



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-22-10

LPA Public Hearing: February 8, 2023

Applicant: 2754 Summerdale, LLC

Representative: Clay A. Gilman, Esq.

Subject Property: Approximately 0.34-acre located at 2754 Summerdale Drive in unincorporated Clearwater

Parcel ID(s): 30/28/16/07236/000/0011



REQUEST:

A Zoning Atlas amendment from R-A, Residential Agriculture to E-2, Employment-2 on approximately 0.34 acre located at 2754 Summerdale Drive in unincorporated Clearwater. The construction of a 4-unit warehouse is proposed.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed Zoning Atlas amendment consistent with the Pinellas County Comprehensive Plan and recommends approval by the Board of County Commissioners. (The vote was 6-0, in favor).

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Zoning Atlas amendment **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 Development Review Committee (DRC) reviewed this application on January 9, 2023. The DRC Staff summary discussion and analysis follows:

The subject property is approximately 0.34 acre, located at 2754 Summerdale Drive in unincorporated Clearwater. The property is designated as Commercial General (CG) on the Future Land Use Map (FLUM). The site is zoned R-A, Residential Agriculture, which allows for single-family detached residential homes and certain agricultural uses. The site currently is constructed with a 1950s duplex that is nonconforming. The applicant wishes to demolish the structure and construct a 4-unit warehouse like the adjacent buildings to the north. The existing R-A zoning, however, does not allow non-residential uses and requires a minimum lot size of 2 acres, which the parcel currently doesn't have. The proposed zoning amendment to E-2, would allow the proposed warehouses and would be considered more consistent with the site's existing CG FLUM category. The proposed change to E-2 would also allow a broader range of nonresidential uses that are consistent with the surrounding uses along this portion of Summerdale Drive.

The subject property is located approximately 650 feet north of the intersection of State Road 580 (Main Street) and the area contains a variety of uses that consist of a mix of retail, general office, and some residential uses (further north) within the parcel's vicinity. To the immediate north of the subject parcel are warehouses, and a medical office is directly south. To the west of the property is a Florida Department of Transportation stormwater pond and to the east across Summerdale Drive is a large retail plaza. The subject property is not within the Coastal Storm Area and has a low flood risk.

The DRC staff believes that the proposed Zoning Atlas amendment is appropriate for the subject property and the request is compatible with the surrounding development pattern and with the CG FLUM category. The amendment would also eliminate a lot size nonconformity and the proposed future development would remove a nonconforming use. In general, 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: | Commercial General | R-A | Duplex |
| Adjacent Properties: | | | |
| North | Commercial General | E-2 | Warehouses |
| East | Residential/Office Retail & Transportation Utility | CP | Retail & Power Transmission lines |
| South | Residential/Office Retail | CP | Medical Office |
| West | Residential/Office Retail | R-A | Stormwater Pond |

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

- Goal 1: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.
- 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 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.
- 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.
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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: March 28, 2023

CORRESPONDENCE RECEIVED TO DATE: For the February 8, 2023, LPA hearing: There has been no correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one from the public appeared.

ATTACHMENTS: (Maps)