

4. This hearing is being requested to consider: _____

1. Rezoning from R-R to R-3

2. Land use amendment from RS to RL

5. Location of subject property (street address): 1736 Winchester Road, Clearwater, FL 33764

6. Legal Description of Property: (attach additional documents if necessary)

Please see attached

7. Size of Property: 290.88 feet by 335.52 feet, 2.25 acres

8. Zoning classification Present: R-R Requested: R-3

9. Future Land Use Map designation Present: RS Requested: RL

10. Date subject property acquired: Nov 6, 2019

11. Existing structures and improvements on subject property:

One Barn and Two Sheds

12. Proposed structures and improvements will be:

Ten plus Single Family Residences

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).

Please see attached sheet and the attachments.

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? Not Applicable

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

Not Applicable

Exhibit 2

Application for a Zoning and Land Use Change

Question # 13: I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.

RESPONSE

Site Address: 1736 Winchester Road, Clearwater, FL 33764

Current Zoning and Land Use Status: R-R and RS (Attachment 1)

Proposed Zoning and Land Use: R-3 and RL

Background: Winchester Road is relatively short – only about 400 yds. It runs between Kersey Road and Lancaster Drive.

On the East side of Winchester Road, there are 15 detached single-family homes. The Zoning Code for all 15 parcels is R-3 and the Land Use code is RL (Attachment 2). These 15 homes have a frontage on Dorchester Road. These residents do not use Winchester Road for access.

On the West side, Winchester Road has eight land parcels. Seven are developed with single family homes – only two homes have frontage on Winchester Road. Two homes have frontage on Lawton Drive, two on Lancaster Drive and one on Kersey Road.

1736 Winchester is the only undeveloped site on this road. Pinellas County crew recently improved the road. The traffic is extremely light.

Further East – there are almost 100 additional single-family homes, along Pembroke, Dorchester, Albemarle, and Doncaster Roads. (Attachment 2). These land parcels also have R-3 zoning, and the Land Use code is RL.

The entire community between Kersey and Lancaster Roads is low-density residential.

Proposed Zoning Change: This request is compatible in that my land parcel borders R-3 existing zoning on three sides. The remaining parcels are located in the City of Largo.

Proposed Future Land Use Amendment: This request is compatible in that it borders the RL category on its East and there are other RL Category to the North. This shows a trend and intensity level of 5 units per acre in the immediate vicinity. The site could be developed with significant buffering of natural trees and forestation on all four sides. As a separately developed subdivision, the site would be composed of single-family homes of which is the only use in the surrounding areas.

Rationale: Going back – 50 or more years, the land between Kersey and Lancaster Roads was presumably rural – suited for agricultural use, that was consistent with its rural and ex-urban qualities. Now, the “1736 Winchester land parcel” is the only undeveloped site. That is why it

is still zoned R-R and Land Use Code is RS. There was another 1.4 acres land parcel on Kersey Road. Just two years ago – 7 new single-family homes were approved – consistent with R-3/R-L guidelines. Shortly thereafter, homes were built and sold. The addresses for newly built single-family homes are 2254 thru 2286 Kersey Road (Attachment 3).

Today, my property is no longer suited for its current zoning. My request to amend the zoning to R-3 and land use to RL – fully aligns with surrounding land uses. I am proposing to develop no more than five (5) detached dwelling units per acre. Each permitted dwelling shall not exceed an equivalent of 3 bedrooms.

My land parcel is approximately 95,000 sq ft. This will allow an average lot size of 6,600 sq ft (60' X 110') for ten to eleven dwellings and about 22,000 sq ft for roads, retention pond, etc. The proposed depth of 110 feet will allow homeowners an option to build a swimming pool if they wish. As a quick reference, the minimum requirements in R-3 zoning districts are: Lot Size = 6,000 sq ft, Width X Depth = 60' X 80', Front = 20', Side = 6' and Rear = 10'.

Winchester Road is equipped to handle the corresponding traffic without any impact on the local traffic. There is a traffic signal at the corner of Lancaster Road and Belcher Road for safe exit.

Additional Information: Demand for single family homes in Pinellas County has been exceeding the supply for some time. This year, demand has been further exacerbated due to the pandemic, because single family homes are safer and allow adequate distancing. Sellers are receiving multiple offers and often buyers are forced to pay a premium over the asking price. Also, the supply of reasonable priced land is very limited in Pinellas County. For economic reasons, most developers are opting to build multistory apartment complexes and town homes.

Approval of my application for a Zoning and Land Use Change will add 10 to 11 new much needed single family homes. An investment of about 2 million dollars will also be a boost to the local economy, simultaneously adding new parcels to Pinellas County Tax Collector's office.

