



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-20-11

LPA Public Hearing: November 13, 2020

Applicant: Brian Wyant

Representative: N/A

Subject Property: Approximately 0.94 acre located at 12317 95th Street in unincorporated Largo.

Parcel ID(s): 11/30/15/41832/003/0040



REQUEST:

Zoning Atlas amendment from R-4 (One, Two & Three Family Residential) to R-R (Rural Residential) on approximately 0.94 acre located at 12317 95th Street in the unincorporated Largo area. The request would allow for single-family homes on a larger lot size as well as accessory farm animals. One single family detached home with a stable/riding area for their horse is proposed on the parcel.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The Local Planning Agency finds that the proposed amendment to the Pinellas County Zoning Atlas is consistent with the Pinellas County Comprehensive Plan and recommends approval of the proposed amendment. (The vote 6-0, in favor)

DEVELOPMENT REVIEW COMMITTEE STAFF RECOMMENDATION:

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

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on October 12, 2020. The DRC Staff summary discussion and analysis follows:

The subject property is designated Residential Low (RL) and Preservation (P) on the Future Land Use Map (FLUM) and is zoned R-4, One, Two & Three Family Residential. The RL land use allows up to 5.0

units per acre. The site is currently developed with a single-family home. The applicant proposes to redevelop the site with a new single-family home and a stable/riding area for their horse.

The current R-4 zoning district, which allows single family detached lots to be as small as 5,000 square feet and 50 feet wide, would allow for the site to be developed with up to 4 single-family homes. The proposed R-R zoning district allows single family detached lots with 16,000 square feet and 90 feet wide. Additionally, the R-R zoning allows for the keeping of farm animals with up to three livestock and 10 fowl per acre of upland area.

The subject property is within a predominately low-density residential area. The area contains a mixture of various low-density residential zoning districts, lot sizes and housing types. Single-family residential zoned R-4 is adjacent on the north, a large lot single-family home and horse stables zoned R-A is to the northeast, a large lot single-family home and barn zoned R-R is adjacent on the east, a vacant residential parcel zoned R-4 is to the south, and a Pinellas County-owned parcel containing the Lake Seminole Bypass Canal is to the west.

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate for the subject property. The R-R zoning will provide the opportunity for single family home development, which is compatible with the RL land use and the surrounding development pattern. The maximum residential density, which is based on the FLUM, is not increasing, therefore additional impacts to infrastructure are not anticipated. In general, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low, Preservation	R-4	Single Family Residential
Adjacent Properties:			
North	Residential Low	R-4	Single Family Homes
East	Residential Low & Preservation	R-R	Single Family Home & Barn
South	Residential Low & Preservation	R-4	Vacant Land
West	Residential/Open Space & Preservation	R-A	Vacant Land

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:

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.

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: December 15, 2020

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or in opposition.

ATTACHMENTS: (Maps)