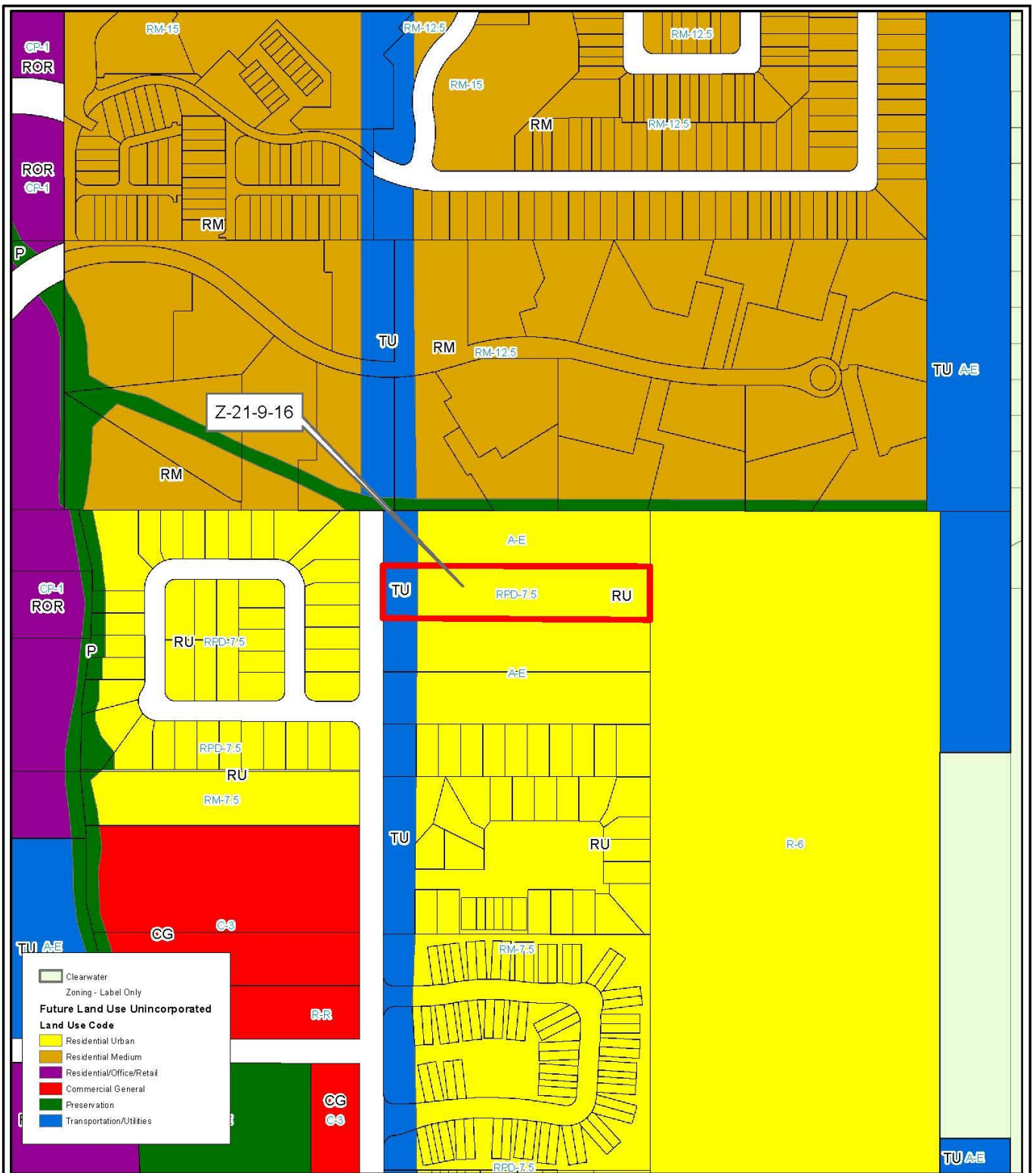


# Proposed Amendment to the Pinellas County Zoning Atlas (Z-21-9-16)

Board of County Commissioners  
October 25, 2015

# Zoning Request

- Subject Area
  - One parcel covering 2 acres
  - East side of Summerdale Drive, 0.4 mile north of SR 580
- Zoning Atlas Amendment
  - From: RPD-7.5, Residential Planned Development, 7.5 units per acre
  - To: R-5, Urban Residential
- Future Land Use Map: Residential Urban & Transportation/Utility (up to 14 homes)
- Proposed use is a 10-unit single family home subdivision.
- The site currently contains one home and is heavily vegetated.



