

BOARD OF COUNTY COMMISSIONERS

DATE: October 21, 2014
AGENDA ITEM NO. 37C.

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

County Administrator's Signature:

Subject:

Public Hearing for Zoning Case No. (Q) Z-18-9-14 (Meteor Mop Up, Inc.)

Department:

Planning and Development Services

Staff Member Responsible:

Jacob Stowers, Interim Executive Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) HEAR PUBLIC COMMENT AND APPROVE THE ZONING REQUEST.

Summary Explanation/Background:

This site is a remnant A-E, Agricultural Estate Residential zoned property that existed when this portion of the Safety Harbor area was used for agricultural uses. The current zoning requires a minimum of two (2) acres of land for a residential use. The site is currently non-conforming, since it is only 0.28 acre in size. The applicant desires to remove the existing home, replacing it with a new home, and is requesting a rezoning to the R-3, Single Family Residential zoning district. This zoning allows a home on a minimum 6,000 square foot lot, which this lot exceeds, having just over 12,000 square feet. The site has access to sewer from the City of Safety Harbor and will be developed in keeping with the surrounding residential development, i.e., homes on a minimum of 6,000 square foot lots.

Fiscal Impact/Cost/Revenue Summary:

N/A

Exhibits/Attachments Attached:

Staff Report with LPA Recommendation, Maps, Resolution & Plat Survey

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



Regarding: Case No. Z-18-9-14

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 5-0, in favor)

LPA Public Hearing: September 11, 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 the LPA recommend to the Pinellas County Board of County Commissioners approval of the zoning amendment.

CASE SUMMARY

APPLICANT'S NAME: Meteor Mop Up, Inc.
DISCLOSURE: John Jablonski - President
REPRESENTED BY: N/A

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

PROPERTY DESCRIPTION:

Approximately 0.28 acre located on the west side of 13th Avenue South 250 ft. south of Main Street in the unincorporated area of Safety Harbor (street address being: 215 13th Avenue South).

PARCEL ID(S): 04/29/16/66348/001/0090

PROPOSED BCC HEARING DATE: October 21, 2014

CORRESPONDENCE RECEIVED TO DATE:

No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

One person appeared in favor.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Residential Urban	A-E	Single family dwelling
Adjacent Properties:			
North	Community Redevelopment District	Safety Harbor	Single family dwelling
East	Community Redevelopment District	Safety Harbor	Single family dwelling
South	Residential Urban	Safety Harbor	Single family dwelling
West	Residential Suburban	Safety Harbor	Single family dwelling

STAFF DISCUSSION AND ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USES

The subject property retains the A-E, Agricultural Estate Residential zoning district, which was prevalent in this area during the adoption of the zoning code in 1963 when much of this area was undeveloped and zoned A-E. Since that time, development has occurred around this lot in a manner that is consistent with the R-3, Single Family Residential zoning district, i.e., 6,000 sq. ft. lot sizes, single family development, etc. Approval of this request will resolve the non-conforming issue associated with this lot, as the A-E zoning requires 2 acres of lot area whereas the R-3 zoning requires 6,000 sq. ft. of lot area. Therefore, the requested R-3 zoning district is compatible with surrounding development in the area, and if approved would allow for the redevelopment of this lot consistent with current Code and construction standards.

**IMPLEMENTATION OF
THE PINELLAS COUNTY COMPREHENSIVE PLAN**

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies, of the Pinellas County Comprehensive Plan:

- 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.

