

4. This hearing is being requested to consider: REZONING OF 8990 131ST STREET, SEMINOLE
FROM R-2 TO R-E TO ALLOW FARM ANIMALS TO LIVE ON PROPERTY
PER CODE 138.-3350.

5. Location of subject property (street address): 8990 131ST STREET SEMINOLE, FL 33776

6. Legal Description of Property: (attach additional documents if necessary)
PINECLAS GROVES SW 1/4, 20-30-15 N 189 FT OF THAT PT OF
LOT 17 LYING E OF HOLIDAY HIGHLANDS TRD ADD LESS RD.

7. Size of Property: 189 feet by 243 feet, 1.0543388 acres

8. Zoning classification Present: R-2 Requested: R-E

9. Future Land Use Map designation Present: R-L Requested: R-L

10. Date subject property acquired: NOVEMBER 25TH, 2020

11. Existing structures and improvements on subject property:
SINGLE FAMILY HOUSE, DETACHED GARAGE, DETACHED WORKSHOP.

12. Proposed structures and improvements will be:
REMODEL AND ADDITION TO HOUSE, DETACHED GARAGE INTO MOTHER IN LAW, BARR.

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (Attach a separate sheet if necessary).

PRIOR TO THE MUNICODIC CHANGE ON 6/21/2021 IN ARTICLE III
ZONING & LAND USE, OUR PROPERTY WAS ALLOWED TO HAVE LIVESTOCK ON
IT. AFTER 6/21/2021, THE LAND USE STATED ONLY IN R-A, R-E, & R-R.
I HAVE PROVIDED THE COPIES OF THIS FOR PRIOR TO 6/21/2021, AND AFTER. (SEE ATTACHED
LETTER & CODES)

14. Has any previous application relating to zoning or land use on this property been filed within the last year?
Yes No When? _____ In whose name? _____

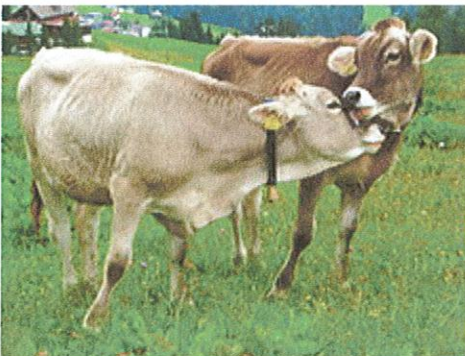
If so, briefly state the nature and outcome of the hearing:

#13

When the property first came available it was “zoned” for horses. We signed a lease-to-own agreement and moved in Oct 2019. We were not able to alter the property, and therefore unable to bring a horse on property until we purchased the home in November 2020. When we closed on the property we owned our horse and he was being boarded at the barn in Pinellas Park where our daughter takes lessons. Covid was in full swing and the price of building materials were extremely high, so we did not begin building a barn or making immediate moves to make the property equipped for horses. The codes for land use on our property changed in June 2021 and no longer allowed horses on the property. In August 2021 the property where our horse was being boarded was put up for sale and that is when we found out that the code had changed and we were no longer allowed to have a horse living on the property. We were devastated and would just like to make the property zoned for horses so that we can use the property for the sole purpose of what we purchased it for.

Livestock

Livestock are the [domesticated animals](#) raised in an [agricultural](#) setting to provide labor and produce [commodities](#) such as [meat](#), [eggs](#), [milk](#), [fur](#), [leather](#), and [wool](#). The term is sometimes used to refer solely to animals that are raised for consumption, and sometimes used to refer solely to farmed [ruminants](#), such as [cattle](#), [sheep](#) and [goats](#).^[1] [Horses](#) are considered livestock in the United States.^[2] The [USDA](#) classifies pork, veal, beef, and lamb ([mutton](#)) as livestock, and all livestock as [red meat](#). [Poultry](#) and [fish](#) are not included in the category.^[3]



Cattle on a pasture in Austria

4/26/2021

< Secs. 138-3342—138-3349. - Reserved.

