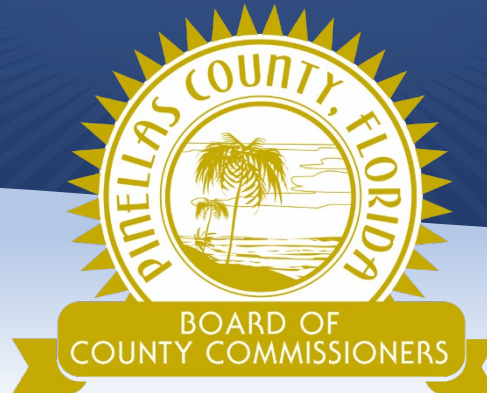


Board of County Commissioners

Case # ZON-26-02

May 19, 2026



Our Vision:
To Be the Standard for
Public Service in America.

Request

Subject Property

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

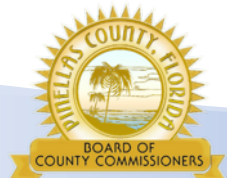
Zoning Atlas Amendment

From: R-A, Residential Agriculture

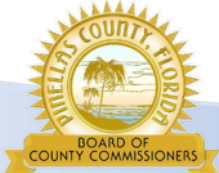
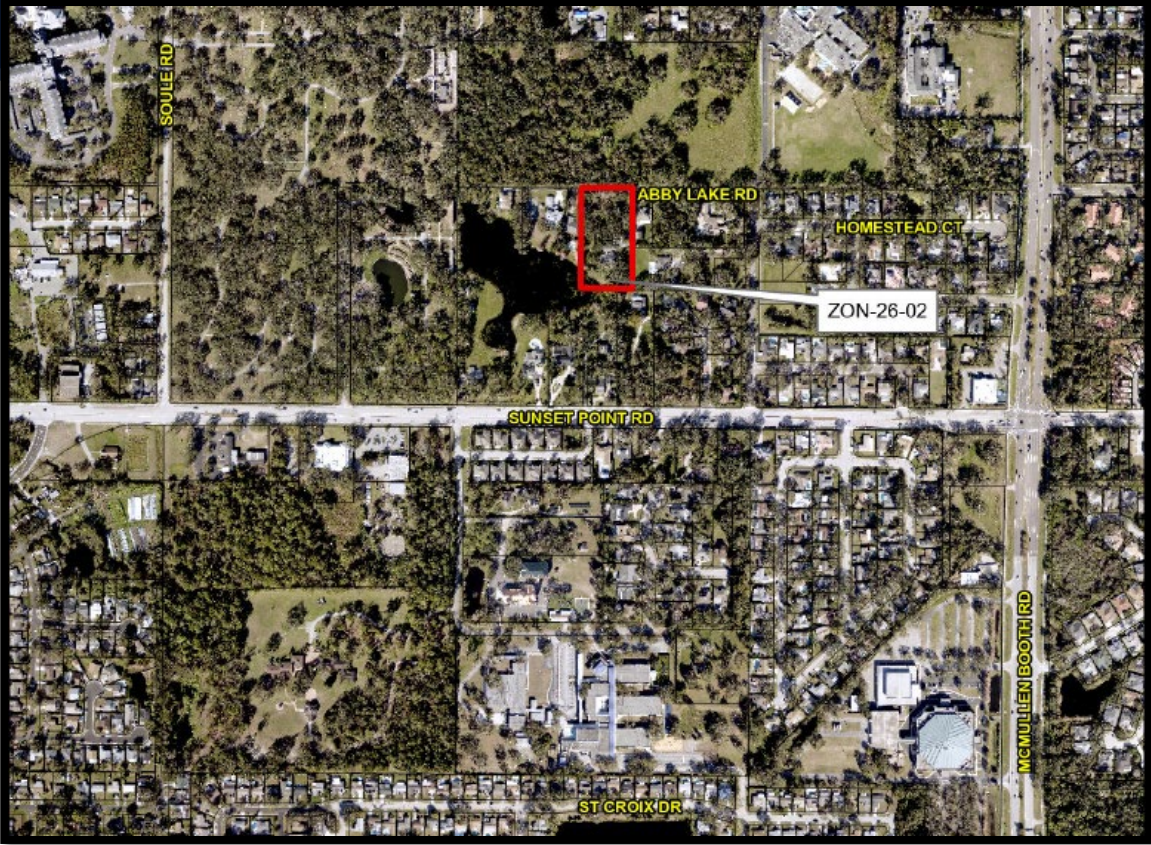
To: R-R, Rural Residential

Current Use: A Single-Family Home

Proposed Use: Two Single-Family Homes

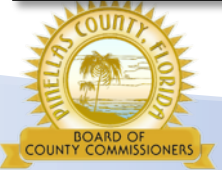


Location



Our Vision: To Be the Standard for Public Service in America

Zoning



Our Vision: To Be the Standard for Public Service in America

Site Photos



Aerial overview of subject property

Site Photos

Looking south at subject property from Abbey Lake Dr





Existing single-family home and access

Site Photos



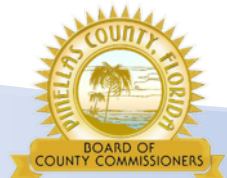
Looking west at Abbey Lake Rd



Looking East at Abbey Lake Rd

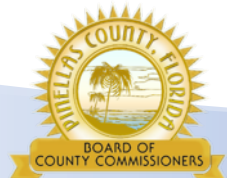
R-A, Residential Agriculture, Zoning Category

- **Allows for single-family residential lots**
- **2-acre minimum lot size**
- **Also allows ancillary agricultural activities.**
- **Maximum building height of 35 feet.**
- **Maximum ISR is .60 for residential uses.**



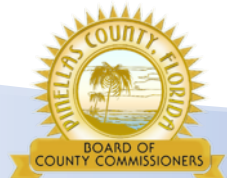
R-R, Rural Residential, Zoning Category

- **Characterized by medium to large lot, low density residential communities.**
- **Provides a transition between the more rural and suburban neighborhoods within Pinellas County.**
- **Allows for single-family residential lots**
- **16,000 sf minimum lot size**
- **Maximum building height of 35 feet.**
- **Maximum impervious surface ratio is 0.60 for residential uses.**



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.

Future Land Use would remain the same, Residential Suburban (RS)

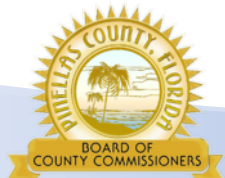


Public Notification and Correspondence



Public Notice and Correspondence:

Property owner notices sent – within 300 feet of subject property. No correspondence received.



Recommendation

Proposed Zoning Atlas Amendment:

- **The request demonstrates general compatibility with both the neighboring residential density and the established development pattern.**
- **Appropriate location and consistent with the adjacent zoning designations.**
- **Consistent with the Comprehensive Plan and Future Land Use Designation of Residential Suburban (RS).**

Staff recommends Approval

Local Planning Agency Recommended Approval (Vote: 6-0)

