



Staff Report

File #: 15-523, **Version:** 1

Agenda Date: 11/24/2015

Subject:

Case No. Q Z-26-10-15 (GGR Ozona, LLP)

A request for a zoning change from R-4, One, Two & Three Family Residential to RPD-5, Residential Planned Development, 5 units per acre and variances for a 23-foot setback from residential porches to the edge of a private street where 35 feet is required, an 8-foot setback from the pool cabana to the edge of a private street where 35 feet is required, and an 18-foot setback from the pool cabana to the edge of a public right-of-way where 25 feet is required on approximately 5.6 acres located on the south side of Tampa Road, 100 feet west of Candy Lane and adjacent to the Pinellas Trail in Ozona.

Recommended Action:

Adoption of Case No. Z-26-10-15; resolution approving the application of GGR Ozona, LLP through George Stamas, Pioneer Homes, Representative, for a change of zoning from R-4, One, Two & Three Family Residential to RPD-5, Residential Planned Development, 5 units per acre and variances for a 23-foot setback from residential porches to the edge of a private street where 35 feet is required, an 8-foot setback from the pool cabana to the edge of a private street where 35 feet is required, and an 18-foot setback from the pool cabana to the edge of a public right-of-way where 25 feet is required, subject to the following conditions: 1) the porches shall not be enclosed; 2) the cabana shall be shielded from the adjacent public right-of-way by a six-foot high perimeter wall; and 3) the development shall maintain substantial conformance with the submitted concept plan, regarding approximately 5.6 acres located on the south side of Tampa Road, 100 feet west of Candy Lane and adjacent to the Pinellas Trail in Ozona.

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:

This is a request to amend the Zoning Atlas from R-4, One, Two and Three Family Residential to RPD-5, Residential Planned Development, 5 units per acre. There are associated variance requests for a 23-foot setback from residential porches to the edge of a private street where 35 feet is required, an 8-foot setback from the pool cabana to the edge of a private street where 35 feet is required, and an 18-foot setback from the pool cabana to the edge of a public right-of-way where 25 feet is required.

The subject area has a history of a diverse mix of uses, including some verified nonconforming uses. Present structures include a single family home, and a mechanic's garage and recycling transfer dock. All of these are proposed for removal. The property covers approximately 5.6 acres. A 26-unit townhome subdivision is proposed, along with a pool and cabana. Single-family residences and the Ozona Elementary School are located in close proximity to the site. The Pinellas Trail runs the length of its eastern boundary. Access to the subdivision is proposed via a private street connected to

Tampa Road.

It is staff's opinion that the requested zoning amendment is appropriate based on the surrounding land uses and development pattern. This proposal is consistent with the density allowed by the site's Residential Low Future Land Use Map (FLUM) category. The subject area is an oddly shaped triangular property that requires creative site design. The requested RPD-5 zoning allows greater flexibility than the more traditional R-4 district currently in place. Also, staff has no objection with the proposed variances, subject to the conditions recommended above. Two of the three variance requests are internal to the development and will have no impacts on surrounding properties. The other variance, the cabana setback from Tampa Road, will pose minimal impacts with the installation of adequate screening.

Background Information:

The subject property is within the Ozona Community Overlay as defined by the Pinellas County Comprehensive Plan. The Overlay recognizes the distinct characteristics and features of the Ozona community, including its historic ambiance, environmental features, and strong sense of community identity. Residential development in the community is exemplified by its low intensive character that is the preferred development pattern. It is the intent of the Comprehensive Plan that zoning amendments and new developments be compatible with these features. Staff feels the current proposal is consistent with the Overlay.

During its October 8, 2015 public hearing, the Local Planning Agency (LPA) voted 5-1 to recommend approval of the zoning amendment and the setback variance request for residential porches subject to the following conditions: 1) the porches shall not be enclosed, and 2) the development shall maintain substantial conformance with the submitted concept plan; and to recommend denial of the two setback variance requests for the pool cabana. The LPA supported the setback variance for the porches because they saw them as a neo-traditional design feature that fits well within the community. They did not support the two requested variances for the pool cabana because they felt the applicant was attempting to fit too much development on the site, and that the RPD zoning district has flexible standards where setback variances for the cabana would not be needed if the proposed number of residential units was reduced.

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

N/A

RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 5.6 ACRES LOCATED ON THE SOUTH SIDE OF TAMPA ROAD 100 FEET WEST OF CANDY LANE AND ADJACENT TO THE PINELLAS TRAIL IN OZONA; PAGE 93 OF THE ZONING ATLAS, AS BEING IN SECTION 10 & 11, TOWNSHIP 28, RANGE 15; FROM R-4, ONE, TWO & THREE FAMILY RESIDENTIAL TO RPD-5, RESIDENTIAL PLANNED DEVELOPMENT, 5 UNITS PER ACRE AND VARIANCES FOR A 23 FOOT SETBACK FROM RESIDENTIAL PORCHES TO THE EDGE OF A PRIVATE STREET WHERE 35 FEET IS REQUIRED, AN 8 FOOT SETBACK FROM THE POOL CABANA TO THE EDGE OF A PRIVATE STREET WHERE 35 FEET IS REQUIRED, AND AN 18 FOOT SETBACK FROM THE POOL CABANA TO THE EDGE OF A PUBLIC RIGHT-OF-WAY WHERE 25 FEET IS REQUIRED; UPON APPLICATION OF GGR OZONA, LLP THROUGH GEORGE STAMAS, PIONEER HOMES, REPRESENTATIVE, Z-26-10-15

WHEREAS, GRR Ozona, LLP, 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 R-4, One, Two & Three Family Residential to RPD-5, Residential Planned Development, 5 units per acre and variances for a 23 foot setback from residential porches to the edge of a private street where 35 feet is required, an 8 foot setback from the pool cabana to the edge of a private street where 35 feet is required, and an 18 foot setback from the pool cabana to the edge of a public right-of-way where 25 feet is required; 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 24th day of November 2015 that the zone classification of the following described real property in Pinellas County, Florida, to wit:

SEE ATTACHED EXHIBIT "A"

be, and the same is hereby changed from R-4, One, Two & Three Family Residential to RPD-5, Residential Planned Development, 5 units per acre and variances for a 23 foot setback from residential porches to the edge of a private street where 35 feet is required, and an 8 foot setback from the pool cabana to the edge of a private street where 35 feet is required, an 18 foot setback from the pool cabana to the edge of a public right-of-way where 25 feet is required, Z-26-10-15.

