



**BOARD OF COUNTY COMMISSIONERS**

**DATE:** March 18, 2014

**AGENDA ITEM NO.** 6c.

**Consent Agenda** ☐

**Regular Agenda** ☐

**Public Hearing** ☒

**County Administrator's Signature**

**Subject:**

Zoning Case No. (Q) Z-4-2-14 (Jessalyn Robinson, Estate)

**Department:**

Department of Planning and Development Services

**Staff Member Responsible:**

Larry Arrington, Executive Director

**Recommended Action:**

I RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS (BOARD) APPROVE THE ZONING REQUEST.

**Summary Explanation/Background:**

This is a request to change the zoning from A-E, Agricultural Estate to R-3, Residential Single Family which if approved would allow the site to be developed with lot sizes having a minimum lot are of 6,000 sq. ft. The current zoning requires a minimum of 2 acres per lot. The requested zoning is consistent with the R-3 zoning to the north as well as the development to the south located in the City of Dunedin.

**Fiscal Impact/Cost/Revenue Summary:**

N/A

**Exhibits/Attachments Attached:**

Staff Report with LPA Recommendation, Zoning Maps & Resolution

**LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the  
BOARD OF COUNTY COMMISSIONERS**



**Regarding: Case No. Z-4-2-14**

**LPA Recommendation:** The LPA finds that the proposed amendment is consistent with the Pinellas County Comprehensive Plan, and recommends Approval of the zoning amendment. (The vote was 5-1, in favor).

***LPA Public Hearing: February 13, 2014***

**PLANNING STAFF RECOMMENDATION:**

Staff recommends that the LPA find the proposed amendment to the Zoning Atlas to be consistent with the Pinellas County comprehensive Plan, based on the findings in this report.

Staff further recommends that the LPA recommend to the Pinellas County Board of County Commissioners approval of the zoning amendment.

**CASE SUMMARY**

**APPLICANT'S NAME:** Jessalyn Robinson, Estate  
c/o Maurice Larue Robinson

**DISCLOSURE:** Owner: Maurice Larue Robinson  
(Existing Contract: Mr. Frank Burkett, B & B Limited, LLC)

**REPRESENTED BY:** Mr. Robert Pergolizzi, AICP/PTP

	<b>ZONING CHANGE</b>
<b>FROM:</b>	A-E, Agricultural Estate Residential
<b>TO:</b>	R-3, Single Family Residential

**PROPERTY DESCRIPTION:**

Approximately 2.45 acres located on the east side of Belcher Road 650 ft. south of Curlew Road, located in the unincorporated area of Pinellas County with the street address being 3449 Belcher Road.

**PARCEL ID(S):** 18/28/16/00000/320/0100

**PROPOSED BCC HEARING DATE:** March 18, 2014

**CORRESPONDENCE RECEIVED TO DATE:**

No correspondence received.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:**

No one appeared.

**SURROUNDING ZONING AND LAND USE FACTS:**

	Land Use Category	Zoning Designation	Existing Use
<b>Subject Property:</b>	Residential Low	A-E	Single Family
<b>Adjacent Properties:</b>			
<b>North</b>	Residential Low	R-3	Single Family
<b>East</b>	Residential Low	E-1	Single Family Subdivision
<b>South</b>	Residential Low	Dunedin	Single Family Subdivision
<b>West</b>	Residential Low	R-1	Single Family Subdivision

<b>STAFF DISCUSSION AND ANALYSIS</b>
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The subject property is designated as Residential Low on the Future Land Use Map, and is zoned A-E, Agricultural Estate Residential. The A-E zoning designation requires a minimum lot size of 2 acres with a minimum width of 90 ft. As this is a rural residential district, it permits general agricultural activities (including up to three farm animals per acre on two acre lots). The applicant is requesting a zoning change from A-E, Agricultural Estate Residential to R-3, Single Family Residential in order to allow for residential development of the site with minimum lot sizes of 6,000 sq. ft.

Single-family residential development is located to the north of the subject property, with R-3 zoning. Single-family development is also located to the south in the City of Dunedin on lots that appear to be similar in size to the proposed R-3 zoning district. To the west across Belcher Road is a residential subdivision zoned R-1, Single Family Residential, and to the east of the site abutting the subject property is a property zoned E-1, Estate Residential District. Therefore, the proposed R-3 zoning (as evidenced by the abutting zoning and developed properties to the north and south), is both consistent and compatible with surrounding areas.

**SUMMARY**

In summary, staff finds that the proposed R-3 zoning district is compatible with the existing zoning pattern for the area.