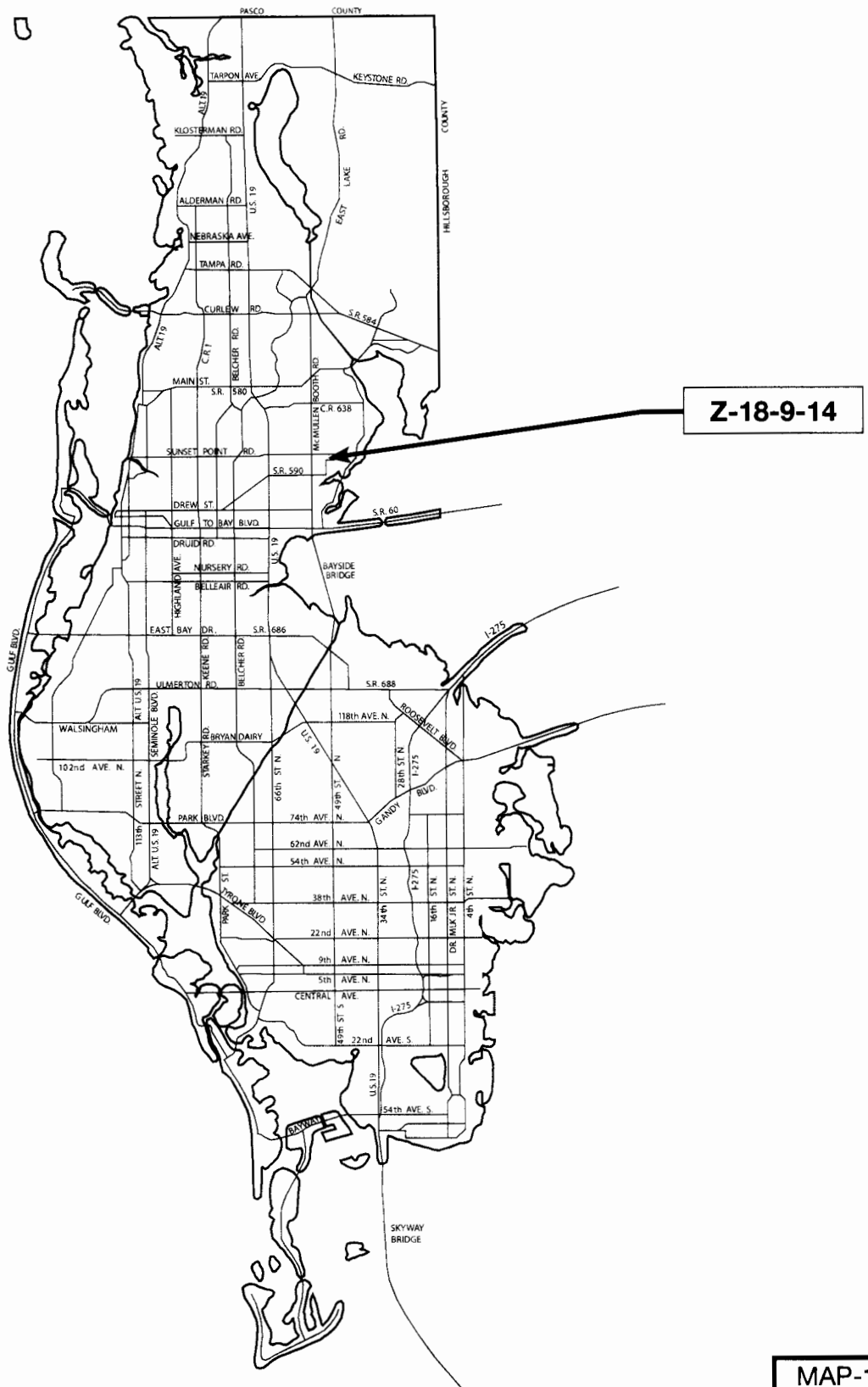
- Objective 1.11 Pinellas County shall implement its land use policies in a manner that clearly defines the future land use categories and the regulations pertaining to them that manage growth in Pinellas County.
- Policy 1.11.2 Zoning, signage, subdivision, and other existing County land development regulations that are discussed in any element of the *Pinellas County Comprehensive Plan* or have been approved by the Board of County Commissioners shall be consistent with the Plan and include additional regulations that are specified by and based upon the Plan.