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

By: 

Office of the County Attorney

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



Regarding: Case No. Z-26-10-15

LPA Recommendation: The LPA finds that the proposed amendment is consistent with the Pinellas County Comprehensive Plan, and recommends Approval of the zoning amendment and approval of the setback variance request for residential porches subject to the following conditions: 1) the porches shall not be enclosed, and 2) the development shall maintain substantial conformance with the submitted concept plan; and Denial of the two setback variance requests for the pool cabana (The vote was 5-1, in favor)

LPA Public Hearing: October 8, 2015

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed amendment to the Pinellas County Zoning Atlas consistent with the Pinellas County Comprehensive Plan, based on the findings in this report.
- **Staff further recommends** that the LPA recommend approval of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.
- **Staff further recommends** that the LPA recommend that the Board approve the requested variances for a 23-foot setback from residential porches to the edge of a private street where 35 feet is required, an 8-foot setback from the pool cabana to the edge of a private street where 35 feet is required and an 18-foot setback from the pool cabana to the edge of a public right-of-way where 25 feet is required, subject to the following conditions: 1) the porches shall not be enclosed; 2) the cabana shall be shielded from the adjacent public right-of-way by a six-foot perimeter wall; and 3) the development shall maintain substantial conformance with the submitted concept plan (attached).

CASE SUMMARY

APPLICANT'S NAME: GGR Ozona, LLP
DISCLOSURE: George C. Zutes & George P. Stamas (Each has 50% Interest)
REPRESENTED BY: George Stamas

ZONING CHANGE	
FROM:	R-4, One, Two & Three Family Residential
TO:	RPD-5, Residential Planned Development
And variances for a 23-foot setback from residential porches to the edge of a private street where 35 feet is required, an 8-foot setback from the pool cabana to the edge of a private street where 35 feet is required and an 18-foot setback from the pool cabana to the edge of a public right-of-way where 25 feet is required.	

PROPERTY DESCRIPTION: Approximately 5.6 acres located on the south side of Tampa Road 100 feet west of Candy Lane and adjacent to the Pinellas Trail in Ozona.

PARCEL ID(S): 11/28/15/97389/003/1009, 1000 & 1001, 11/28/15/29916/000/0030 & 0060, 10/28/15/12816/019/0503, and 11/28/15/33624/000/0130, 0140, 0150, 0160 & 0170

PROPOSED BCC HEARING DATE: November 24, 2015

CORRESPONDENCE RECEIVED TO DATE:

No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

(Type in correspondence)

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Residential Low	R-4	Single Family Home, Mechanic Garage, Recycling Transfer Dock
Adjacent Properties:			
North	Residential Low & Institutional	R-4 and RM-5	Single Family Homes and a Public School
East	Recreation/Open Space	Unzoned	Pinellas Trail
South	Recreation/Open Space	Unzoned	Pinellas Trail
West	Residential Low	R-4	Single Family Homes

STAFF DISCUSSION AND ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USES

The subject property is currently designated Residential Low (RL) on the Future Land Use Map (FLUM) and is zoned R-4, One, Two and Three Family Residential. The site is currently unused and has a history of a diverse mix of uses, including some verified nonconforming uses. Structures presently on site include a single family home, and mechanic's garage and recycling transfer dock. All of these are proposed for removal. The property contains 11 separate parcels and some recently vacated rights-of-way, all totaling approximately 5.6 acres. It is an unusually shaped property that resembles a triangle. The applicant is requesting a zoning change to RPD-5, Residential Planned Development, 5 units per acre that would allow up to 28 dwelling units based on the property's acreage. A 26-unit townhome subdivision is proposed, along with a pool and cabana. The requested RPD-5 zoning district allows greater flexibility in site design than the more traditional R-4 district currently in place. This proposal is consistent with the density allowed by the RL FLUM category.

Access to the subject property is via Tampa Road, which it fronts to the north. Single family residences and the Ozona Elementary School are located across the roadway. The Pinellas Trail runs the length of the property to the east all the way to its southern point, beyond which is an area of light industrial uses.

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To the west are single family homes. The subject property is within the Ozona Community Overlay as recognized by the Pinellas County Comprehensive Plan. The Overlay recognizes the distinct characteristics and features of the Ozona community, including its historic ambiance, environmental features, and strong sense of community identity. Residential development in the community is defined by its low intensive character that is the preferred development pattern. It is the intent of the Comprehensive Plan that zoning amendments and new developments be compatible with these features. Ozona has an active community association, the Ozona Village Improvement Society (OVIS). The applicants met with OVIS regarding the proposal, which has reviewed the concept plan with them and explained how the project would match the development pattern in Ozona.

Variances

The applicants are requesting three variances to go along with the zoning amendment application, all pertaining to setbacks. If approved, the proposed subdivision will be accessed via a private road. The Pinellas County Land Development Code requires all structures to maintain a 35-foot setback from the edge of pavement on private roads. The applicant is requesting 23-foot setbacks from the front porches of all the proposed dwelling units. The main dwelling structures, including the garages, will meet required setbacks and the driveways will be deep enough to allow the parking of cars without being too close to the roadway. The porches will be roofed but not enclosed. The other two requested variances involve the pool cabana that will serve the residents of the subdivision. The applicant is proposing the cabana to be 8 feet from the edge of pavement of the private road and 18 feet from the public right-of-way of Tampa Road. The Code requires structures to maintain 25 feet of separation from public rights-of-way. A 6-foot perimeter wall is proposed to separate the cabana from Tampa Road.

Staff has no objection with the proposed variances, subject to the conditions that 1) the porches remain unenclosed; 2) a 6-foot high perimeter wall is constructed between the cabana and Tampa Road; and 3) the development of the subdivision maintains substantial conformance with the submitted concept plan. Two of the three variance requests are internal to the development and will have no impacts on surrounding properties. The other variance, the cabana setback to Tampa Road, will pose minimal impacts with the installation of adequate screening. As mentioned previously, the subject area is an oddly shaped triangular property that required the applicants to be creative in site design. The variance requests if granted will allow additional creativity (front porches) and will give future residents a desirable onsite recreation amenity (cabana).

OTHER CONSIDERATIONS

The proposed development will require the filling of land to raise the home sites above minimum flood elevation requirements. This will be a part of administrative site plan review following the zoning amendment public hearing process. Specific parameters involving site access off of Tampa Road and other subdivision and site plan requirements will also be addressed at that time. Because the application does not include a FLUM amendment that would potentially change the maximum allowable density, traffic and infrastructure impacts have not been specifically assessed.

SUMMARY

The requested zoning amendment and associated variance proposals are appropriate based on the surrounding land uses and development pattern. The proposed townhome subdivision would be an improvement over the past nonconforming uses on the site. It is felt that the application is in keeping with the Ozona Community Overlay and is consistent with the Pinellas County Comprehensive Plan.

Staff recommends approval of all components of the request, subject to the aforementioned variance conditions.

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**IMPLEMENTATION OF
THE PINELLAS COUNTY COMPREHENSIVE PLAN**

Staff finds that the proposed amendments are consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES 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.

Ozona Community Overlay

Objective 1.21. The Board of County Commissioners will adopt a Community Overlay to define and recognize Ozona as a distinct Pinellas County community.