<b>IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN</b>
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Staff finds that the proposed amendment is consistent with the following adopted objective and policies of the Pinellas County Comprehensive Plan:

## **FUTURE LAND USE ELEMENT**

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Policy 1. 2.4 Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

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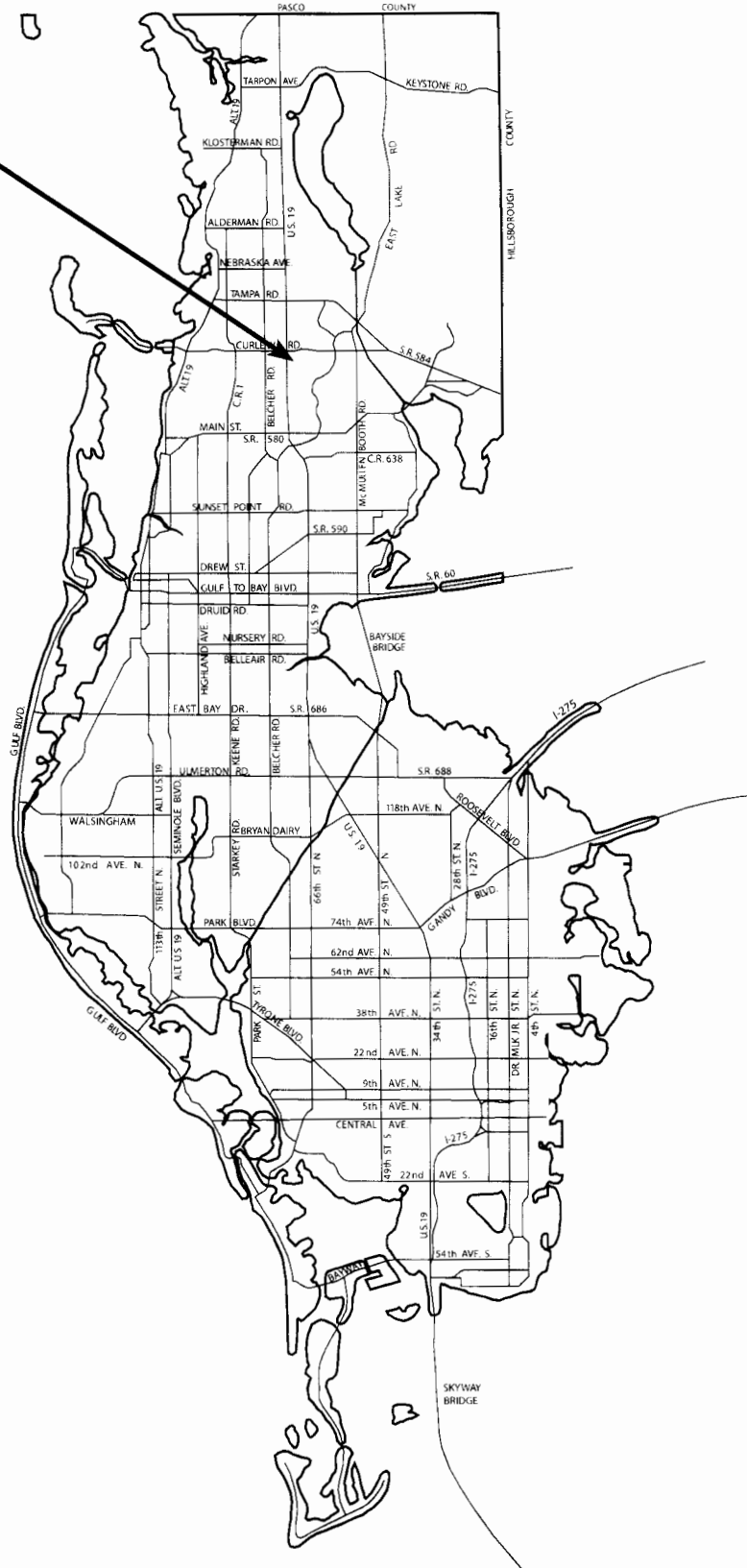
## **COUNTY DEVELOPMENT REGULATIONS**

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

Attachment (Maps)

