



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-26-02

LPA Public Hearing: April 8, 2026

Applicant: Shirley Bragdon

Representative: Sandra Smith

Subject Property: Approximately 2.50 acres located at 2941 Abbey Lake Road in unincorporated Clearwater.

Parcel ID(s): 05-29-16-00000-140-0400



REQUEST:

A Zoning Atlas amendment from R-A, Residential Agriculture to R-R, Rural Residential.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed Zoning Atlas amendment consistent with the Pinellas County Comprehensive Plan and recommends approval by the Board of County Commissioners. (The vote was 6-0, in favor)

Development Review Committee (DRC) RECOMMENDATION:

- **Staff recommend** that the LPA find the proposed Zoning Atlas amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
 - **Staff further recommend** that the LPA recommend **approval** of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.
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SUMMARY REPORT

The Development Review Committee reviewed and analyzed this application on March 9, 2026. The Staff summary discussion and analysis follow:

The subject property is in an unincorporated enclave of the City of Clearwater and consists of a 2.5-acre residential lot developed with a single-family home along Abby Lake Road. The property is not under contract to purchase; however, the property owner's intention is to eventually split the lot, subject to the rezoning and sell off a portion for development of a single-family home.

The current zoning designation is Residential Agriculture (R-A), which allows for single-family residential lots and detached homes having a 2-acre minimum and allows a range of agricultural activities. The proposed Rural Residential (R-R) zoning district also allows for single-family detached homes and residential lots, but at a smaller size of 16,000 square feet. The property is designated Residential Suburban (RS) on the Future Land Use Map (FLUM) which allows 2.5 residential units per acre.

As noted above, the applicant would like to split the residential lot to allow for the construction of an additional single-family home. Under the current R-A zoning district, the minimum development standards specify that lots must be at least 2.0 acres in area, with a minimum width of 90 feet and a minimum depth of 100 feet, therefore a rezoning would be necessary to meet the minimum development standards for the proposed split and the future construction of a new single-family home. The property's current RS FLUM designation would also allow the lot to be split and developed with one additional single-family home, based on the current lot's acreage of 2.5 acres. Therefore, a FLUM amendment is not necessary for this application.

Surrounding Uses and Zoning Designations

The subject property is in a predominantly low-density, single-family residential area with the same Future Land Use Map designation and similar surrounding low-density zoning designations. Apart from the public school to the north, the other adjacent properties to the south, east, and west are also developed with detached single-family homes on large rural and estate type lots ranging in different sizes.

Flood Risk

The subject property has a low flood risk. The subject property is neither within the Coastal High Hazard Area (CHHA) nor the Coastal Storm Area (CSA). The subject property lies within Flood Zone X.

Conclusion

County staff is of the opinion that the proposed zoning atlas amendment to R-R is appropriate for the subject property and would allow for reasonable use of the property. The request demonstrates general compatibility with both the neighboring residential density and the established development pattern. Additionally, the proposal would not have any impact on infrastructure, including utilities and traffic. Lastly, the proposal is consistent with the Pinellas County Comprehensive Plan (see specifically cited goals, objectives, policies, and strategies listed below).

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	RS	Residential Agriculture (R-A)	Single Family Residence
Adjacent Properties:			
North	I	Residential Agriculture (R-A)	Public School
South	RS	Residential Estate (R-E) & Residential Agriculture (R-A)	Single-Family
East	RS	Residential Rural (RR) & City of Clearwater	Single-Family
West	RS	Residential Estate (RE)	Single-Family

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

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

FUTURE LAND USE ELEMENT

- Goal 1: Provide a variety of land use character areas to meet the needs of a diverse population and support thriving, resilient, quality communities.
- Objective 1.1 Establish Land Use Categories that respond to the unique challenges of infill and (re)development within Unincorporated Pinellas County.
- Objective 1.2 Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.
- Policy 1.2.1 Utilize the Land Development Code to regulate the use, intensity and design of (re)development in a manner consistent with the Future Land Use Categories and FLUM.
- Strategy 1.2.1.1 The Local Planning Agency and the Board of County Commissioners will ensure that use, density, intensity, and other relevant standards of the Land Development Code are consistent with the Future Land Use Chapter.
- Policy 1.2.2 Consider creative regulatory solutions to support (re)development.
- Goal 4: Promote land use and development patterns that support equitable economic growth.

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.

PROPOSED BCC HEARING DATE: May 19, 2026, at 6:00 p.m.

CORRESPONDENCE RECEIVED TO DATE: None

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: None

ATTACHMENTS: Maps, Application