



## Staff Report

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**File #:** 19-419A, **Version:** 1

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### **Subject:**

Case No. (Q) Z-05-03-19 (Joyce M. Couture)

Request for a zoning change from R-3, Single Family Residential to RM-CO, Multi-Family Residential-Conditional Overlay (5.1 acres) and PC, Preservation/Conservation (0.32 acre), with the Conditional Overlay limiting the use to single family attached dwellings (townhouses) and their customary accessory uses on approximately 5.4 acres located at 600 Pennsylvania Avenue in Ozona.

### **Recommended Action:**

Adoption of Case No. (Q) Z-05-03-19 approving the application of Joyce M. Couture for a change in zoning from R-3, Single Family Residential to RM-CO, Multi-Family Residential-Conditional Overlay and PC, Preservation/Conservation on approximately 5.4 acres located at 600 Pennsylvania Avenue in Ozona.

- The applicant is seeking a zoning change from R-3 to RM-CO and PC on a 5.4 acre parcel containing two single-family homes.
- The proposed Conditional Overlay would limit the use to single-family attached (townhouses) only.
- A townhouse subdivision with up to 26 units is proposed.
- The Local Planning Agency recommended approval of the request (vote 4-2).

### **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) and Preservation (P) on the Future Land Use Map (FLUM) and is zoned R-3 (Single-Family Residential). The Preservation land use category coincides with identified wetlands on the property. The site currently contains two single family homes.

The owners of the subject property wish to develop up to 26 single-family attached homes (townhouses). They are proposing to locate the townhouses in up to 13 groups of two attached homes. The existing R-3 zoning district permits only detached single family homes with a minimum lot size requirement of 6,000 square feet. The requested RM-CO district permits townhouses with 1,400 square foot minimum lot sizes. This smaller lot size allows for greater flexibility with design of a subdivision and the potential for increased open permeable space. Additionally, the Conditional Overlay would remove any other type of multifamily housing from being developed.

The PC zoning district is proposed for those areas (totaling 0.32 acre) identified as wetlands on the property. This will recognize and protect (with buffer requirements) the environmentally sensitive areas of the site.

The subject property is adjacent to townhouses on the west and single-family homes and duplexes to the north and east, all developed with similar densities. A church and an elementary school are located to the south across Pennsylvania Avenue. The development pattern in this area of Ozona is mostly low density residential with a mixture of single-family and multi-family residential uses. This current case would continue this trend and can be considered consistent and compatible with the surrounding uses. It should be noted that under the current R-3 zoning, up to 26 single-family home lots could potentially be built on the subject property, based on the developable acreage and subject to site plan review.

Additionally, the subject property is within the Ozona Community Overlay, an area of unincorporated Pinellas County that defines the distinct characteristics of Ozona that have been identified by the community and recognized by the Board of County Commissioners. This request can be considered consistent with the Comprehensive Plan policies specific to the Ozona community, including the recognition of a diverse mix of low-intensive residential land uses.

Staff is of the opinion that the proposed RM-CO and PC zoning amendments are appropriate for the subject property. The maximum allowable residential density is not increasing based on no changes to the FLUM, therefore additional impacts to infrastructure are not anticipated. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

**Background Information:**

The Local Planning Agency (LPA) recommended approval of the request during its March 14, 2019 public hearing (vote 4-2).

Surrounding property owners within 550 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  
Preliminary Layout & Survey  
Correspondence  
Power Point Presentation

Legal Ad  
Ad Map  
Radius Map