



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-25-06

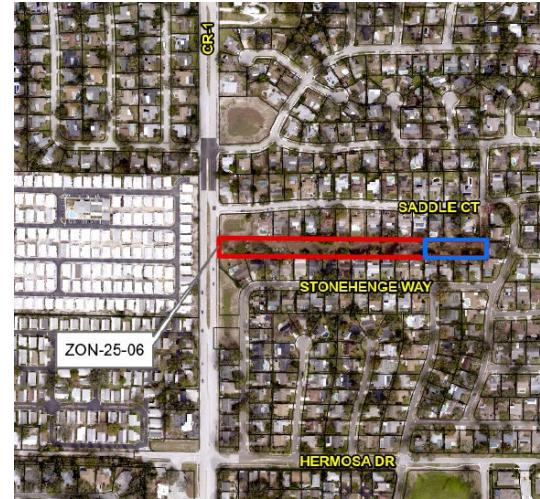
LPA Public Hearing: January 14, 2026

Applicant: Mabani, LLC

Representative: Housh Ghovaei, Northside Engineering, Inc.

Subject Property: Approximately 0.5-acre portion of a 2.56-acre parcel located at 620 County Road 1 in Palm Harbor.

Parcel ID(s): 12-28-15-37674-000-0011



REQUEST:

A Zoning Atlas amendment from R-A, Residential Agriculture to R-2, Single-Family Residential on a 0.5-acre portion of a 2.56-acre property.

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 7-0, in favor)

Development Review Committee (DRC) 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 reviewed and analyzed this application on December 8, 2025. The Staff summary discussion and analysis follows:

Description of the Property and Current Request

The subject site consists of one parcel totaling approximately 2.56 acres, located on the east side of County Road 1 approximately 120 feet south of Saddle Court and 0.18-mile north of Hermosa Drive in Palm Harbor between Curlew Road and Tampa Road in Palm Harbor. At 87 feet wide and 1,283 feet deep, it has a highly unusual shape. It is a vestige of the 1913 Hugh B. Hatch Subdivision. The property maintains its original depth minus the west 50 feet that is now part of the County Road 1 right-of-way. The original width of the property was 400 feet, but it has been whittled down over time by the development of adjacent newer subdivisions. The Saddle Hill subdivision adjacent to the north dates from 1978 and the Wexford Leas subdivision to the south and west dates from the mid-1980s. Historic aerial photography shows that the subject property was once part of a large farm and was the site of a farmhouse that was demolished in 2002. The property remains vacant today except for a remnant shed. It is designated Residential Low (RL) on the Future Land Use Map (FLUM) and is zoned R-A, Residential Agriculture. The RL land use allows for a maximum of five units per acre, but the zoning requires a two-acre minimum lot size. Therefore, the current designations allow for only one single family detached home and accessory agricultural activities despite it being almost a quarter mile deep. Given the property's narrow width and the 100-foot separation requirement from adjacent residential properties, keeping farm animals on this property would not be possible.

The applicant wishes to rezone the 0.5-acre eastern portion of the site to R-2, Single-Family Residential to develop a new lot with one single-family detached home. The R-2 zoning district requires a minimum lot size of 7,500 square feet and a width and depth of 70 and 80 feet, respectively. The required setbacks in the R-2 zone are 20 feet front, 6 feet sides and 10 feet rear. The subject property directly abuts thirty-three R-2 zoned properties that are all developed with single family homes. The remaining western 2.0 acres of the site is proposed to remain R-A and would be eligible for development with one single-family home as well.

Surrounding Uses and Zoning Designations

The subject property is surrounded on three sides by single-family detached subdivisions with 33 properties directly abutting it. A mobile home park is to the west across County Road 1. Notably, County Road 1 is a designated Scenic/Noncommercial Corridor with residential uses predominant throughout its course except for some commercial nodes at certain major road intersections. The subject property is accessible via County Road 1 on the west and via the unimproved Wexford Lane right-of-way on the east. The applicant is proposing that the new lot would use Wexford Lane as an access point and improvement of that right-of-way would be required.

Flood Risk

This property is not in a designated floodplain and/or floodway and is in a non-evacuation zone. There is a low flood risk for this property.

Previous Case – Z-31-12-19

On March 11, 2021, the Local Planning Agency (LPA) denied a Zoning Atlas amendment to R-5, Urban Residential, with a Development Agreement, for a 10-unit single-family subdivision on the subject site. The applicant subsequently withdrew the rezoning request prior to the Board of County Commissioners hearing. The proposed subdivision lot sizes and layout was inconsistent with the surrounding development pattern.

Conclusion

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate and will allow for the site to be redeveloped to the County's development regulations in a more appropriate manner. The R-2 zoning is appropriate when considering the zoning of the surrounding communities. Additionally, when evaluating the overall compatibility of the request with the surrounding area, the proposed use is compatible with the neighboring residential area. Lastly, staff also finds the amendment consistent with the Pinellas County Comprehensive Plan (see specifically cited goal, objectives, policies, and strategies listed below).

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low	R-A, Residential Agriculture	Vacant
Adjacent Properties:			
North	Residential Low	R-2, Single-Family Residential	Single-Family Residence
South	Residential Low	R-2, Single-Family Residential	Single-Family Residence
East	Residential Low	R-2, Single-Family Residential	Single-Family Residence
West	Residential Low Medium	RMH, Residential Mobile/Manufactured Home	Mobile Home Park

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.

HOUSING ELEMENT

- Objective 1.1 Ensure that ample, affordable, safe and sound housing is available to accommodate current and projected housing needs and market demand.
- Policy 1.1.1 Support a land use pattern that provides a wide range of housing options at varying densities, sizes, types and tenures in appropriate locations.
- Strategy 1.1.1.4 Encourage the integration of new housing development on developable vacant or underutilized land.

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: February 17, 2026, at 6:00 p.m.

CORRESPONDENCE RECEIVED TO DATE: 12 Letters of Opposition

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Four people spoke in opposition to the request

ATTACHMENTS: Case Maps, application