Policy 1.21.1. The following statements define the distinct characteristics and features of the Ozona Community that have been identified by the Community and are recognized by the Board:

- Ozona has a history that dates back to the 1880s. Ozona was one of the original communities in Pinellas County. Evidence of this remains with not only a number of buildings, structures, and features in the community but also with many artifacts that have been preserved or discovered over the years. This heritage is valued not just because the singular value of each feature but also due to their composite and cumulative value as the origin and heritage of the community. It is the intent that these historic features be preserved, enhanced and, where possible, replicated.
- Ozona has many environmental features which include coastal waters and indigenous marine life, remnants of a natural shoreline with its associated vegetation and wildlife, inland wetlands and uplands with their associated vegetation and wildlife, and a large bird population. These features are woven into the development fabric of Ozona as an intrinsic part of the community. It is the intent that these environmental

features be preserved and enhanced not only for the benefit of the residential community but also to support environmental diversity now and for the future.

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- Ozona has a strong sense of community identity reflected in the general atmosphere and neighborly connectedness. There are many activities in the community that assist and further a sense of community. Since the community is composed of the people within it, it is important to provide opportunities for people to maintain their sense of community and to maintain their relationships. Community features such as activity centers and points of interest further these relationships. It is the intent to ensure that community features such as the post office, the Village Hall, Pinellas Trail, the elementary school, neighborhood gathering points, friendly developed areas, safe walking roadways, and vantage points to appreciate the environment are fostered and supported.
- Ozona in recent years has become well established as a livable community. This was initially the result of the County Commission passing a resolution establishing Ozona as a golf cart community. That resolution established guidelines that not only permitted golf carts but defined a related set of safety procedures that the community has embraced. This form of transportation is very compatible with the pedestrian and bicycle friendly environment that also exists within the community thereby making Ozona a livable community. It would be the intent to continue to support these livable community aspects within Ozona.
- Ozona demonstrates a unique character of development where there is a diverse mix of residential and commercial activities and land-use, that has evolved in a compatible way. The businesses in their recognized areas are considered community assets which benefits and provides commercial opportunities to people without the need to leave the community. Marinas provide an ambience that is consistent with the waterfront heritage of Ozona. Residential development has developed in a low intensive character that is accepted in the community as the preferred development pattern. It is the intent to continue these compatible relationships between residential, commercial, and various land use types within Ozona.

