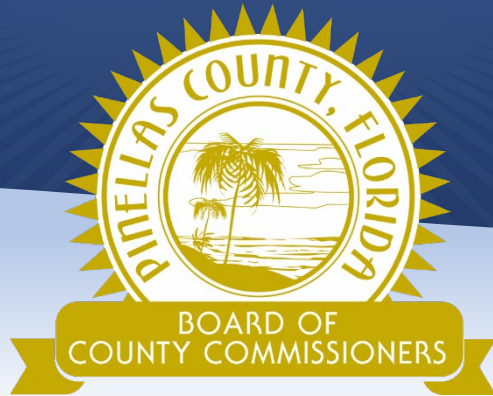


Board of County Commissioners

Case #ZLU-20-12

October 26, 2021



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

Background Information

Previous Board Public Hearing

April 27, 2021

Denied the land use and zoning proposals (5-1 vote)

Compatibility concerns with surrounding properties west of Winchester Rd.

Subsequent Events

Applicant filed a Request for Relief/Request for Mediation pursuant to Sections 70.51 and 163.3181(4), Florida Statutes

Applicant and County Staff met in mediation sessions

- **Explored possible solutions to contested issues resulting in case denial**
- **Neighborhood representatives were invited to attend and comment on the proposed settlement agreement**

Request

Subject Property

**Approximately 2.18 acres at 1736 Winchester Road in unincorporated Largo
Vacant except for a barn and sheds**

Future Land Use Amendment

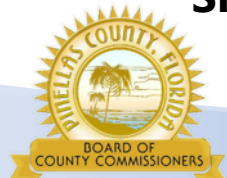
**From: Residential Suburban (RS) – 2.5 units per acre
To: Residential Low (RL) – 5 units per acre**

Zoning Atlas Amendment

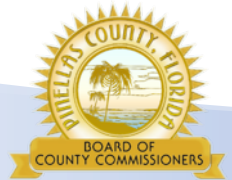
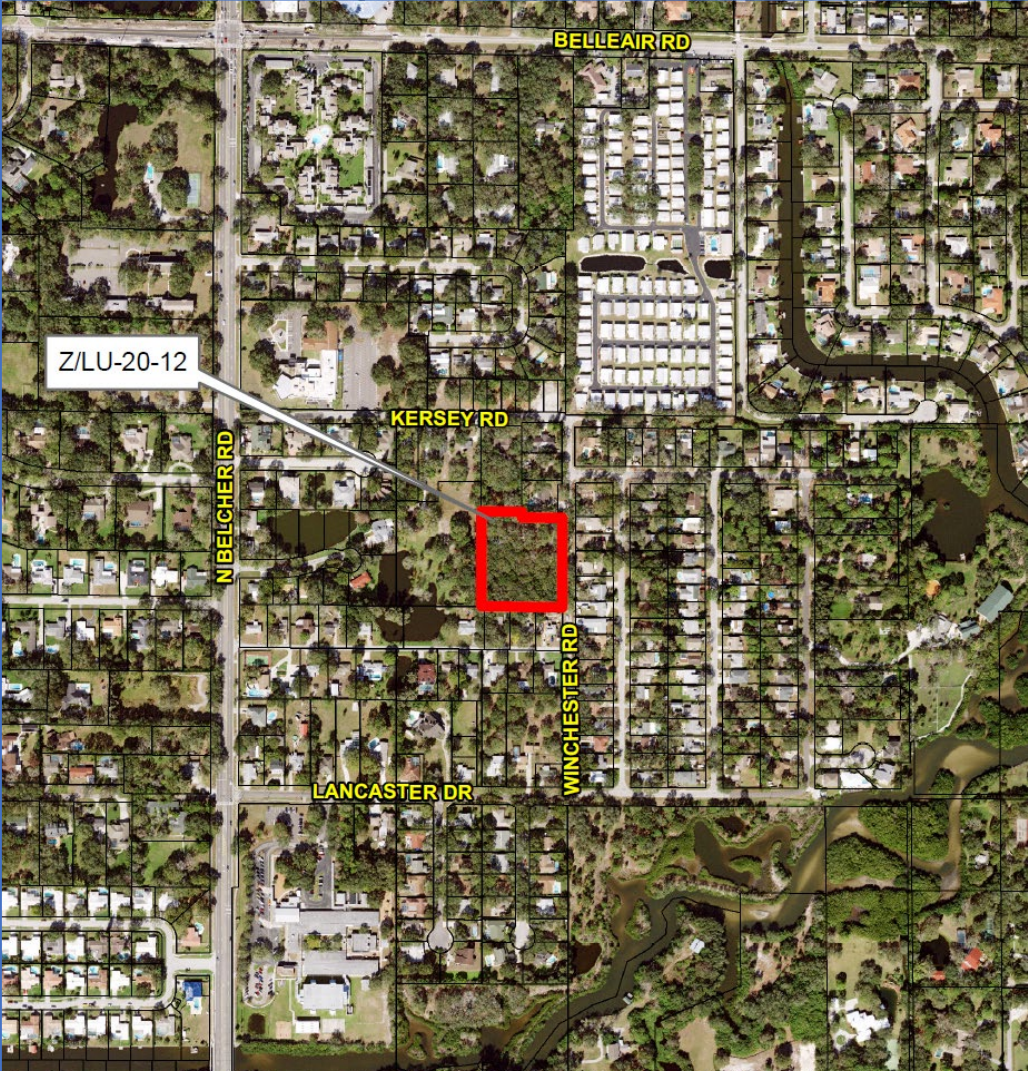
**From: R-R (Rural Residential)
To: R-3-CO (Single Family Residential – Conditional Overlay)**