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



MAP-1

Z-18-9-14

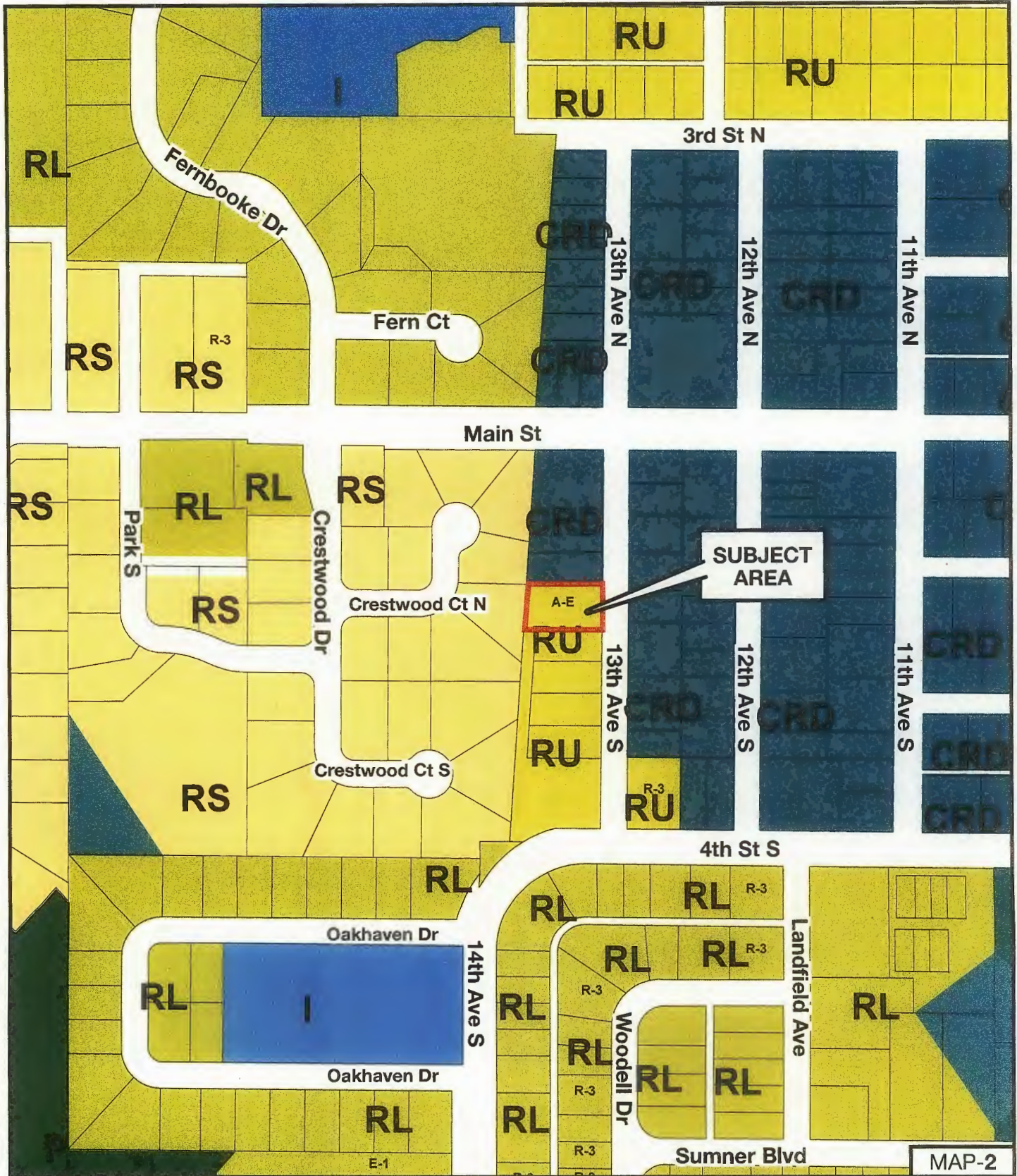
Zoning

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

Parcel I.D. 04/29/16/66348/001/0090

Prepared by: Pinellas County Department of Planning and Development Services June 2014





MAP-2

Z-18-9-14

Zoning

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

Parcel I.D. 04/29/16/66348/001/0090

Prepared by: Pinellas County Department of Planning and Development Services June 2014





