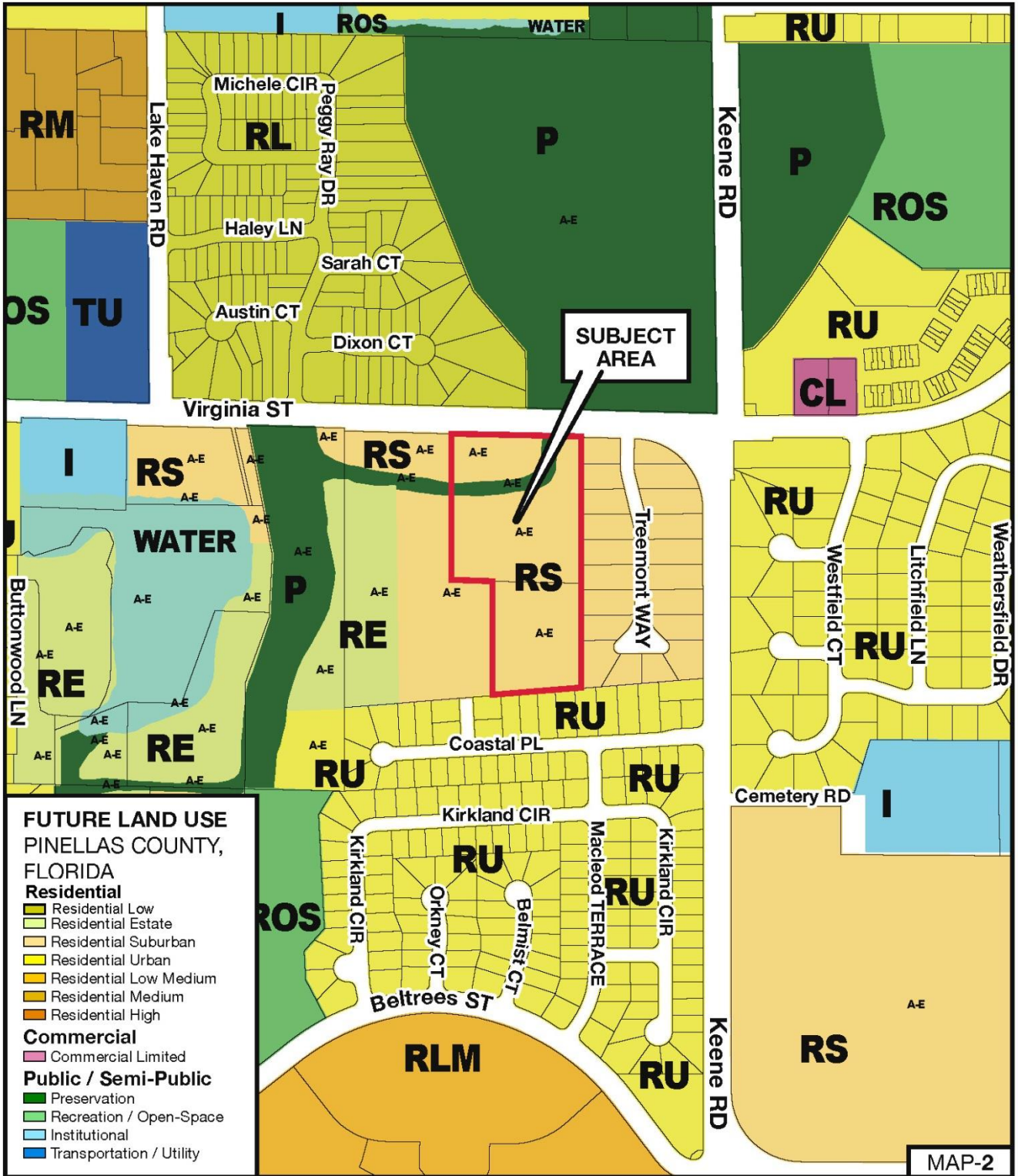


Proposed Amendment to the Pinellas County Zoning Atlas (Z-17-7-15)

Board of County Commissioners
October 20, 2015

Request

- Zoning Atlas Amendment
 - From: A-E, Agricultural Estate Residential
 - To: RPD-2.5, Residential Planned Development, 2.5 units per acre
- 8.3 acres across two parcels located west of the intersection of Virginia St. and Keene Rd. in the unincorporated area of Dunedin
- Proposed use is a 20-unit single-family subdivision. The existing A-E zoning would allow up to four homes
- The site currently contains one home on each parcel. Much of the property is heavily vegetated
- The subject area is Residential Suburban on the Future Land Use Map