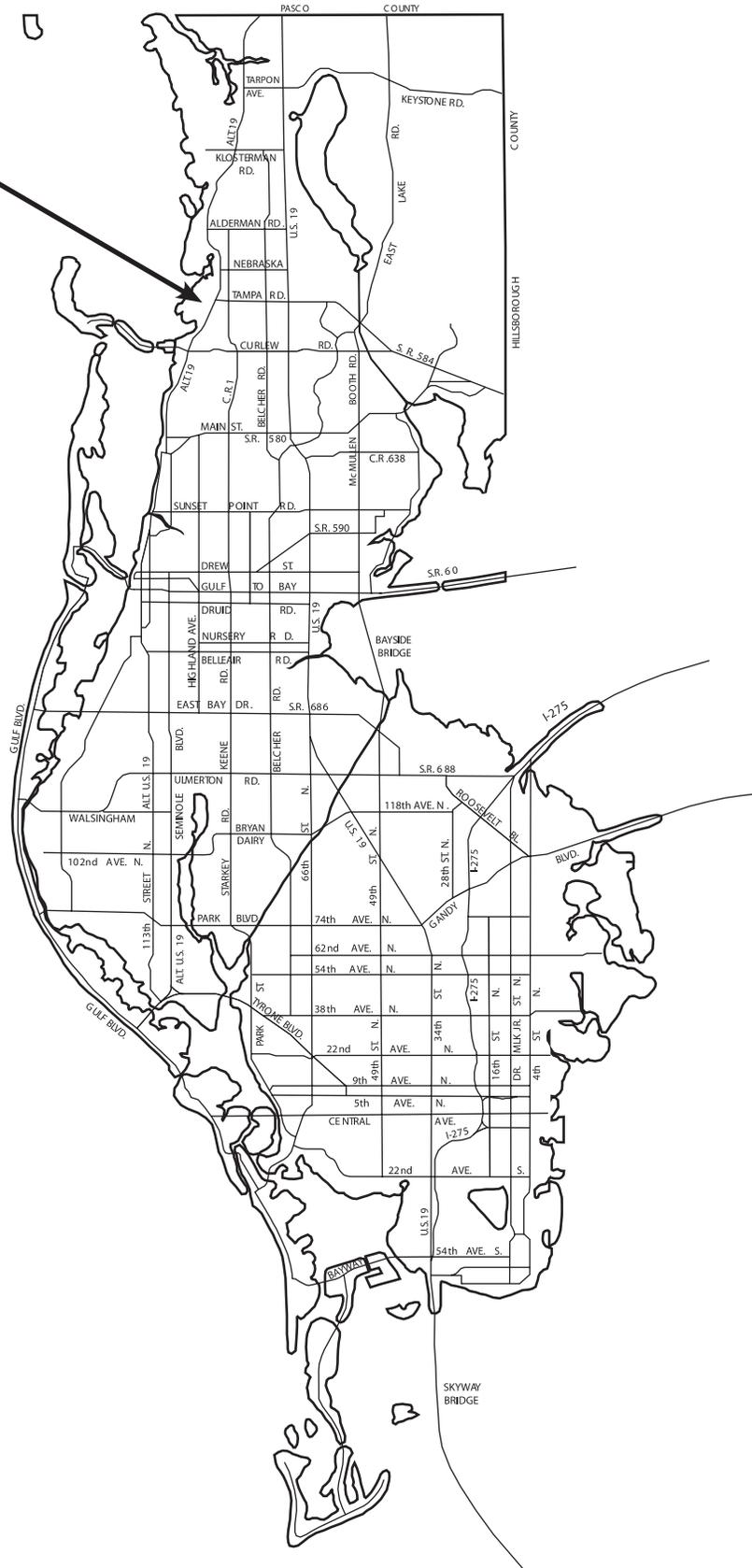
COUNTY DEVELOPMENT REGULATIONS

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-26-10-15



MAP-1

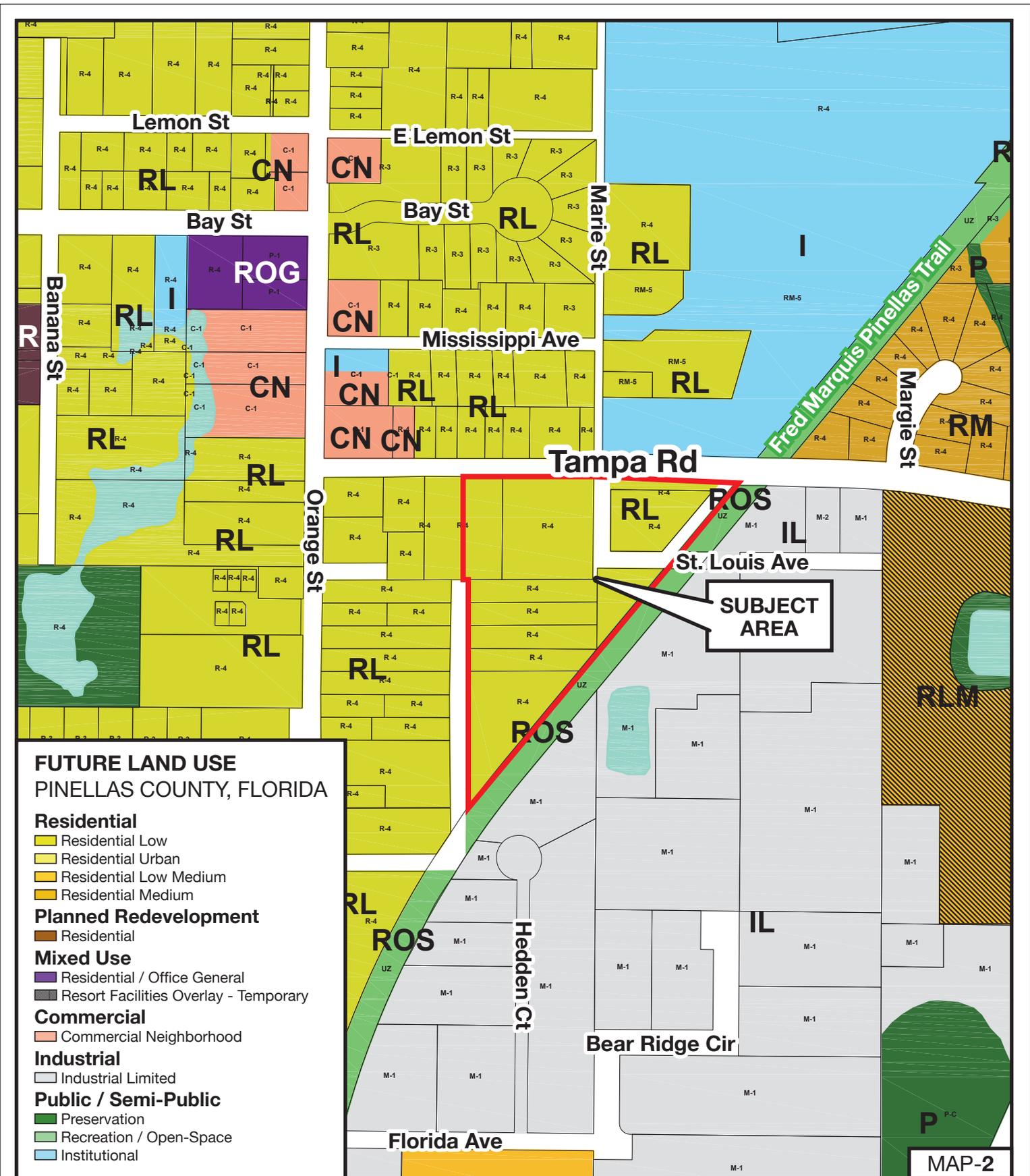
Z-26-10-15

Zoning From: R-4, One, Two & Three Family Residential
To: RPD-5, Residential Planned Development

And variances for a 23-foot setback from residential porches to the edge of a private street where 35 feet is required, an 8-foot setback from the pool cabana to the edge of a private street where 35 feet is required, and an 18-foot setback from the pool cabana to the edge of a public right-of-way where 25 feet is required.

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Prepared by: Pinellas County Planning Department September 2015





**FUTURE LAND USE
PINELLAS COUNTY, FLORIDA**

- Residential**
 - Residential Low
 - Residential Urban
 - Residential Low Medium
 - Residential Medium
- Planned Redevelopment**
 - Residential
- Mixed Use**
 - Residential / Office General
 - Resort Facilities Overlay - Temporary
- Commercial**
 - Commercial Neighborhood
- Industrial**
 - Industrial Limited
- Public / Semi-Public**
 - Preservation
 - Recreation / Open-Space
 - Institutional

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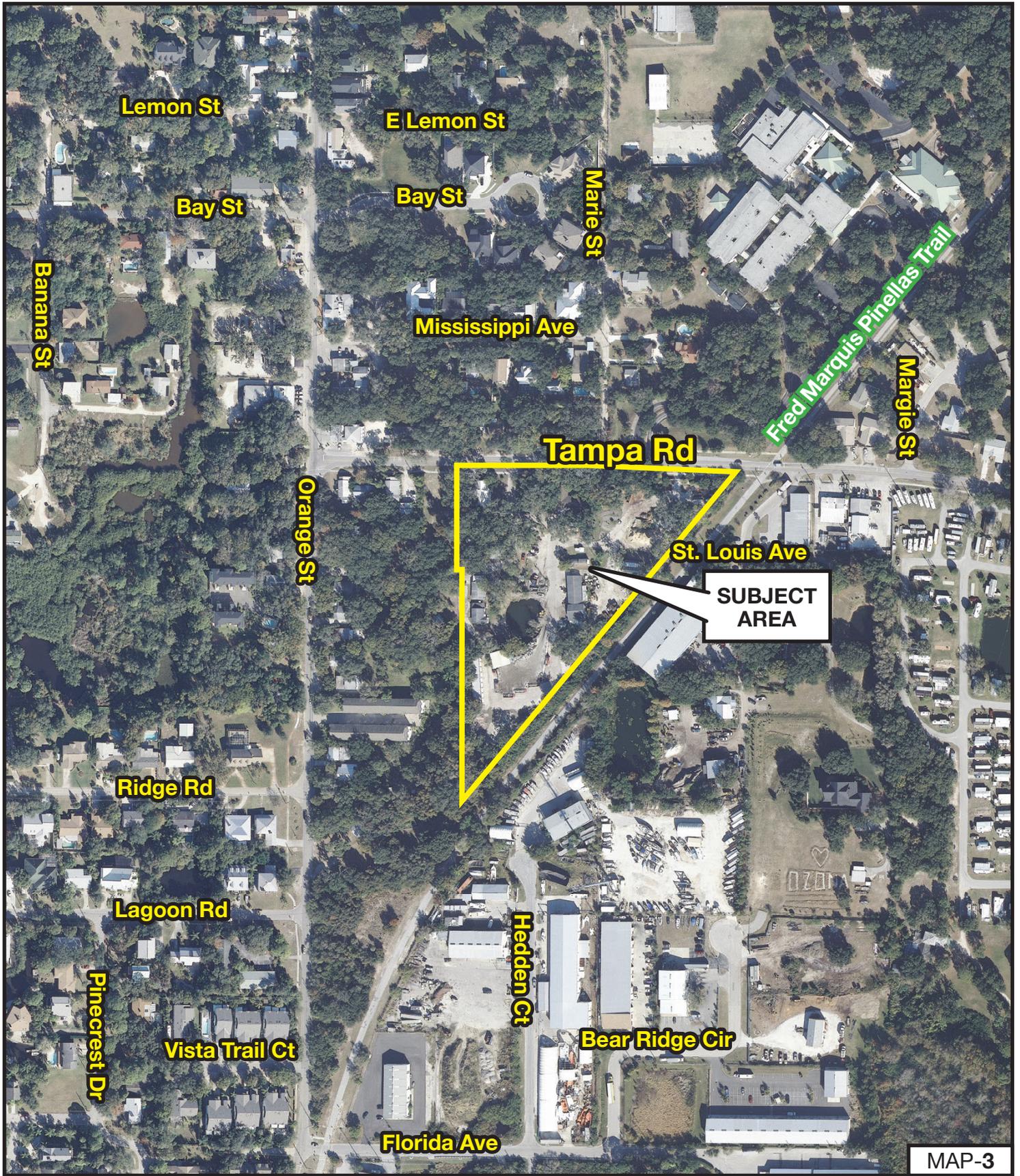
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Prepared by: Pinellas County Planning Department September 2015