Proposed Use

Single family subdivision – as restricted by the Conditional Overlay



Location



Our Vi

Conditional Overlay

Parameters of the Conditional Overlay per the Proposed Settlement

Limits the maximum number of lots to seven

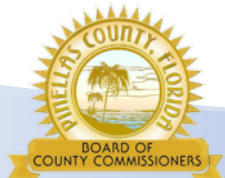
Requires a minimum lot size of 9,500 square feet

Requires a minimum lot width of 80 feet

Extends minimum setbacks an extra five feet on east and south property lines

No change to the land use request

RL needed to achieve seven lots

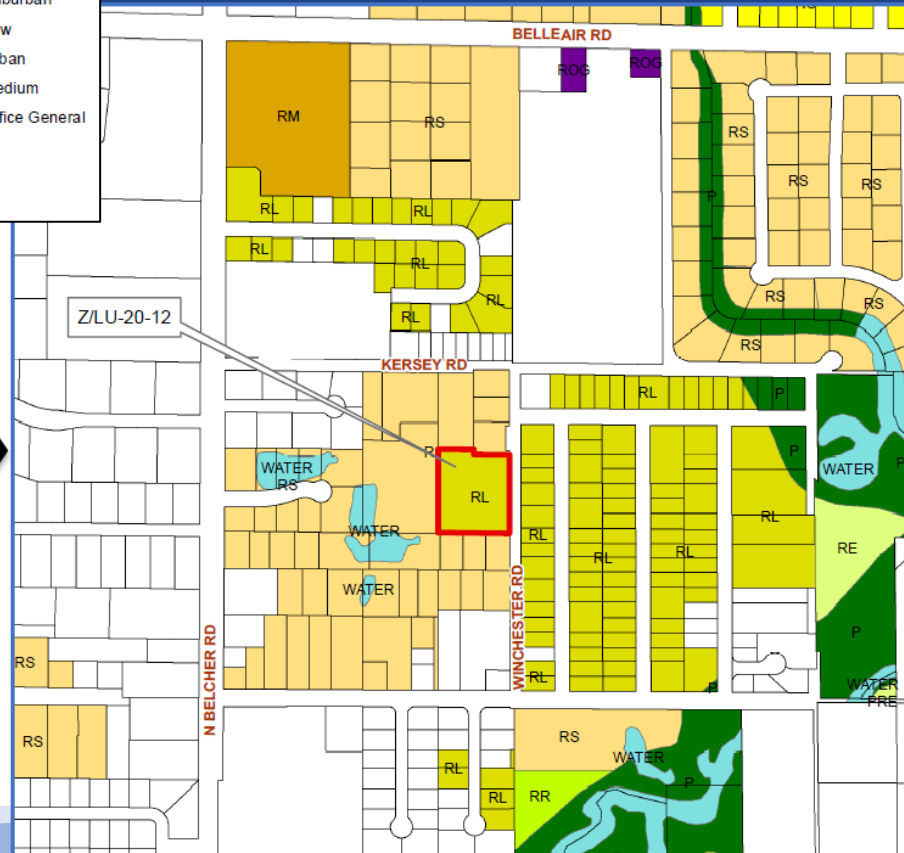
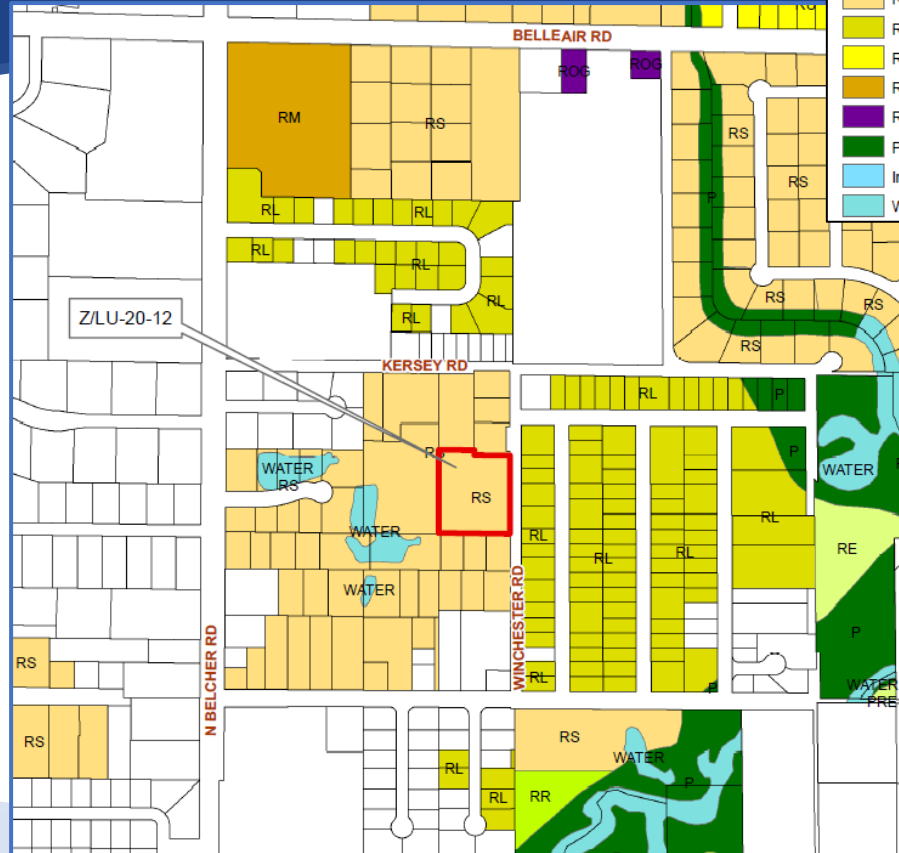
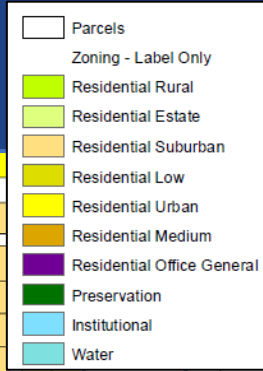


