential to R-3, Single Family Residential on approximately 2.05 acres located at 2333 Tampa Road in Palm Harbor.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Adopted RES 18-94, 2. Affidavit of Publication - Notice of Public Hearing, 3. Resolution-AATF, 4. Resolution.doc, 5. PowerPoint Presentation.pdf, 6. Legal Ad.pdf, 7. LPA Report.pdf, 8. Ad Map.pdf, 9. Site Plan.pdf, 10. Radius Map.pdf, 11. Case Maps.pdf		

Date	Ver.	Action By	Action	Result
10/23/2018	1	Board of County Commissioners	approved	Pass

Subject:

(Q) Z-24-09-18 (Olympia Management, LLC)
A request for a zoning change from R-R, Rural Residential to R-3, Single Family Residential on approximately 2.05 acres located at 2333 Tampa Road in Palm Harbor.

Recommended Action:

Adoption of Case No. Q Z/LU-04-02-18: A Resolution approving a change in zoning from R-R, Rural Residential to R-3, Single Family Residential, regarding approximately 2.05 acres located at 2333 Tampa Road.

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 Low (RL) on the Future Land Use Map (FLUM) and is zoned R-R, Rural Residential. The site is currently vacant.

The applicant is proposing to develop the property with single family homes. Under the existing R-R zoning, five single-family homes could potentially be developed. The requested R-3 district allows for smaller lot sizes (6,000 sq. ft.) than the R-R district (16,000 sq. ft.). Under the proposed R-3 zoning and based on the property acreage, 10 single-family homes could potentially be developed, subject

to site plan review. Importantly, the RL land use is not changing, keeping the maximum allowable residential density as identified by the Comprehensive Plan the same.

The subject property is adjacent to a commercial shopping center and office building on the east, a church on the north, single-family residences and a preschool on the west, and a single-family subdivision to the south across Tampa Road. A number of the nearby properties along Riviere Road to the north and west of the site have over time transitioned from larger lot single family residential sites to institutional uses. The proposed R-3 zoning can be considered compatible with the surrounding uses and development pattern. Staff believes that the proposal is consistent with the Comprehensive Plan and is appropriate for this location.

Background Information:
The Local Planning Agency (LPA) recommended approval of the request during its September 13, 2018 public hearing (Vote 6-0).

Surrounding property owners within 400 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
Site Plan
Legal Ad
Ad Map
Power Point presentation
Radius Map