# LOCATION MAP

**Z-4-2-14**



MAP-1

**Z-4-2-14**

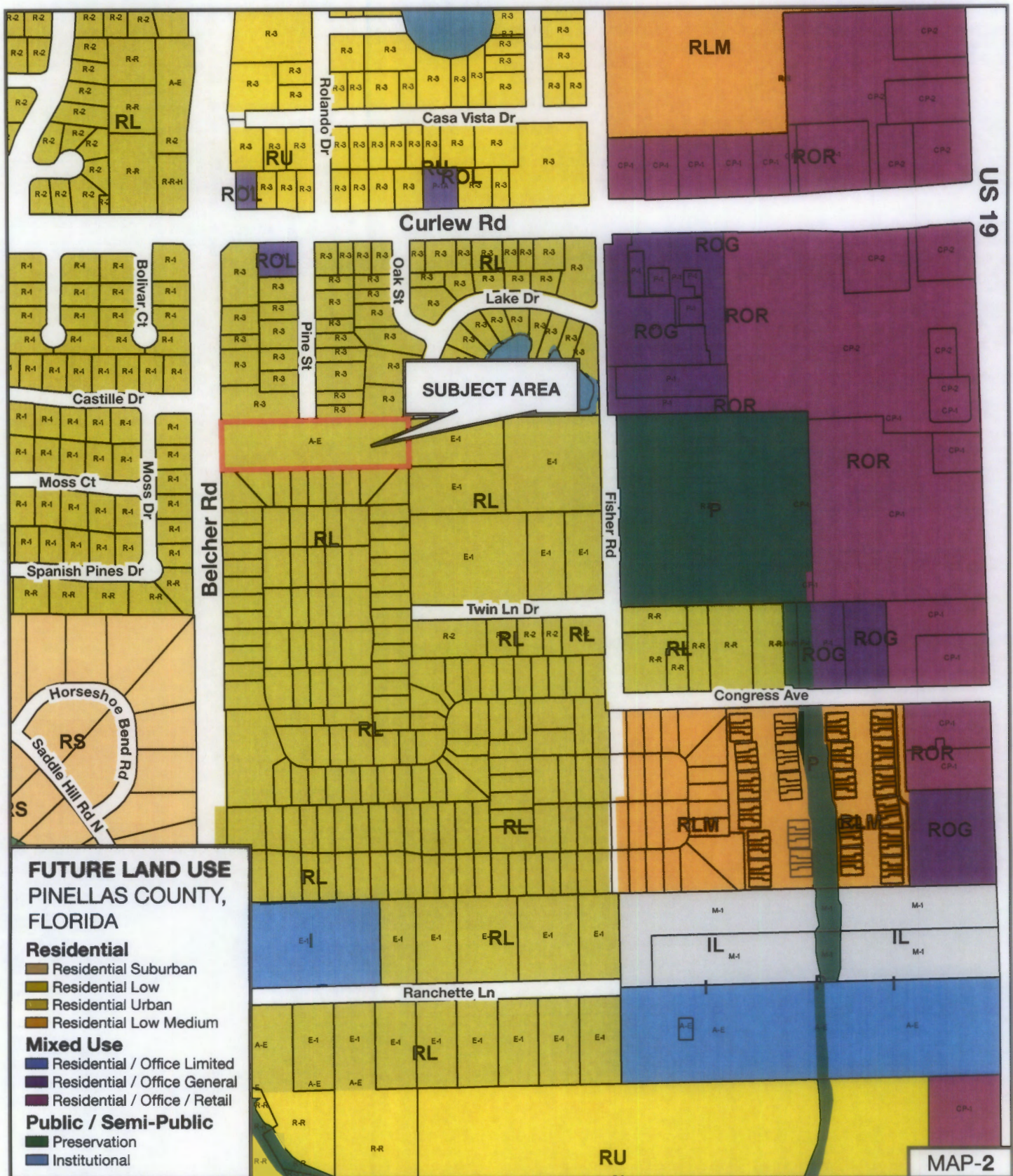
Zoning From: A-E, Agricultural Estate Residential  
To: R-3, Single Family Residential

Parcel I.D. 18/28/16/00000/320/0100

Prepared by: Pinellas County Department of Planning and Development Services November 2013







**Z-4-2-14**

**Zoning** From: A-E, Agricultural Estate Residential  
To: R-3, Single Family Residential

Parcel I.D. 18/28/16/00000/320/0100

Prepared by: Pinellas County Department of Planning and Development Services November 2013







**Z-4-2-14**

**Zoning** From: A-E, Agricultural Estate Residential  
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Parcel I.D. 18/28/16/00000/320/0100

Prepared by: Pinellas County Department of Planning and Development Services November 2013









RESOLUTION NO. \_\_\_\_\_

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 2.45 ACRES LOCATED ON THE EAST SIDE OF BELCHER ROAD 650 FT. SOUTH OF CURLEW ROAD, LOCATED IN THE UNINCORPORATED AREA OF PINELLAS COUNTY WITH THE STREET ADDRESS BEING 3449 BELCHER ROAD; PAGE 608 OF THE ZONING ATLAS, AS BEING IN SECTION 18, TOWNSHIP 28, RANGE 16; FROM A-E, AGRICULTURAL ESTATE RESIDENTIAL TO R-3, SINGLE FAMILY RESIDENTIAL; UPON APPLICATION OF JESSALYN ROBINSON ESTATE, C/O MAURICE LAURE ROBINSON THROUGH MR. ROBERT PERGOLIZZI, AICP/PTP, REPRESENTATIVE, Z-4-2-14