Settlement Proposal Comparison

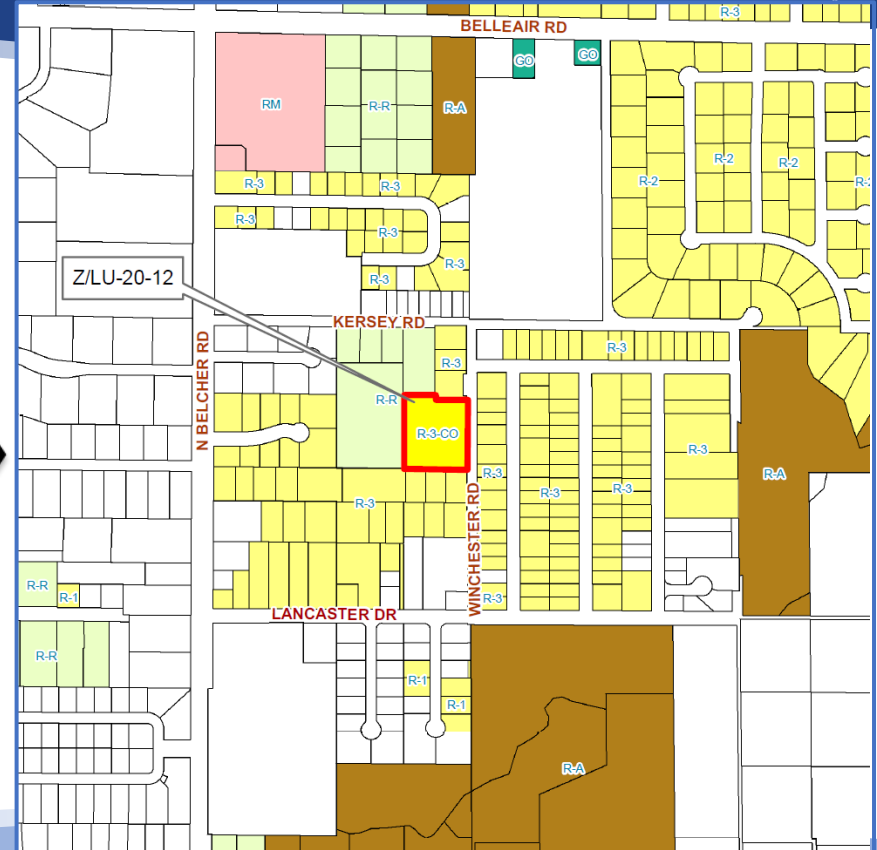
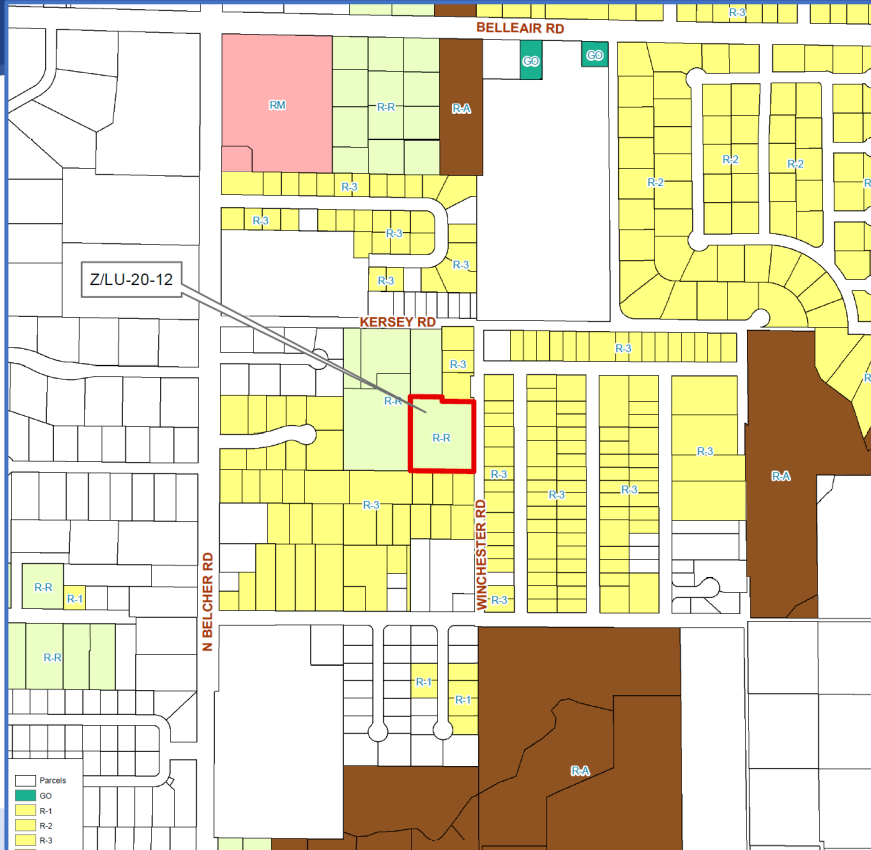


PARAMETER	Current Zoning R-R	Original Zoning Request R-3	Settlement Proposal R-3-CO
Maximum # of Lots	5	11	7
Minimum Lot Size	16,000 sq ft	6,000 sq ft	9,500 sq ft
Minimum Lot Width	90 feet	60 feet	80 feet
East Property Line Minimum Setback	25 feet	20 feet	25 feet
South Property Line Minimum Setback	Rear: 15 feet Side: 10 feet	Rear: 10 feet Side: 6 feet	Rear: 15 feet Side: 11 feet

Future Land Use



Zoning



Site Photos



Site Photos



**Looking at subject property
from Winchester Road**

Site Photos



Looking north and south down Winchester Road

Potential Traffic Impacts

Approval could generate up to 19 additional daily trips

Will not change the Level of Service on surrounding roadways

- **Belcher Road closest roadway regulated for level of service**

Winchester Road will need improvements – developer responsible

Proposed Settlement Recommendation



Proposed Land Use and Zoning amendments

- **Surrounding area is a mix of RS and RL land use categories and R-R and R-3 zoning districts**
- **Increases compatibility with existing properties on the west side of Winchester Road by requiring larger and wider lots, and increased setbacks**
- **Consistent with the Comprehensive Plan**
- **Consistent with the Countywide Plan Map – would not require changes**

Approval recommended per Special Magistrate

Board may accept, modify, or reject the recommendation

