



Pinellas County

Staff Report

File #: 20-2154A, Version: 1

Subject:

Case No. Q ZON-20-11 (Brian Wyant)

A request for a zoning change from R-4, One, Two, and Three Family Residential to R-R, Rural Residential on approximately 0.94 acre located at 12317 95th Street in unincorporated Largo.

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. ZON-20-11 is recommended for approval:

A Resolution approving the application of Brian Wyant for a change in zoning from R-4, One, Two, and Three Family Residential to R-R, Rural Residential.

- The applicant is seeking a zoning change on a 0.91-acre parcel.
- The proposed use is a single-family home and personal horse stables.
- The Local Planning Agency unanimously recommended approval of the request (vote 6-0). No one appeared in favor or in opposition.
- No correspondence in favor or in opposition has been received.

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 amendment area 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.

In general, the requested zoning amendment is appropriate and consistent with the Pinellas County Comprehensive Plan. The R-R zoning will provide the opportunity for single family home development, which is compatible with 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.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its November 13, 2020 public hearing (Vote 6-0).

Surrounding property owners within 300 feet of the subject property were notified by mail. A sign advertising the public hearings was posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report
Maps
Applicant Response to Question #13
Concept Plan
Survey
Power Point Presentation
Notification Map of Surrounding Owners
Legal Ad
Ad Map