DIVISION 13. - TEMPORARY USES AND STRUCTURES >

DIVISION 12. - ANIMALS AND LIVESTOCK



Sec. 138-3350. - Farm animals.



- (a) *Purpose.* The purpose of this section is to establish minimum standards for the keeping of farm animals.
- (b) *Applicability.* The provision of this section shall apply generally to the keeping of livestock and/or fowl. Livestock and fowl shall include those animals which are normally considered as farm animals, such as cattle, goats, sheep, horses, ponies, mules, pigs, chickens, ducks, geese, other similar farm animals, and wild animals licensed pursuant to state law.

This section shall not apply to the following:

- (1) Non-traditional pets covered in section 138-3352.
- (2) Backyard chickens in urban areas as regulated in section 138-3351.
- (c) *Standards.*
 - (1) Farm animals shall not be maintained, raised or housed within any zoning district except where specifically authorized by this chapter.
 - (2) The keeping and maintaining of farm animals is permitted as part of an approved commercial agricultural activity use pursuant to Table 138-355—Table of Uses for Zoning Districts.
 - (3) Farm animals shall not be boarded within 100 feet of any residence on an adjacent property.
 - (4) A minimum property size of one-half acre is required to keep and maintain farm

animals.

- (5) Up to three livestock and ten fowl are permitted per acre of upland area. For this purpose of calculating the allowable number of animals, any fraction below 0.5 shall be rounded down. Any fraction 0.5 or above shall be rounded up.
- (6) Waste containment and disposal is required, and shall be designed to minimize odor, vermin and insect infestation impacts on adjacent lots. The waste storage area shall be located and constructed in such a manner that minimizes exposure to rain or ponding water. Waste shall only be disposed in a manner allowed by law. Waste storage sites are not allowed within front yard setbacks and shall be subject to the following additional setback requirements:
 - a. Twenty feet or greater from any property line.
 - b. Fifty feet or greater from any well, lake, pond, wetland, stream or drainage ditch.
- (7) An applicant may seek special approval to keep, board, and/or possess farm animals or nontraditional pets on any property otherwise restricted by this

Code of Ordinances subject to Type 2 approval. :

(Ord. No. 18-36, § 3(Att. B), 10-23-18)

Sec. 138-3351. - Backyard chickens. :

Amended by Ordinance No. 21-11 >

- (a) *Purpose.* The purpose of this section to is allow chickens within some urban residential neighborhoods while limiting the intensity and potential impact on neighboring properties.
- (b) *Applicability.* The provisions of this section shall apply to the keeping of chickens on properties in the R-1 through R-5 and RPD zoning districts.
- (c) *Standards.*
 - (1) General conditions for the keeping of chickens in the R-1 through R-5 and RPD zoning districts.
 - a. For the purposes of this section of the Code, the term "chicken" refers to

4/26/2021



< Secs. 138-264—138-310. - Reserved.

ARTICLE IV. - RESIDENTIAL AND AGRICULTURAL DISTRICTS >

ARTICLE III. - ZONING AND LAND USES



DIVISION 1. - GENERALLY



Sec. 138-311. - Establishment of zoning districts.



Amended by Ordinance No. 21-11 >

The unincorporated area of Pinellas County is divided into zoning districts in order to apply the goals, objectives, and policies of the comprehensive plan to specific areas of its jurisdiction. Pinellas County is hereby divided into zoning districts which are depicted on the official zoning map atlas and are set forth as follows:

EXPAND

Table 138-311 — Zoning Districts for Unincorporated Pinellas County		
District Category Group	Zoning District Abbreviation	Zoning District Name
Single-Family Residential Districts	R-A	Residential Agriculture District
	R-E	Residential Estate District

Wind Energy Conservation System (WECS), Small Scale	2	2	2	2	2	2	2	2	2	2	2	2	1	1
AGRICULTURAL USES														
Agricultural Activities, Commercial Use	2	2	2										2	1
Agricultural Activities, Personal Use	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Community Gardens	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Nursery / Greenhouse, Retail	2	2									1			2
Nursery / Greenhouse, Wholesale	2	3	3											2
OTHER USES														
Excavation Pits and Quarries, in excess of 1,000 cubic yards	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Land Filling of More than 1,000 Cubic Yards	2	2	2	2	2	2	2	2	2	2	2	2	2	2

6/21/2021



< Secs. 138-3342—138-3349. - Reserved.