# Z-21-9-16

## Zoning Map

**Zoning From:** RPD-7.5, Residential Multi Family, 7.5 units per acre  
**To:** R-5, Urban Residential District

With variances to allow: 1) a 10-lot single family subdivision accessed via a private road, and 2) six-foot front setbacks for structures on the east side of proposed lot 9 and the west side of proposed lot 10.

30/28/16/07236/000/0080

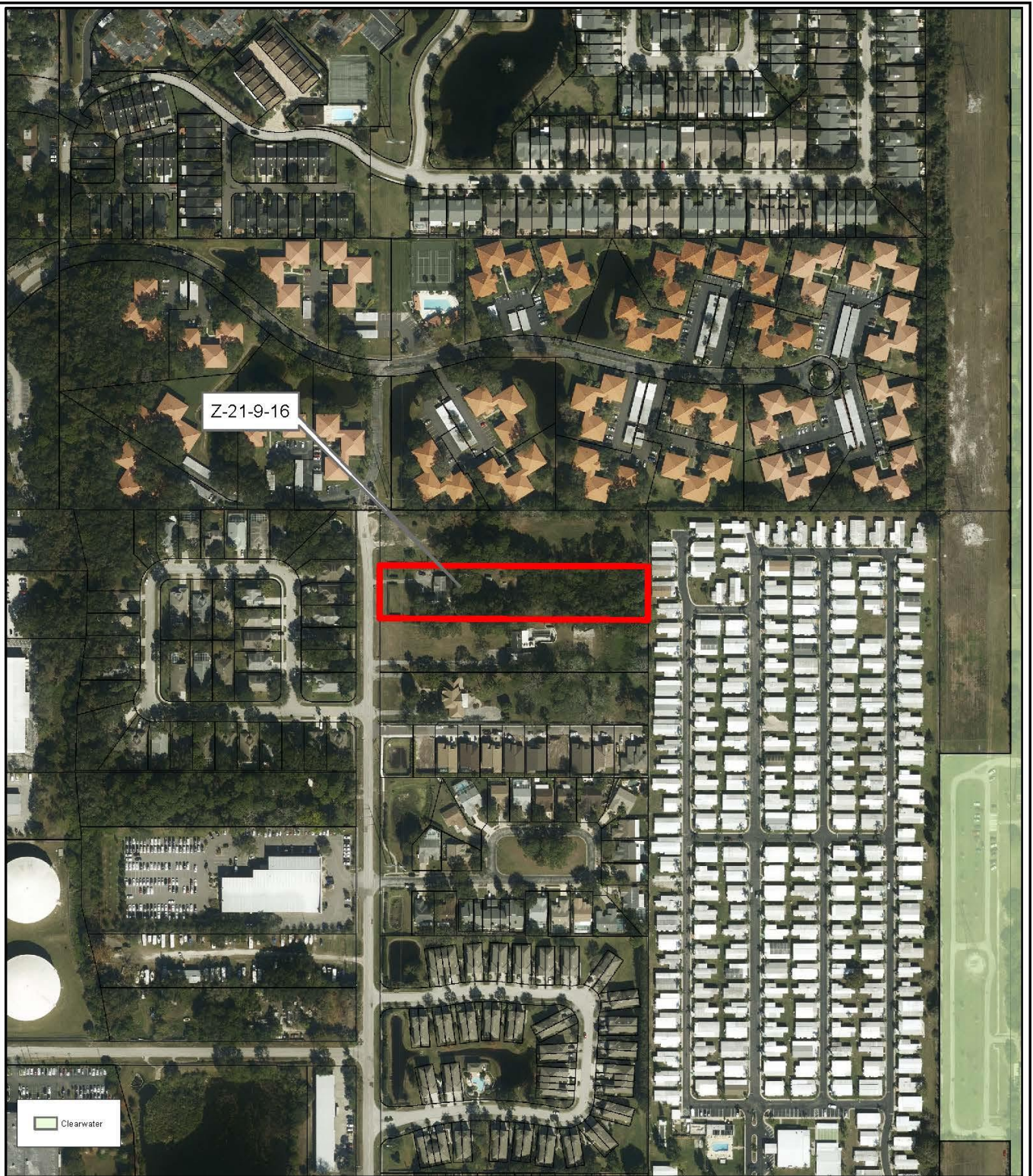
Prepared by: Pinellas County Planning Department



Date: 7/5/2016



1 inch = 0.06 miles



**Z-21-9-16**  
**Aerial Map**

**Zoning From:** RPD-7.5, Residential Multi Family, 7.5 units per acre  
**To:** R-5, Urban Residential District  
 With variances to allow: 1) a 10-lot single family subdivision accessed via a private road, and 2) six-foot front setbacks for structures on the east side of proposed lot 9 and the west side of proposed lot 10.

