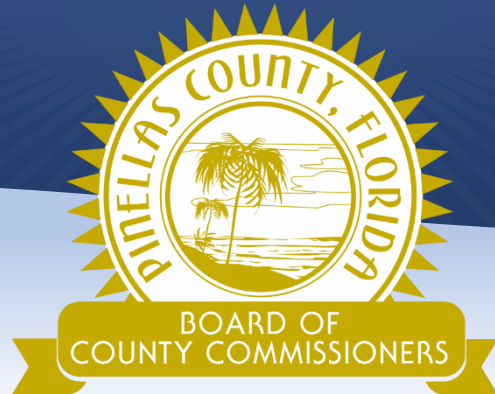


2754 Summerdale, LLC

Case #ZON-22-10

March 28, 2023



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

Request

Subject Property

- **Approximately 0.34 acre located at 2754 Summerdale Drive in unincorporated Clearwater**

Zoning Atlas Amendment

From: R-A (Residential Agriculture)

To: E-2 (Employment-2)

Future Land Use (no change requested)

Commercial General (CG)

Existing Use: Nonconforming 1950s-era duplex

Proposed Use: 4-unit warehouse



Location



Site Photos



**Looking at subject property from
Summerdale Drive (to southwest)**

Additional Information

- **The subject property is nonconforming with its current use and size.**
- **R-A zoning allows only single-family detached as a primary use and requires a minimum two-acre lot size.**
- **The proposed E-2 zoning allows warehouses and a broader range of commercial and employment-type uses. It requires a 12,000-sf lot size.**
- **Adjacent Uses**
 - **North - warehousing**
 - **South – office**
 - **East – retail plaza**
 - **West – FDOT stormwater pond**



Recommendation

Proposed Zoning Amendment

- **Would eliminate nonconformities**
- **Adjacent uses are compatible uses**
- **CG FLUM category supports the proposed use**
- **Consistent with the Comprehensive Plan**

Development Review Committee recommends Approval
Local Planning Agency – recommended Approval (6-0 vote)