DIVISION 13. - TEMPORARY USES AND STRUCTURES >

DIVISION 12. - ANIMALS AND LIVESTOCK



Sec. 138-3350. - Farm animals.



- (a) *Purpose.* The purpose of this section is to establish minimum standards for the keeping of farm animals.
- (b) *Applicability.* The provision of this section shall apply generally to the keeping of livestock and/or fowl. Livestock and fowl shall include those animals which are normally considered as farm animals, such as cattle, goats, sheep, horses, ponies, mules, pigs, chickens, ducks, geese, other similar farm animals, and wild animals licensed pursuant to state law.

This section shall not apply to the following:

- (1) Non-traditional pets covered in section 138-3352.
- (2) Backyard chickens in urban areas as regulated in section 138-3351.
- (c) *Standards.*
 - (1) Farm animals shall not be maintained, raised or housed within any zoning district except R-A, R-E and R-R or per subsection (2) below.
 - (2) The keeping and maintaining of farm animals is permitted as part of an approved "commercial agricultural activity" use pursuant to Table 138-355 — Table of Uses for Zoning Districts.
 - (3) Farm animals shall not be boarded within 100 feet of any residence on an adjacent property.
 - (4) A minimum property size of one-half acre is required to keep and maintain farm

animals.

- (5) Up to three livestock and ten fowl are permitted per acre of upland area. For this purpose of calculating the allowable number of animals, any fraction below one-half shall be rounded down. Any fraction one-half or above shall be rounded up.
- (6) Waste containment and disposal is required, and shall be designed to minimize odor, vermin and insect infestation impacts on adjacent lots. The waste storage area shall be located and constructed in such a manner that minimizes exposure to rain or ponding water. Waste shall only be disposed in a manner allowed by law. Waste storage sites are not allowed within front yard setbacks and shall be subject to the following additional setback requirements:
 - a. Twenty feet or greater from any property line.
 - b. Fifty feet or greater from any well, lake, pond, wetland, stream or drainage ditch.

(Ord. No. 18-36, § 3(Att. B), 10-23-18; Ord. No. 21-11, § 75, 4-27-21)

Sec. 138-3351. - Backyard chickens. ⋮

- (a) *Purpose.* The purpose of this section to is allow chickens within some urban residential neighborhoods while limiting the intensity and potential impact on neighboring properties.
- (b) *Applicability.* The provisions of this section shall apply to the keeping of chickens on properties in the R-1 through R-5 and RPD zoning districts.
- (c) *Standards.*

(1) *General conditions for the keeping of chickens in the R-1 through R-5 and RPD zoning districts.*

a. For the purposes of this section of the Code, the term "chicken" refers to

Code of Ordinances female chickens only (i.e., hens):

b. Up to four chickens may be kept within an occupied single-family property located in the R-1, R-2, R-3, R-4, R-5 and RPD zoning districts. Chickens may be kept within manufactured home subdivisions, but not on duplex, triplex or multifamily properties, or within mobile home/manufactured home parks.

6/01/2021



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	R-E	Residential Estate District
	R-R	Rural Residential District
	R-1	Single-Family Residential District (9,500 sf)
	R-2	Single-Family Residential District (7,500 sf)

Community Gardens	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Nursery/Greenhouse, Retail	2	2									1			2	
Nursery/Greenhouse, Wholesale	2	3	3											2	
OTHER USES															
Excavation Pits and Quarries, in excess of 1,000 cubic yards	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Land Filling or Excavations of More than 1,000 Cubic Yards	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Land Filling or Excavations of Less than 1,000 Cubic Yards	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
ANIMALS AND LIVESTOCK															
Farm Animals	A	A	A											A	A
Backyard Chickens				A	A	A	A	A	A		A				
Non-Traditional Pets	A	A	A	A	A	A	A	A	A	A	A				
Dog-Friendly Dining											A	A	A	A	