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MAP-2



Z-26-10-15

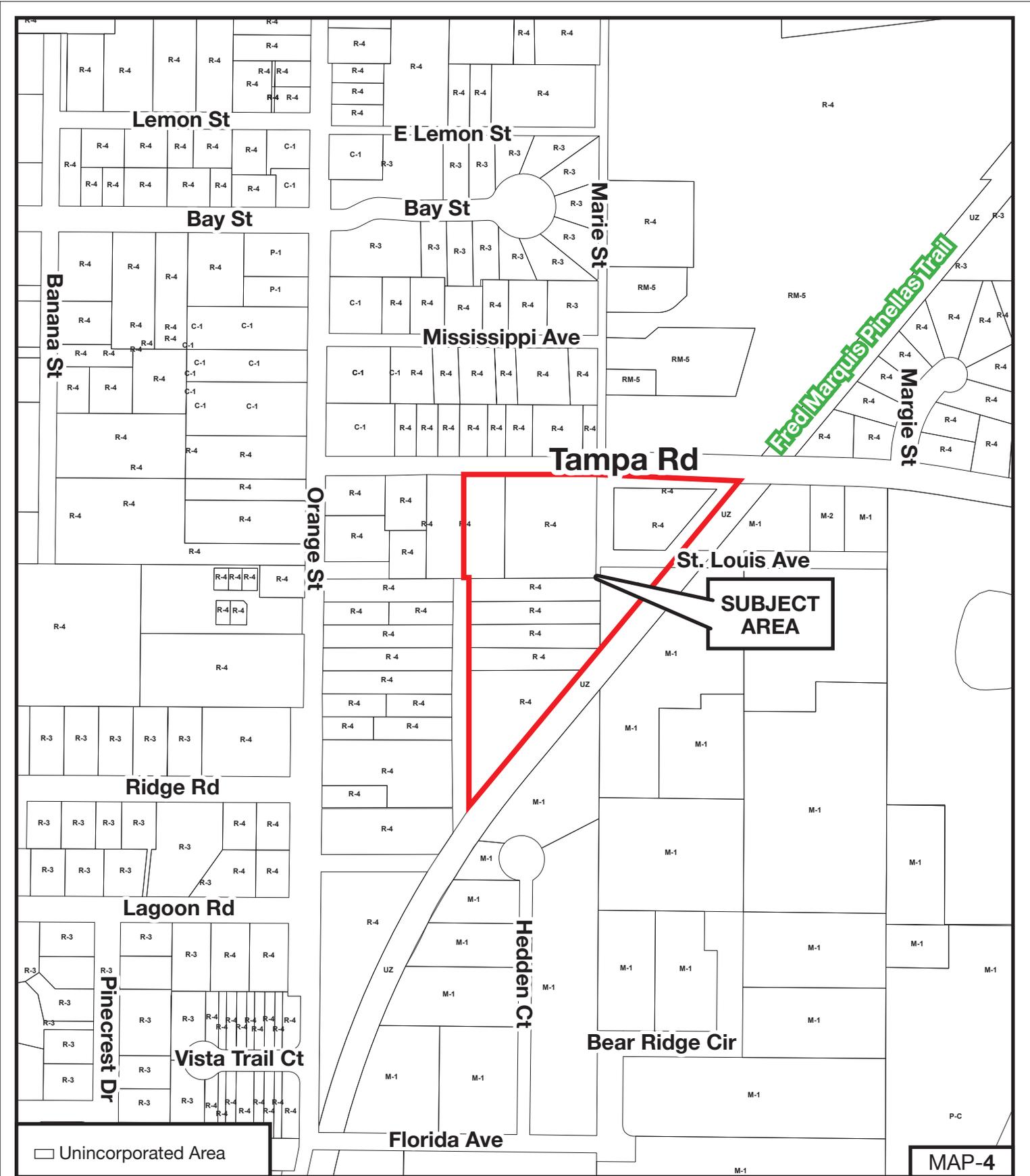
Zoning From: R-4, One, Two & Three Family Residential
 To: RPD-5, Residential Planned Development

And variances for a 23-foot setback from residential porches to the edge of a private street where 35 feet is required, an 8-foot setback from the pool cabana to the edge of a private street where 35 feet is required, and an 18-foot setback from the pool cabana to the edge of a public right-of-way where 25 feet is required.

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 10/28/15/12816/019/0503 and 11/28/15/33624/000/0130, 0140, 0150, 0160 & 0170
 Prepared by: Pinellas County Planning Department September 2015

MAP-3





□ Unincorporated Area

MAP-4

Z-26-10-15

Zoning From: R-4, One, Two & Three Family Residential
To: RPD-5, Residential Planned Development

Parcel I.D. 11/28/15/97389/003/1009, 1000 & 1001, 11/28/15/29916/000/0030 & 0060, 10/28/15/12816/019/0503 and 11/28/15/33624/000/0130, 0140, 0150, 0160 & 0170
Prepared by: Pinellas County Planning Department September 2015

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EXHIBIT "A"

PARCEL 1:

The West Ninety (90) feet of the East Three Hundred (300) feet of Lot Ten (10) in Block Three (3), according to the plat of A Subdivision of South half (S 1/2) of Lot One (1) and Southeast quarter (SE 1/4) of Southwest Quarter (SW 1/4) of Section Two (2) and North half (N 1/2) of Section Eleven (11) Township Twenty-eight (28) South, Range Fifteen (15) East, recorded for Walton Whitehurst , as recorded in Deed Book G on Page 177 of the Public Records of Hillsborough County, Florida, of which Pinellas county was formerly a part;

PARCEL 2:

The west 100 feet of the east 210 feet of Lot Ten (10), Block Three (3), WHITEHURST S SUBDIVISION, as recorded in Deed Book G, Page 177, Public Records of Hillsborough County, Florida.; of which Pinellas County was formerly a part.

