



Staff Report

File #: 19-420A, **Version:** 1

Subject:

Case No. (Q) Z-06-03-19 (J. Long Realty Group, LLC and K S K Homes, Inc.)
Request for a zoning change from R-R, Rural Residential to R-1, Single Family Residential on an approximately 1.48-acre portion of two adjacent parcels located south of the 72nd Terrace North and Hubert Street intersection in unincorporated Seminole (street address: 13250 72nd Terrace North).

Recommended Action:

Adoption of Case No. (Q) Z-06-03-19 approving a change in zoning from R-R, Rural Residential to R-1, Single Family Residential on an approximately 1.48-acre portion of two adjacent parcels located south of the 72nd Terrace North and Hubert Street intersection.

- The requested change will make the zoning of the amendment area consistent with the remainder of the parcel.
- The R-1 zoning will allow for single family detached residential uses.
- R-1 allows a minimum lot size of 9,500 square feet whereas R-R requires a minimum of 16,000 square feet.
- The Local Planning Agency unanimously recommended approval of the request.

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 resource

Summary:

The 1.48-acre amendment area consists of three separate portions of two waterfront parcels in the unincorporated Seminole area. The east parcel contains a single family home and the adjacent west parcel is vacant. The amendment area is designated Residential Low (RL) on the Future Land Use Map (FLUM), which allows a maximum of 5 residential units per acre, and is zoned R-R, Rural Residential. The portions of the two subject parcels outside of the amendment area are also RL on the FLUM, but zoned differently as R-1, Single Family Residential. The applicants wish to consolidate all areas of the properties as R-1 zoning. The main difference between R-R and R-1 zoning is minimum lot size, which is 16,000 vs. 9,500 square feet, respectively. Both districts are fully compatible with the RL land use. The subject parcels were once zoned entirely R-R, but a change in 2005 placed R-1 zoning on those portions outside of the current amendment area. The entire property could not be rezoned at the time due to an ownership discrepancy.

The subject parcels are within a large consolidated residential area that is covered by a variety of single family zoning districts. Single family homes exist directly to the north, east and west while

Boca Ciega Bay is to the south. In general, the requested R-1 district is appropriate and will bring the amendment area into conformance with the rest of the overall property. 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 approval of the request during its March 14, 2019 public hearing (vote 6-0).

Surrounding property owners within 500 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
Survey
Power Point Presentation
Legal Ad
Ad Map
Radius Map