

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z-09-05-18

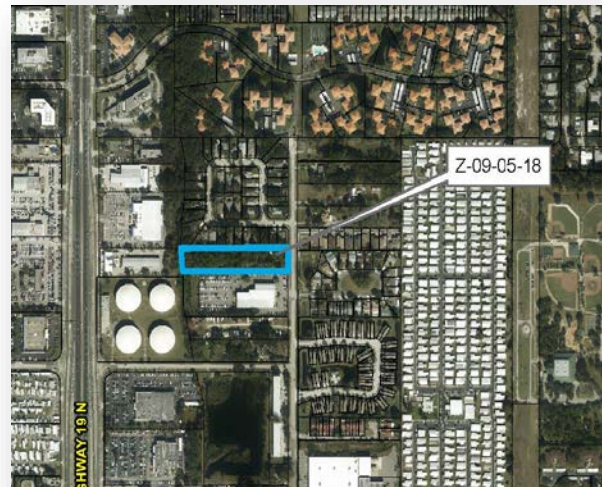
LPA Public Hearing: May 9, 2018

Applicant: Susan C. Watson & Mary L. Tillman

Representative: David Phillips, Esq. & Southern Image Homes, LLC

Subject Property: 2.11 acres located at 2840 Summerdale Drive in unincorporated Clearwater.

PARCEL ID(S): 30/28/16/07236/000/0060



REQUEST:

Zoning Atlas amendment from RM-7.5 (Residential Multiple Family, 7.5 units per acre) to R-5 (Urban Residential) on approximately 2.11 acres located at 2840 Summerdale Drive in the unincorporated Clearwater area. The request would allow for a range of residential dwelling types to be developed on the subject property, including single family detached, duplexes, triplexes, and townhomes up to six units per building. Small lot single family detached is proposed.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed Zoning Atlas amendment is consistent with the Pinellas County Comprehensive Plan, and recommends approval of the proposed amendment. (The vote was 7-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed amendment to the Pinellas County Zoning Atlas **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 Planning Review Committee (PRC) reviewed this application on April 9, 2018. The PRC Staff summary discussion and analysis follows:

The subject property is designated Residential Urban (RU) and Preservation (P) on the Future Land Use Map (FLUM) and is zoned RM-7.5, Residential Multiple Family, 7.5 units per acre. The Preservation land use category coincides with a drainage feature on the western edge of the property. The site currently contains one single family home.

The contract purchaser of the subject property wishes to develop 11 single family homes. While the existing RM-7.5 zoning district permits single family homes, the minimum lot size requirement of 7,500 square feet would make that difficult considering the property's relatively small width of 132 feet. The requested R-5 district has a minimum lot size of 3,000 square feet with no minimum lot width and depth requirements, which provides design flexibility for infill and redevelopment situations such as this. The Pinellas County Board of County Commissioners approved a similar zoning change on a property a short distance to the north (2881 Summerdale Drive) in 2016.

The subject property is adjacent to single-family residential subdivisions with similar densities to the north and to the east across Summerdale Drive. A drainage features separates the site from retail commercial uses fronting US-19 to the west and a vehicle maintenance facility associated with a nearby car dealership is to the south. The properties along Summerdale Drive have over time transitioned from larger single family residential sites to smaller lot single family residential subdivisions and multifamily uses. This current case would continue that trend and is consistent and compatible with the surrounding uses. It should be noted that under the current RM-7.5 zoning, up to 15 apartments or condominium units could be built on the subject property based on its developable acreage.

In summary, the requested zoning amendment to R-5 will provide enhanced flexibility for creative site development and is compatible with the surrounding land uses and development pattern. The residential density is not increasing, therefore additional impacts to infrastructure are not anticipated. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Urban	RM-7.5	Single Family Home
Adjacent Properties:			
North	Residential Urban	RPD-7.5	Single Family Homes
East	Transportation/Utility & Residential Urban	RM-7.5	Drainage Pond, Single Family Homes
South	Commercial General	C-3	Vehicle Maintenance Facility
West	Preservation & Residential/Office/Retail	CP-1	Drainage Feature, Retail Commercial

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Policy 1.2.4 Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

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: June 19, 2018

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

No one appeared in favor or in opposition.

ATTACHMENTS: (Maps)