



Pinellas County

Staff Report

File #: 16-1700A, **Version:** 1

Subject:

Case No. Q Z-19-9-16 (Marguerite F. Freeborn, Emil and Melinda Pratesi, and Richard LaBelle)
A request for a zoning change from E-1, Estate Residential to R-3, Single Family Residential on approximately 5.1 acres located at 3436 Fisher Road, 3440 Fisher Road, and 3446 Lake Drive in the unincorporated area of Dunedin.

Recommended Action:

Adoption of Case No. Q Z-19-9-16: A Resolution approving the application of Marguerite F. Freeborn, Emil and Melinda Pratesi, and Richard LaBelle for a change in zoning from E-1, Estate Residential to R-3, Single Family Residential on approximately 5.1 acres located at 3436 Fisher Road, 3440 Fisher Road, and 3446 Lake Drive.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and Our Customers

5.2 Be responsible stewards of the public's resources

Summary:

The subject property consists of three parcels covering approximately 5.1 acres. It is designated Residential Low on the Future Land Use Map (FLUM) and is zoned E-1, Estate Residential throughout. Each parcel contains a single family residence. Under E-1 zoning, the subject area could accommodate six single family homes based on the required $\frac{3}{4}$ acre minimum lot sizes. The applicant is requesting a zoning change to R-3, Single Family Residential, which has a minimum lot size of 6,000 square feet. This would conceptually allow for the construction of up to 25 single family residential units, based on the property's acreage and the density limitations of the Residential Low FLUM category (5 units per acre). The contract purchaser of the subject property wishes to subdivide it into 17 single family detached lots.

The subject property is adjacent to existing single-family subdivisions to the north and the southwest. The subdivision to the north, Oak Lake Heights, is zoned R-3. The one to the southwest is located within the City of Dunedin. The Board amended the zoning on the adjacent property to the northwest from A-E, Agricultural Estate Residential to R-3 in 2014. This project is currently under construction. Abutting the subject area to the south are three properties zoned E-1 that contain single family homes. A large retention pond lies to the east across Fisher Road.

This request, if approved, would continue a gradual change in the area from large lot residential development to more compact single family subdivisions that maintain adherence to the density limitations of the Residential Low FLUM category. The proposal is generally compatible with nearby land uses and the surrounding development pattern. It is also consistent with the Pinellas County Comprehensive Plan and appropriate for this location.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its September 15, 2016 public hearing (Vote 5-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
Power Point Presentation
Ad
Ad Map