PARCEL 3:

The East One Hundred Ten (110) feet of Lot Ten (10) Block Three (3) according to plat of a Subdivision of South half (S 1/2) of Lot One (1) and Southeast Quarter (SE 1/4) of Southwest Quarter (SW 1/4) of Section Two (2) and North Half (N 1/2) of Northwest Quarter (NW 1/4) of Section Eleven (11) Township Twenty-Eight (28) South, Range Fifteen (15) East, recorded for Walton Whitehurst , as recorded in Deed Record G Page 177, records of Hillsborough County, Florida, of which Pinellas County was formerly a part;

PARCEL 4:

The South Ten feet of Lot Two (2); and all of Lot Three (3); all in W. V. Futrell s Sub-Division of Lot Nine (9) in Block Three (3) of a Sub-Division recorded for Walton Whitehurst, and located in the Southeast corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Eleven (11), Township Twenty-Eight (28) South, Range Fifteen (15) East, of which Pinellas County was formerly a part;

PARCEL 5:

Lots 6 & 7, Futrell s Subdivision as recorded in Plat Book 1, Page 4, records of Hillsborough County, Florida, of which Pinellas County was formerly a part. Being otherwise described as follows: From the North 1/4 corner of Section 11, Township 28 South, Range 15 East, run South 0°10'39" West 1,320 feet along the North-South center line of said Section 11; thence North 89°30 48 West 625.75 feet along the South Line of Lot 9, Block 3, W.T. Whitehurst Subdivision, recorded in Deed Book G, Page 177, Public Records of Hillsborough County, Florida, of which Futrell s Subdivision is a replat of; thence run North 0°24 09 East, 40 feet to the Southwest corner of Lot 7, Futrell s Subdivision as recorded in Plat Book 1, Page 4, Public Records of Hillsborough County, Florida, for a point of beginning; thence continue North 0°24 09 East 144 feet; thence South 89°30 48 East 238.16 feet to a point 30 feet northwesterly of and parallel to the center line of Seaboard Coast Line Railroad Company s main track; thence South 39°45 10 West 186 feet; thence North 89°30 48 West 120.22 feet to the point of beginning;

EXHIBIT "A"

Z-26-10-15

PARCEL 6:

Burghstream Sub, Part of the West Half of Block S lying North and West of the Railroad Right of Way, as recorded in Plat Book 1, Page 16 of Hillsborough County of which Pinellas County was formerly a part;

PARCEL 7:

Lot 13, H.L. GRIDER S SUBDIVISION, according to the map or Plat thereof as recorded in Plat Book 5, page 71, Public Records of Pinellas County, Florida.

PARCEL 8:

LOT 14 of H. L. GRIDER S SUBDIVISION, according to the map thereof recorded in Plat Book 5, Page 71, Public Records of Pinellas County, Florida;

PARCEL 9:

Lot 15, H.L. GRIDER S SUBDIVISION, according to the map or Plat thereof as recorded in Plat Book 5, page 71, Public Records of Pinellas County, Florida.

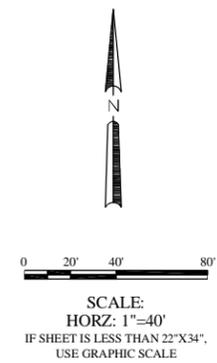
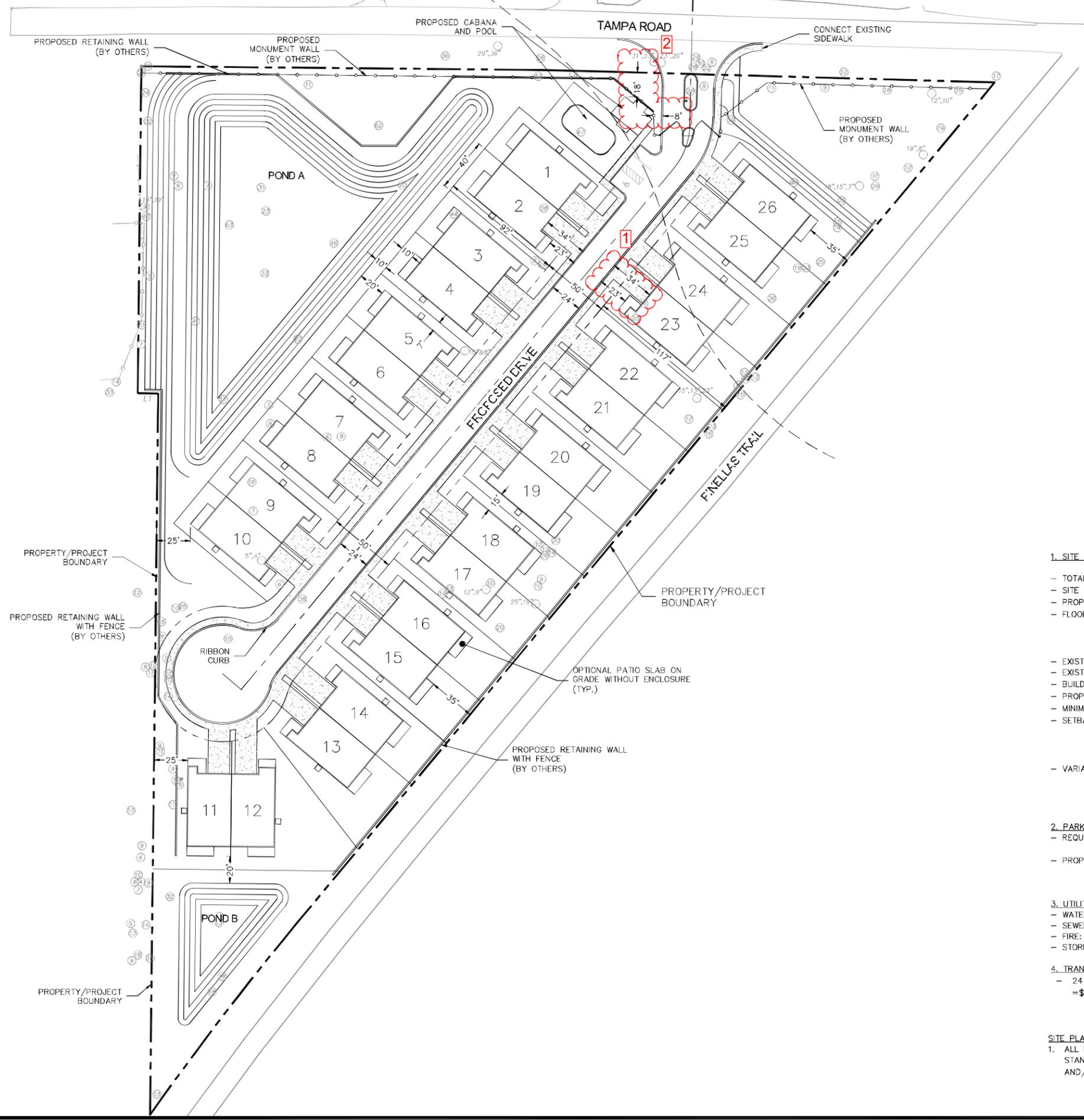
PARCEL 10:

Lot 16, H.L. GRIDER S SUBDIVISION, according to the map or Plat thereof as recorded in Plat Book 5, page 71, Public Records of Pinellas County, Florida.

PARCEL 11:

That Part of Lots 17, 18, 19, 20, 21 and 22, lying west of Atlantic Coastline Railway right-of-way of GRIDER S SUBDIVISION of Block R of Charles Burghstream s Subdivision, according to the map or plat thereof as recorded in Plat Book 5, Page 71, of the Public Records of Pinellas County, Florida.