WHEREAS, Jessalyn Robinson Estate, Owner of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property hereinafter described from A-E, Agricultural Estate Residential to R-3, Single Family Residential; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 18<sup>th</sup> day of March 2014 that the zone classification of the following described real property in Pinellas County, Florida, to wit:

The North ½ of the North ½ of the South ½ of the NW ¼ of the SW ¼ of Section 18, Township 28S, Range 16E, Pinellas County, Florida, Less that part conveyed

to Marguerite F. Freeborn described in O.R. Book 4977, Page 1270 and Less that part described in Order of Taking recorded in O. R. Book 5233, Page 2023, Public Records of Pinellas County, Florida.

be, and the same is hereby changed from A-E, Agricultural Estate Residential to R-3, Single Family Residential.


Commissioner \_\_\_\_\_ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner \_\_\_\_\_ upon the roll call the vote was:

Ayes:

Nays:

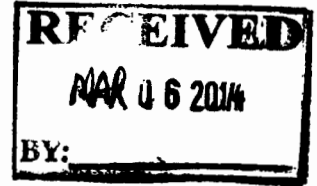
Absent and not voting:

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY

By   
Attorney



Re: Case No. Z-4-2-14



Pinellas County Strategic Planning  
& Initiatives Department, Zoning Division  
Department Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, Florida 33756

We, Tom and Reba L. Bragg and Colleen L. Moneypenny, have discussed the zoning request, and have decided that a petition citing the feelings about the possibility of a street connection to Lake Drive would be a reasonable response.

Attached you will find a statement of our position and a signature page.

All of the residents who we managed to contact, agreed with the petition.

Thank you for your consideration.

Two handwritten signatures in cursive script. The top signature appears to be "Thomas L. Bragg" and the bottom signature appears to be "Reba L. Bragg".

Thomas L. Bragg  
Reba L. Bragg  
3451 Lake Drive  
Dunedin, Florida 34698

Petition #2—3-4-2014

**Re: Case No Z-4-2-14  
Jessalyn Robinson Estate,  
c/o Maurice Larue Robinson Applicant  
Robert Pergolizzi, AICP/PTP, Representative**

**We, the residents of Oak Lake Heights, do not want our roads used for access to a possible subdivision at 3449 Belcher Road, AKA Robinson Estate, Case No. Z-4-2-14, and consists of 2.45 acres that extends to an area near but not fronting on Lake Drive.**

**As Lake Drive and Oak Drive are small residential areas with very limited exits onto Curlew Road, we feel this would create an even worse traffic hazard that we already experience. There is no left turn except from Fisher onto Curlew Road and there is a history of accidents and a fatality there. When traffic backs up at Curlew on Fisher, many drivers turn onto Lake Drive, then Oak Drive in order to make a right turn toward US19, thereby creating a hazard for the people living here.**

**Oak Lake Heights consist of nice wooded and lake front lots where children play and ride their bikes in the streets. That is one reason we live here.**

**We do not want access to a new subdivision because it will create high traffic volume and create a cut through from US19 to Fisher Road to Lake Drive to Belcher.**

**Petition to County Commission  
Re: Robinson Estate**



Re: Case No Z-4-2-14

**RESIDENTS SIGNATURE**

**ADDRESS**

1	Allen L. Morespen	3467 Lake Dr. Dunedin
2	Tina Marie Kuu	3486 Oak Dr. Dunedin FL 34698
3	Cynthia Hallingsworth	3495 Oak Dr. Dunedin FL 34698
4	Theresa A. Lefert	3466 OAK Dr. Dunedin FL 34698
5	Brian Asante	2488 OAK DR. DUNEDIN FL 34698
6	Mike Stetson	3402 LAKE DR 34698
7	Richard LaBelle	3446 LAKE DR 34698
8	Robert L. Luman	3462 LAKE DR DUNEDIN FL 34698
9	Joan Rodewicz	2268 Lake Dr. Dunedin FL 34698
10	Gary A. Nolan	2257 LAKE DR. DUNEDIN, FL 34698
11	Ron Donaldson	2287 LAKE DR. Dunedin, FL 34698
12	Tom Titus	2254 Lake Dr Dunedin, FL 34698
13	Mark Tenk	2249 Lake Dr Dunedin FL 34698
14	Stephanie Whitman	3471 Lake Dr. Dunedin FL 34698
15	Reta L. Briggs	3451 " " " " "
16	Thomas Briggs	" " " " " "
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