Z-18-9-14

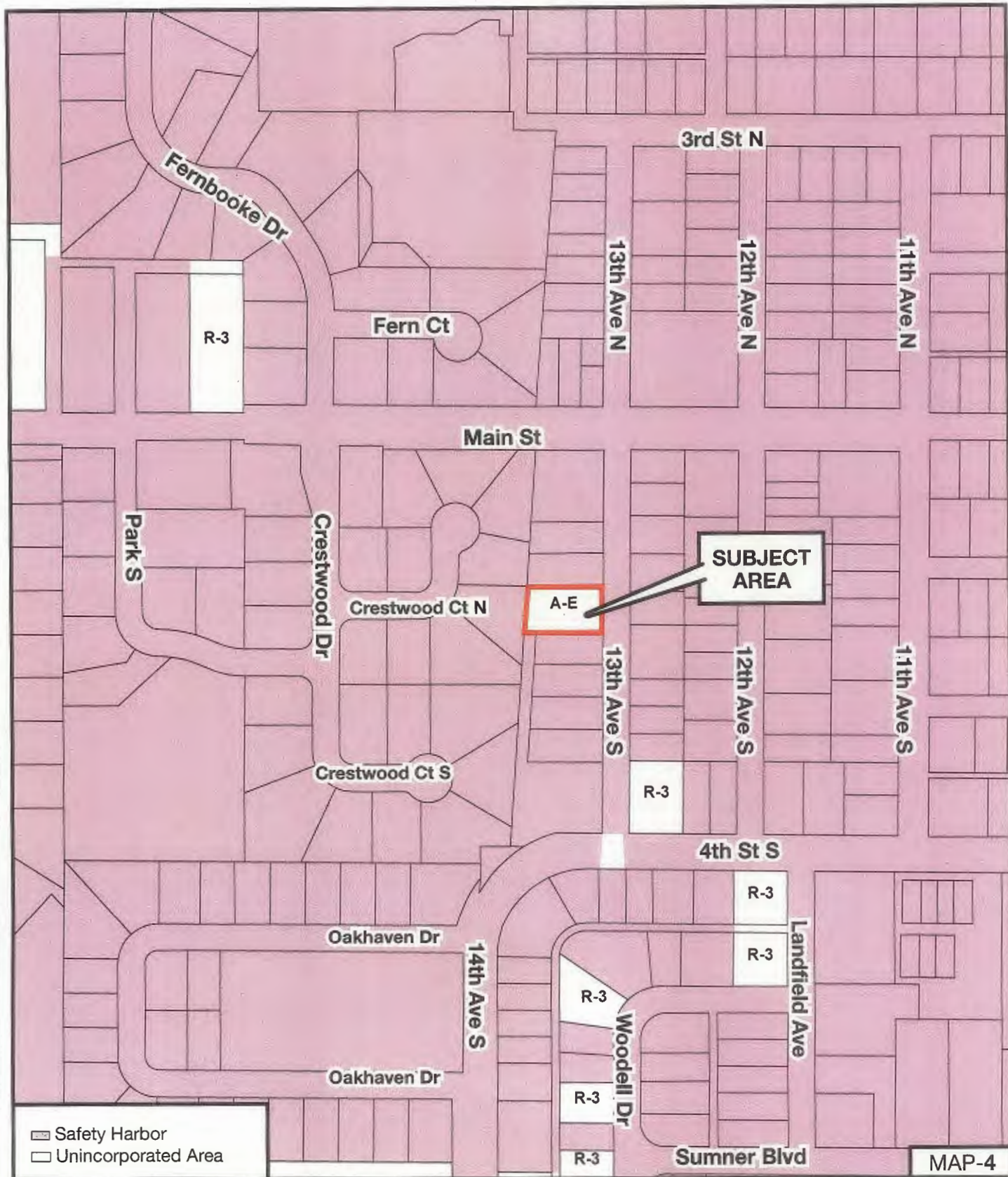
Zoning

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

Parcel I.D. 04/29/16/66348/001/0090

Prepared by: Pinellas County Department of Planning and Development Services June 2014





Z-18-9-14

Zoning

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

Parcel I.D. 04/29/16/66348/001/0090

Prepared by: Pinellas County Department of Planning and Development Services June 2014



RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 0.28 ACRE LOCATED ON THE WEST SIDE OF 13TH AVENUE SOUTH 250 FT. SOUTH OF MAIN STREET IN THE UNINCORPORATED AREA OF SAFETY HARBOR (STREET ADDRESS BEING: 215 13TH AVENUE SOUTH); PAGE 652 OF THE ZONING ATLAS, AS BEING IN SECTION 04, TOWNSHIP 29, RANGE 16; FROM A-E, AGRICULTURAL ESTATE RESIDENTIAL TO R-3, SINGLE FAMILY RESIDENTIAL; UPON APPLICATION OF METEOR MOP UP, INC., C/O JOHN JABLONSKI, Z-18-9-14

WHEREAS, Meteor Mop Up, Inc., Owner(s) 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 21st October 2014, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

The North 12.50 feet of Lot 8, all of Lot 9 and the South 24 feet, m.o.l. of Lot 10, Block A, Park Heights Subdivision according to the Plat thereof recorded in Plat Book 10, Page 73 of the 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, Z-18-9-14.