30/28/16/07236/000/0080

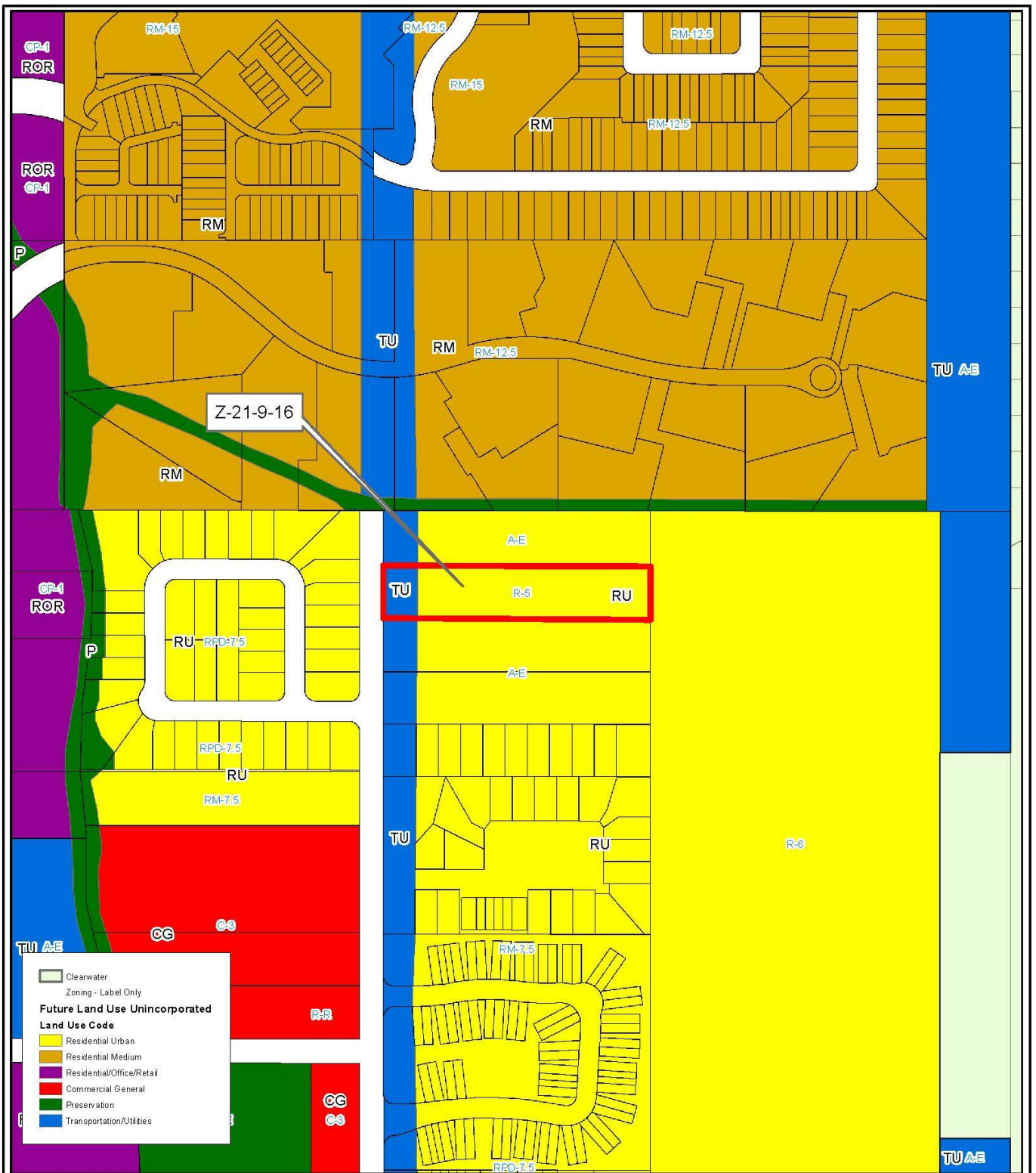
Prepared by: Pinellas County Planning Department



Date: 7/5/2016



1 inch = 0.06 miles



**Z-21-9-16**  
**Proposed Map**

**Zoning From:** RPD-7.5, Residential Multi Family, 7.5 units per acre  
**To:** R-5, Urban Residential District  
 With variances to allow: 1) a 10-lot single family subdivision accessed via a private road, and 2) six-foot front setbacks for structures on the east side of proposed lot 9 and the west side of proposed lot 10.