S:\PROJECT FILES\158 - PIONEER HOMES - OZONA VILLAGE\PLAN SET\DWG 2015 WRA
 Plot Date: 8/11/2015 11:52:28 AM



Z-26-10-15
 Revised 9-18-15

1. SITE DATA

- TOTAL SITE AREA: 5.52 AC
- SITE ADDRESS/PIN: 23-27-15-89262-000-4302,
- PROPOSED USE: RESIDENTIAL (SF HOMES)
- FLOOD ZONE: ZONE X AND ZONE AE (BASE FLOOD ELEVATIONS OF 11 FEET & 12 FEET), FIRM MAP NUMBER 12103C0059G (MAP NUMBER 125139-0059-G)
- EXISTING ZONING: R4
- EXISTING LANDUSE: RLM
- BUILDING HEIGHT: MAX 45'
- PROPOSED DENSITY: 26 UNITS / 5.52 AC = 4.71 UNITS/AC
- MINIMUM LOT SIZE: 90' X 40'
- SETBACKS: FRONT YARD - 23' (EOP)
 REAR YARD - 10'
 SIDE YARD - 7.5'
 BUILDING SEPARATION - 15'
- VARIANCES: (xx)
 FRONT SETBACK = 23'
 CABANA SETBACK = 18' FROM ROW
 FENCE/WALL = 10' HIGH, 0 SETBACK

2. PARKING REQUIREMENTS

- REQUIRED PARKING: 1.5 PARKING SPACE PER UNIT
 (26 UNITS * 1.5 SPACES/UNIT+GARAGE) = 39
- PROPOSED PARKING: UNIT SPACES SPACES: 26+GARAGE=52
 COMMON SPACES: 3
 55 SPACES PROVIDED

3. UTILITIES

- WATER: PRIVATE - PROVIDED BY PINELLAS COUNTY
- SEWER: PRIVATE - PROVIDED BY PINELLAS COUNTY
- FIRE: PRIVATE - PROVIDED BY PINELLAS COUNTY
- STORM: PRIVATE ONSITE

4. TRANSPORTATION IMPACT FEE

- 24 UNITS X \$1,248 = \$29,952 - (x EXISTING UNITS X \$1,248) = \$xxx

SITE PLAN NOTES:

1. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES. THIS MUST BE CLEARLY NOTED ON PLAN.

NO.	DATE	DESCRIPTION	BY
6			
5			
4			
3			
2			
1			

Engineering ~ Environmental
 Water Resource
 4260 W. Linebaugh Ave.
 Tampa, Florida 33624
 8043 Cooper Creek Blvd., Suite 210
 University Park, Florida 34201
 www.wraengineering.com CA 0007662
 Phone: 813.263.3130 FAX: 813.237.21



OVERALL SITE PLAN

OZONA VILLAGE

ISSUED FOR: DRAFT
 JOB # 158 SEC: 00

Plot Date: 8/11/2015
 Datum: NAVD 88

PROPOSED AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP AND ZONING ATLAS AND THE COMPREHENSIVE PLAN

The Pinellas County Board of County Commissioners proposes to adopt the following amendments to the Pinellas County Future Land Use Map and Zoning Atlas and proposed amendments to the Pinellas Comprehensive Plan. A public hearing on the Resolutions and Ordinances will be held **November 24, 2015 at 6:00 p.m.** in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater FL 33756.

Interested parties may appear at the hearing and be heard regarding the proposed Resolutions and Ordinances:

A. PROPOSED RESOLUTIONS AND ORDINANCE AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS

1. Q Z/LU-19-9-15

Resolution changing the Zoning classification of approximately 4.9 acres located 585 feet south of the southeast intersection of Ulmerton Road and Belcher Road South in the unincorporated area of Largo (street address: 13101 Belcher Road South); Page 729 of the Zoning Atlas, as being in Section 07, Township 30, Range 16; from A-E, Agricultural Estate Residential to RM-12.5, Residential, Multiple Family, 12.5 units per acre and a special exception to allow a 50% affordable housing density bonus; upon application of Alice K. Gast, Trustee of the Nichols Family Trust through Richard Cavalieri, Norstar Development USA, LP, Representative,
and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 4.9 acres located 585 feet south of the southeast intersection of Ulmerton Road and Belcher Road South in the unincorporated area of Largo (street address: 13101 Belcher Road South) located in Section 07, Township 30, Range 16, from Residential Urban to Residential Medium, providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties and providing an effective date.

2. LU-21-9-15

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 2 acres on the south side of Keystone Road approximately 280 feet west of the intersection with Dogwood Trace in the unincorporated area of Tarpon Springs (site address: 2801 Willow Trace) located in Section 09, Township 27, Range 16 from Residential Rural to Institutional, providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties and providing an effective date.

3. Q Z-26-10-15

Resolution changing the Zoning classification of approximately 5.6 acres located on the south side of Tampa Road 100 feet west of Candy Lane and adjacent to the Pinellas Trail in Ozona; Page 93 of the Zoning Atlas, as being in Section 10 & 11, Township 28, Range 15; from R-4, One, Two & Three Family Residential to RPD-5, Residential Planned Development, 5 units per acre and variances for a 23 foot setback from residential porches to the edge of a private street where 35 feet is required, an 8 foot setback from the pool cabana to the edge of a private street where 35 feet is required, an 18 foot setback from the pool cabana to the edge of a public right-of-way where 25 feet is required; upon application of GGR Ozona, LLP through George Stamas, Pioneer Homes, Representative.

4. LU-27-10-15

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 2.1 acres located at the northeast corner of the intersection of 66th Street N and 58th Avenue N in the unincorporated area of Pinellas Park located in Section 32, Township 30, Range 16; from Institutional to Commercial General, providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties and providing an effective date

B. PROPOSED AMENDMENT TO THE PINELLAS COUNTY COMPREHENSIVE PLAN

1. AN ORDINANCE OF THE COUNTY OF PINELLAS AMENDING THE GOALS, OBJECTIVES AND POLICIES, AND THE FUTURE LAND USE MAP CATEGORIES AND RULES, OF THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN TO SUPPORT PROPOSED AMENDMENTS TO THE ZONING PROVISIONS OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE; TO INCLUDE SELECTED COUNTYWIDE PLAN PROVISIONS AND RETAIN CONSISTENCY WITH THE COUNTYWIDE PLAN RULES; TO SUPPORT IMPLEMENTATION OF THE PINELLAS COUNTY MOBILITY MANAGEMENT SYSTEM; AND TO DELETE REFERENCES TO TRANSPORTATION CONCURRENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.
2. AN ORDINANCE OF THE COUNTY OF PINELLAS AMENDING THE GOALS, OBJECTIVES AND POLICIES OF THE TRANSPORTATION ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN TO ESTABLISH A MOBILITY MANAGEMENT SYSTEM, TO DELETE TRANSPORTATION CONCURRENCY, TO UPDATE VARIOUS TERMS AND REFERENCES, AND TO REFLECT NEW INFORMATION; AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT TO RECOGNIZE THE COORDINATION REQUIRED TO IMPLEMENT THE COUNTYWIDE COMPONENTS OF A MOBILITY MANAGEMENT SYSTEM; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT TO SUPPORT ESTABLISHMENT OF A MOBILITY MANAGEMENT SYSTEM AND TO REFLECT IMPLEMENTATION OF A TEN-YEAR CAPITAL IMPROVEMENTS PROGRAM; AMENDING THE CONCURRENCY MANAGEMENT SYSTEM PROVISIONS OF THE COMPREHENSIVE PLAN TO ELIMINATE REFERENCES TO TRANSPORTATION CONCURRENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.