THANK YOU IN ADVANCE

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0227

Zoning / Land Use Information

This Address Location is in the Unincorporated Pinellas County.

If you are not seeing the zoning or land use information please refer to the near by parcels and verify your location.

If you need further help please contact the Pinellas County Planning Department at (727) 464-8200.

Zoning

Zoning Code R-R

Land Use

Land Use Code RS

[Zoom to](#)



*Attachment 1
Page 1*

1736

Winchester

1728

1725

1734

1731

2281

324

315

713

721

PART I - FUTURE LAND USE MAP (FLUM) CATEGORY DESCRIPTIONS

RESIDENTIAL CLASSIFICATION

Category/Symbol – Residential Rural (RR)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a rural, very low density residential manner; and to recognize such areas as primarily well-suited for residential and agricultural uses that are consistent with the rural, exurban, non-intensive qualities and natural resource features of such areas.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Primary Uses – Residential; Agricultural.
- Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential.

Locational Characteristics – *This category is generally appropriate in areas where use and development characteristics are rural in nature; and in areas where environmental features are linked to the protection of natural resources such as aquifer recharge areas, groundwater resource areas, and the 100-year floodplain.*

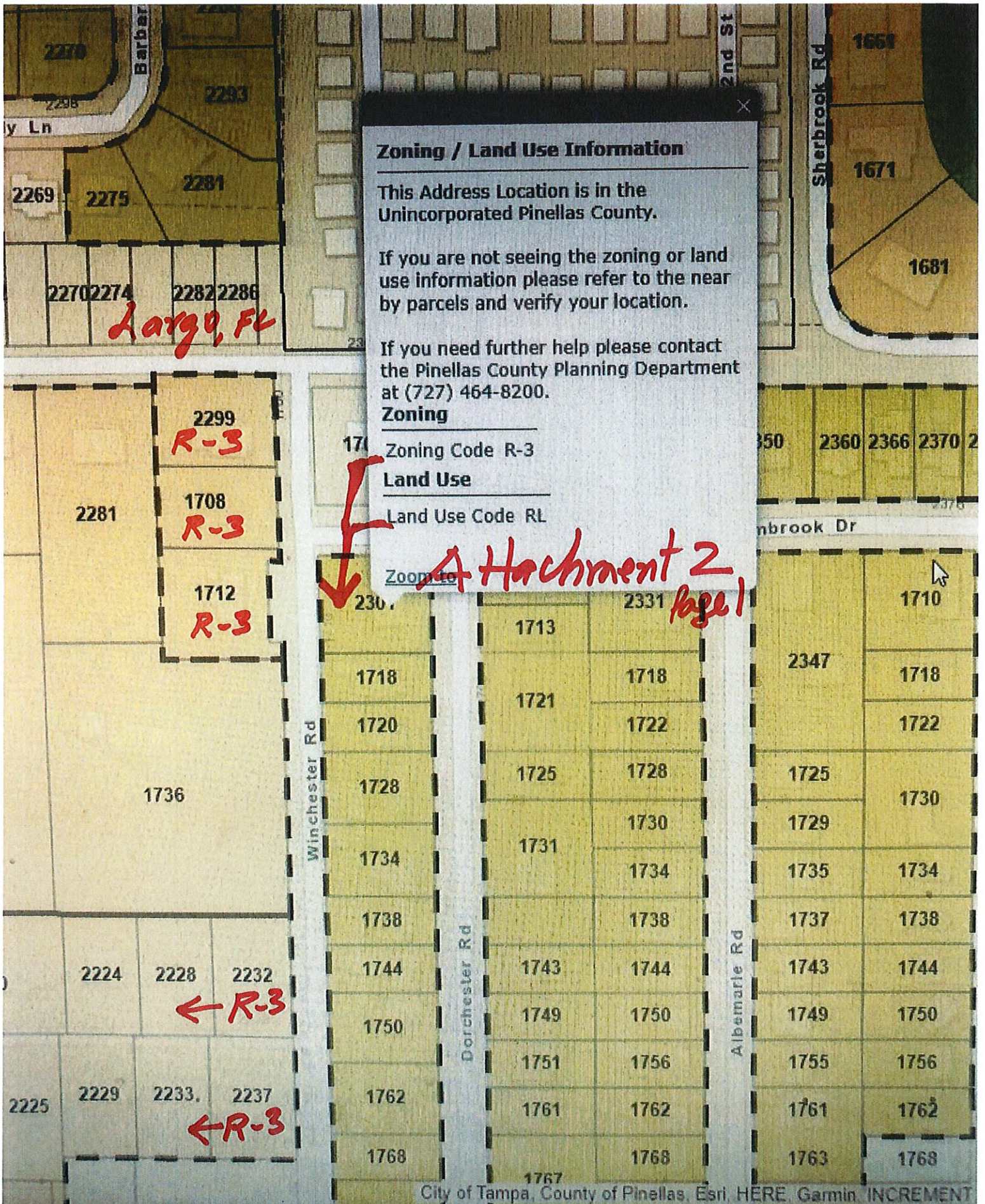
Standards – Shall include the following:

- Residential Use – Shall not exceed one-half (0.5) dwelling unit per acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 0.5 dwelling unit per acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) .60.
- See 'Additional Standards' section of this table.

Zoning Compatibility – The following zoning districts are compatible with the **Residential Rural (RR)** land use category:

A-E Agricultural Estate Residential District
RPD Residential Planned Development District permitting up to 0.5 unit per acre

*A Attachment 1
Page 2*



Zoning / Land Use Information

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If you need further help please contact the Pinellas County Planning Department at (727) 464-8200.

Zoning

Zoning Code R-3

Land Use

Land Use Code RL

Zoom to

Largo, FL

*2299
R-3*

*1708
R-3*

*1712
R-3*

← R-3

← R-3



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Page 1*

RESIDENTIAL CLASSIFICATION – (cont'd)

Category/Symbol – Residential Low (RL)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a low density residential manner; and to recognize such areas as primarily well suited for residential uses that are consistent with the low density, non-intensive qualities and natural resource characteristics of such areas.

Use Characteristics – those uses appropriate to and consistent with this category include:

- Primary Uses – Residential.
- Secondary Uses – Residential Equivalent, Institutional; Transportation/Utility, Ancillary Nonresidential.

Locational Characteristics – This category is generally appropriate to locations between major employment centers and community and regional shopping centers; in areas where use and development characteristics are low density residential in nature, in areas serving as a transition between more suburban and more urban residential areas; and in areas within the 100-year floodplain (where preservation, open space/restricted, or recreation/open space are not feasible).

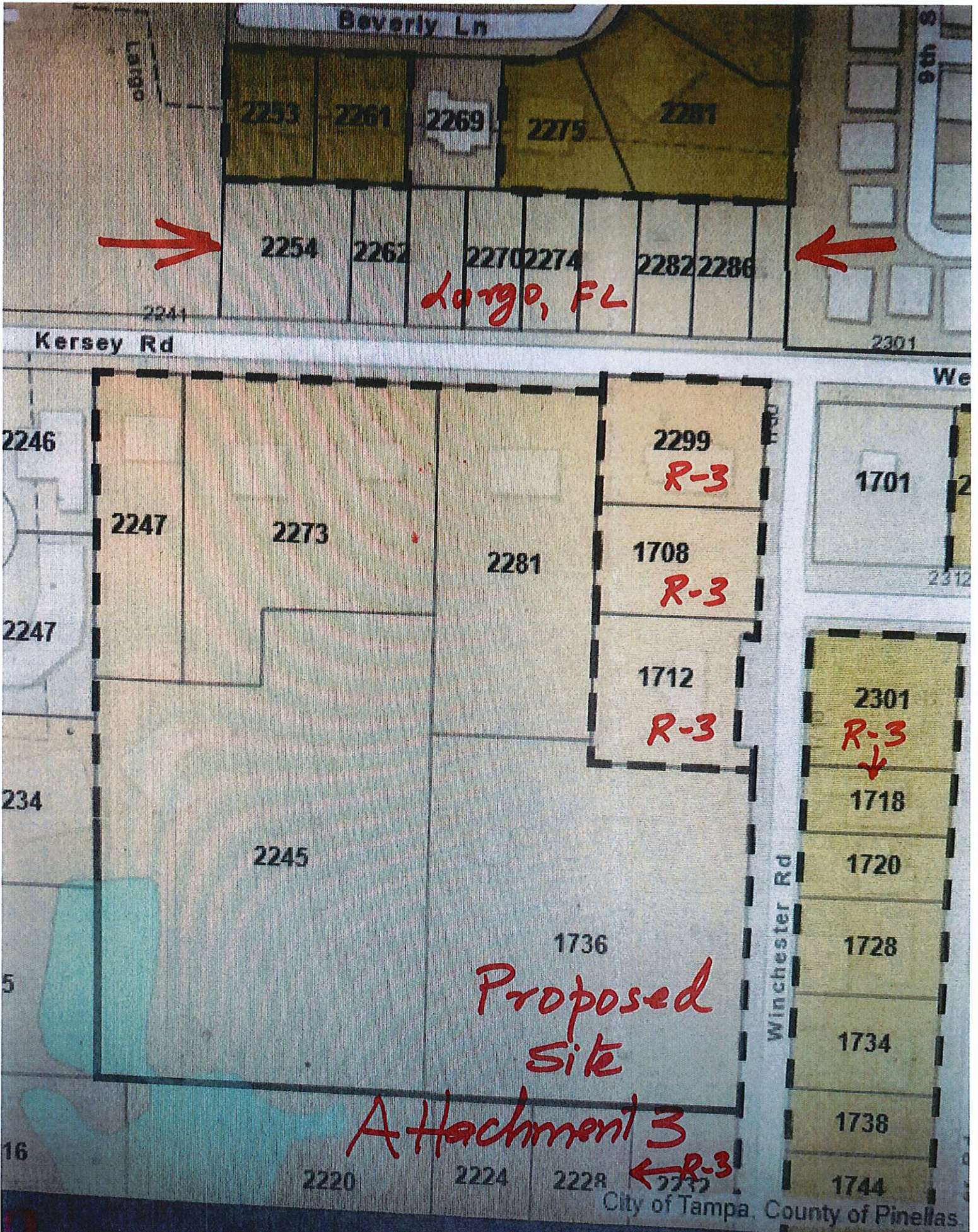
- Residential Use – Shall not exceed five (5) dwelling units per acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 5 dwelling units per acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65.
- See 'Additional Standards' section of this table.