30/28/16/07236/000/0080

Prepared by: Pinellas County Planning Department



Date: 7/5/2016

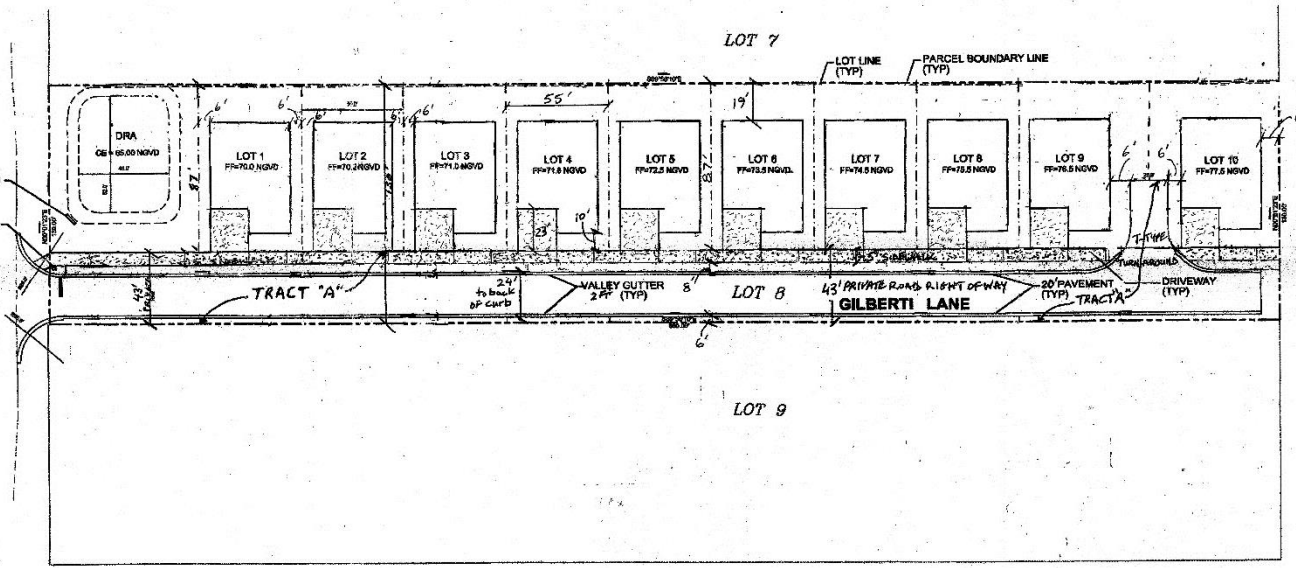


1 inch = 0.06 miles

# Variance Requests

- Allow a 10-lot single family subdivision to front a private road where frontage along a publicly-accessible right-of-way is required in an R-5 zone.
  - RPD is the only zoning district that permits private roads administratively
  - Condition of full site plan review will ensure adequate emergency access is maintained
- Allow six-foot front setbacks for structures on the east side of proposed lot 9 and the west side of proposed lot 10 adjacent to the T-type turnaround (10 feet required).
  - T-type turnaround is a cul-de-sac alternative that requires less space
  - Makes proposed lots 9 & 10 double frontage

SUMMERDALE DRIVE



## PRC Staff Findings

- The Board amended the zoning on the subject property from A-E to RPD-7.5 in December 2015.
- R-5 is a newly created district with enhanced flexibility that is intended to provide additional opportunities for redevelopment and infill.
- Proposed amendment is appropriate
  - Compatible with and similar to nearby uses
  - Consistent with the Comprehensive Plan
  - Not a maximum density increase



# PRC Staff Recommendation

- Approval of the zoning amendment.
- Approval of the requested variances, subject to the following conditions:
  1. All required permits shall be obtained and applicable fees paid;
  2. Full site plan review;
  3. The development shall maintain substantial conformance with the submitted concept plan.
- Local Planning Agency:
  - Recommended Approval (5-0 vote)