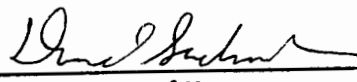
Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ upon the roll call the vote was:

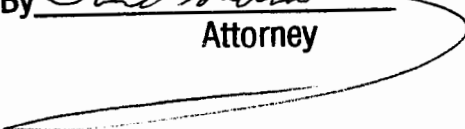
Ayes:

Nays:

Absent and not voting:

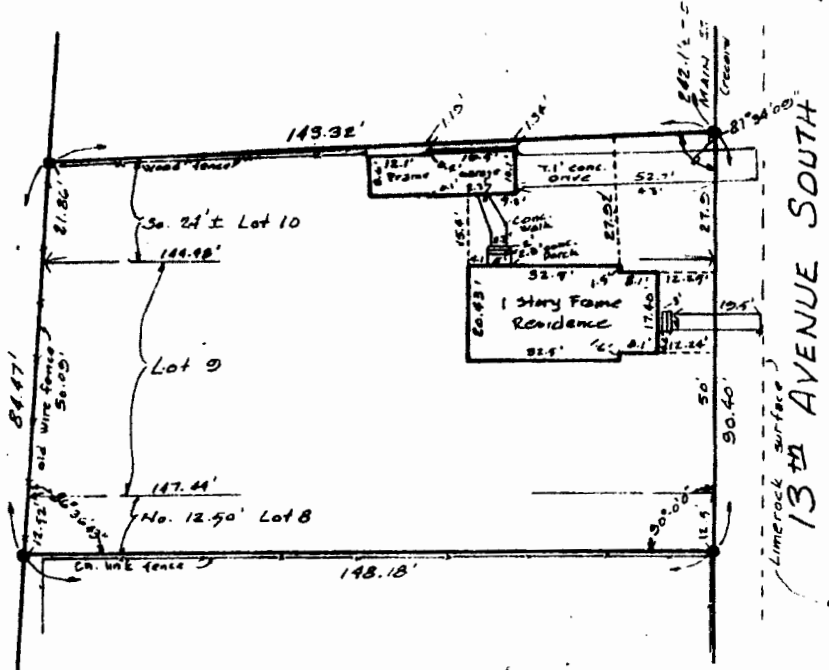
APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By 
Attorney



PLAT OF SURVEY

LEGAL DESCRIPTION: The North 12.50 feet of lot 8, all of lot 9 and the South 24 feet, plus or minus of lot 10, Block A, PARK HEIGHTS SUBD., according to the Plat thereof recorded in Plat Book 10, Page 13.4, the public records of Pinellas County, Florida.



Scale: 1" = 30'

- Denotes Concrete Monument found this survey
- Denotes Iron Pipe or Rod found this survey
- Denotes Iron Rod set this survey

The property address is 215 - 13th Ave. South, Safety Harbor, FL ; this property being located on the West side of said street. The property is located 242.1' in a Southerly direction from MAIN STREET, this being the nearest intersecting street.

I, Paul Edwin Hagler, a duly licensed Professional Land Surveyor, do hereby certify that a survey has been made to locate the improvements on the parcel described above and that the sketch hereon is a true and accurate representation of same to the best of my knowledge and belief and that the survey represented hereon meets the minimum requirements adopted by the F. S. P. L. S., F. L. T. A. and M. B. A. F. _____

I find no evidence of encroachments onto the parcel described hereon.

The field information is correct as of July 19, 1978.

Surveyed at the request of Weiner + Associates, Inc., Realtors.

Signed and sealed this 15th day of July, 1978.

P. O. Box 4872
Clearwater, Florida 33518

Paul E. Hagler
F.P.L.S. #2753

Use dimensions, do not scale reproductions of this sketch

Z-18-9-14