Zoning Compatibility - The following zoning districts are compatible with the **Residential Low (RL)** land use category:

AE	Agricultural Estate Residential District
E-1	Estate Residential District
R-R	Rural Residential District
R-1	Single Family Residential District
R-2	Single Family Residential District
R-3	Single Family Residential District
R-4	One, Two, or Three Family Residential District
R-5	Urban Residential District
RM	Residential, Multiple Family District
RPD	Residential Planned Development District

All RPD and RM zoning districts that allow up to or less than 5.0 units per acre.

*Attachment 2
Page 2*



Beverly Ln

2253

2261

2269

2275

2281

2254

2262

2270

2274

2282

2286

Largo, FL

2241

Kersey Rd

2301

2246

2247

2273

2281

2299

R-3

1701

1708

R-3

2247

1712

R-3

234

2245

2301

R-3

1718

5

1736

Proposed Site

Winchester Rd

1720

1728

1734

16

2220

2224

2228

R-3

1738

1744

City of Tampa, County of Pinellas

Zoning Summary

Revised 12/17/2015

This summary is provided as a convenient reference of the Zoning Code (Chapter 138). It does not contain the complete requirements of the Code and should only be used for "quick reference" only.

ZONING DISTRICTS	PERMITTED	MINIMUM LOT SIZE		MINIMUM YARD SETBACKS			MAXIMUM BUILD HEIGHT
		Area	Width x Depth	Front	Side	Rear	
A-E, Agricultural Estate Residential District (2 acre minimum)	Single family dwellings, general agricultural and livestock for Owner's use only. General agriculture if specially approved by the BCC.	2 Acres	90' x 100'	50'	25'	25'	45'
E-1, Estate Residential District (3/4 acre minimum)	Single family dwellings, home occupations, accessory dwelling units, greenhouse, general agriculture and livestock for owner's use only.	32,670 sq. ft.	125' x 125'	25'	15'	20'	45'
R-R, Rural Residential District (16,000 sq. ft. minimum)	Single family dwellings, home occupations, accessory dwelling units, gardening and livestock for owner's use only.	16,000 sq. ft.	90' x 100'	25'	10'	15'	45'
R-1, Single Family Residential District (9,500 sq. ft. minimum)	Single family dwellings, home occupations, accessory dwelling units	9,500 sq. ft.	80' x 90'	25'	8'	10'	45'
R-2, Single Family Residential District (7,500 sq. ft. minimum)	Single family dwellings, accessory dwellings units, home occupations	7,500 sq. ft.	70' x 80'	20'	7'	10'	45'
R-3, Single Family Residential District (6,000 sq. ft. minimum)	Single family dwellings, accessory dwellings units, home occupations	6,000 sq. ft.	60' x 80'	20'	6'	10'	45'
R-4, One, Two & Three Family Residential District	Single family, duplex, triplex dwellings, home occupations, accessory dwelling units (single family)	7,500 sq. ft.	75 x 80'	25'	7.5'	10'	45'