Any written arguments, evidence, explanations, studies, reports, petitions or other documentation that an applicant, proponent or opponent wishes to be provided to the Board of County Commissioners for their consideration in support of, or in opposition to, any of the applications proposed above should be submitted to the attention of the Pinellas County Zoning Manager, 440 Court Street, Fourth Floor, Clearwater, Florida 33756. Materials must be submitted at least one week (7 days) in advance of the advertised hearing. Hard copy written comments must be submitted on 8½ × 11-inch paper.

The proposed Resolutions and Ordinance amending the Zoning Atlas and the Future Land Use Map can be inspected by the public in the Pinellas County Planning Department; Land Use and Zoning Division located at the address above, or at the Pinellas County Board Records located at 315 Court Street, Fifth Floor, Clearwater, Florida 33756. You can contact the Zoning Division at (727) 464-5047 with any questions, or email them at zoning@pinellascounty.org.

The proposed amendments to the Pinellas County Comprehensive Plan can be inspected at the Pinellas County Planning Department located at 310 Court Street, First Floor, Clearwater, Florida 33756. Send comments to this address or call the Long Range Planning Division at (727) 464-8200. The amendments can also be inspected at Pinellas County Board Records Department, 315 Court Street, Fifth Floor, Clearwater, Florida, 33756.

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 SOUTH FORT HARRISON AVENUE, SUITE 500, CLEARWATER, FLORIDA 33756 (727) 464-4880 (VOICE) (727) 464-4062 (TDD).

KEN BURKE, CLERK TO THE
BOARD OF COUNTY COMMISSIONERS
By Norman D. Loy, Deputy Clerk

REQUEST FOR ADVERTISING FORM

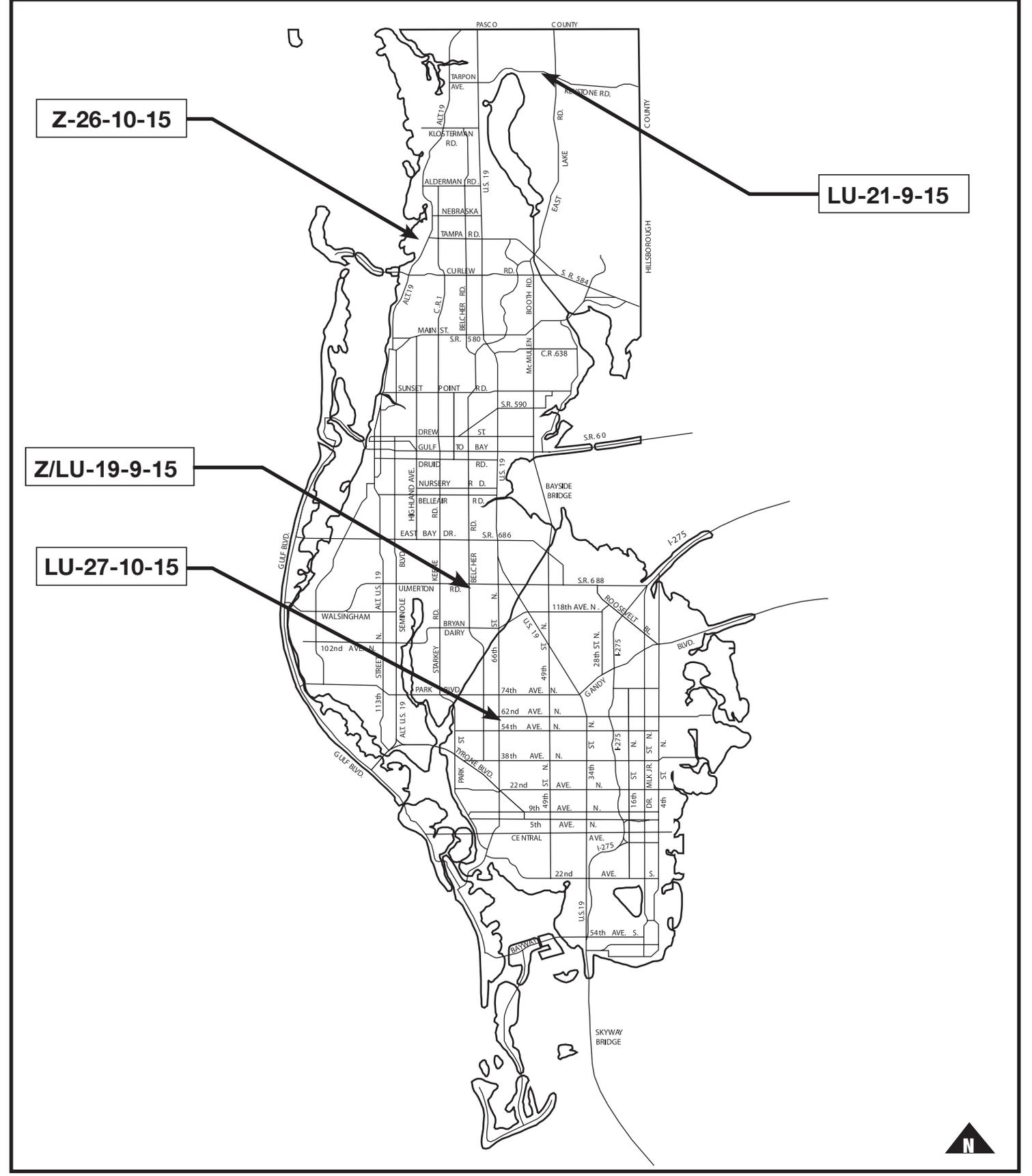
Phone No. 464-8200

Fax No. 464-8201

To: Board Records
FROM: Tammy Swinton, Planning Department (November 24, 2015 BCC Hearing)
DATE: November 3, 2015

AD COPY ATTACHED: Yes X No WITH MAP
REQUIRES SPECIAL HANDLING: Yes No X
NEWSPAPER: St. Petersburg Times X
DATE(S) TO APPEAR: **November 13, 2015**
SIZE OF AD: **2 COLUMN BY 10 INCH AD (or quarter-page ad if necessary for legibility)**
SIZE OF HEADER: **18 Point Header**
SIZE OF PRINT: **N/A**
SPECIAL INSTRUCTIONS: **Do Not Print in Legal/Classified Section**

cc: Glenn Bailey, Planning Department
Gordon Beardslee, Planning Department
Liz Freeman, Planning Department
Tammy Swinton, Planning Department



Z-26-10-15

LU-21-9-15

Z/LU-19-9-15

LU-27-10-15



**PINELLAS COUNTY
PLANNING DEPARTMENT ZONING DIVISION**