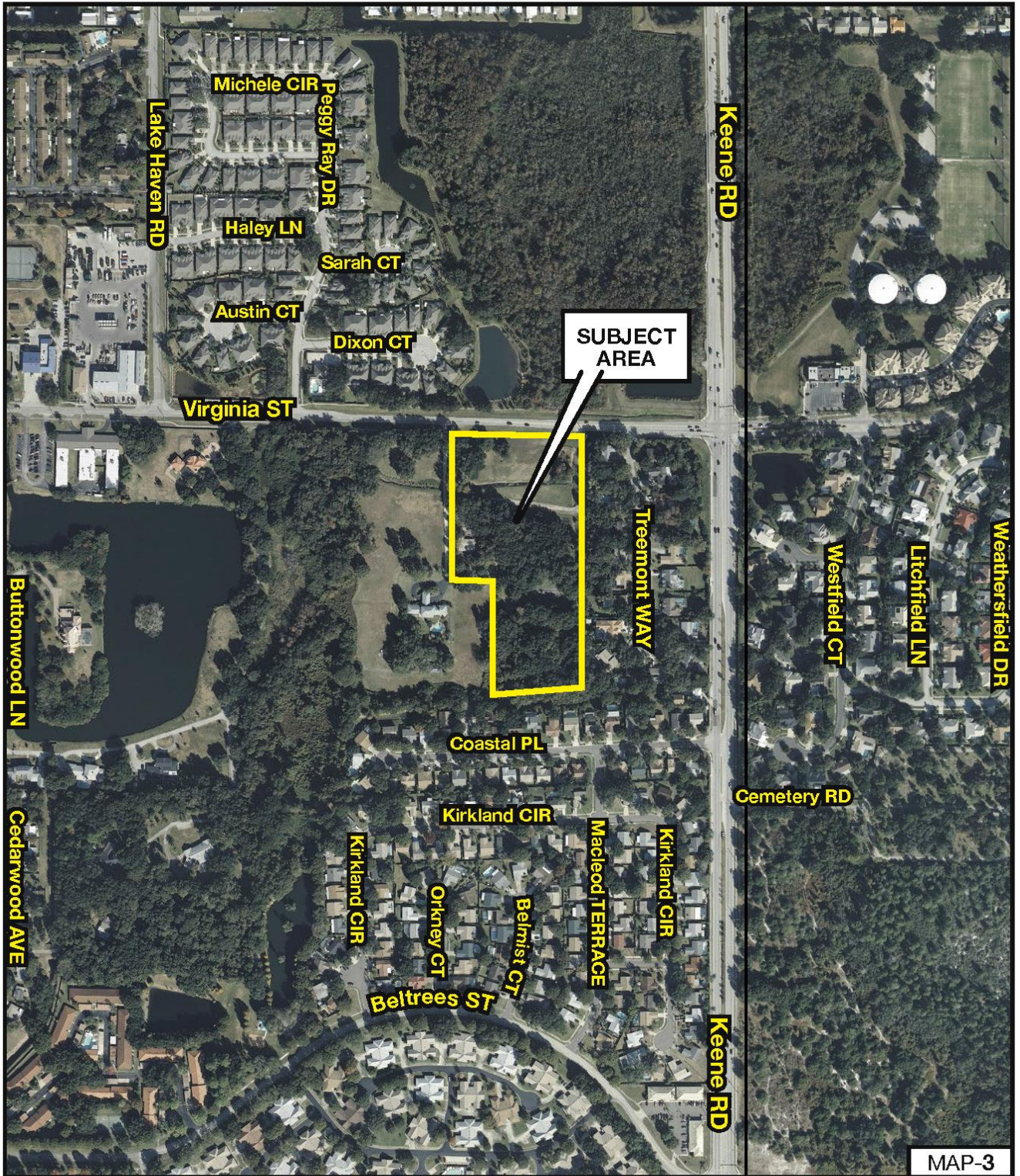
Z-17-7-15

Zoning From: A-E, Agricultural Estate Residential
To: RPD-2.5, Residential Planned Development,
2.5 units per acre

Parcel I.D. 35/28/15/00000/110/0100 & 0400
Prepared by: Pinellas County Planning Department June 2015



MAP-2



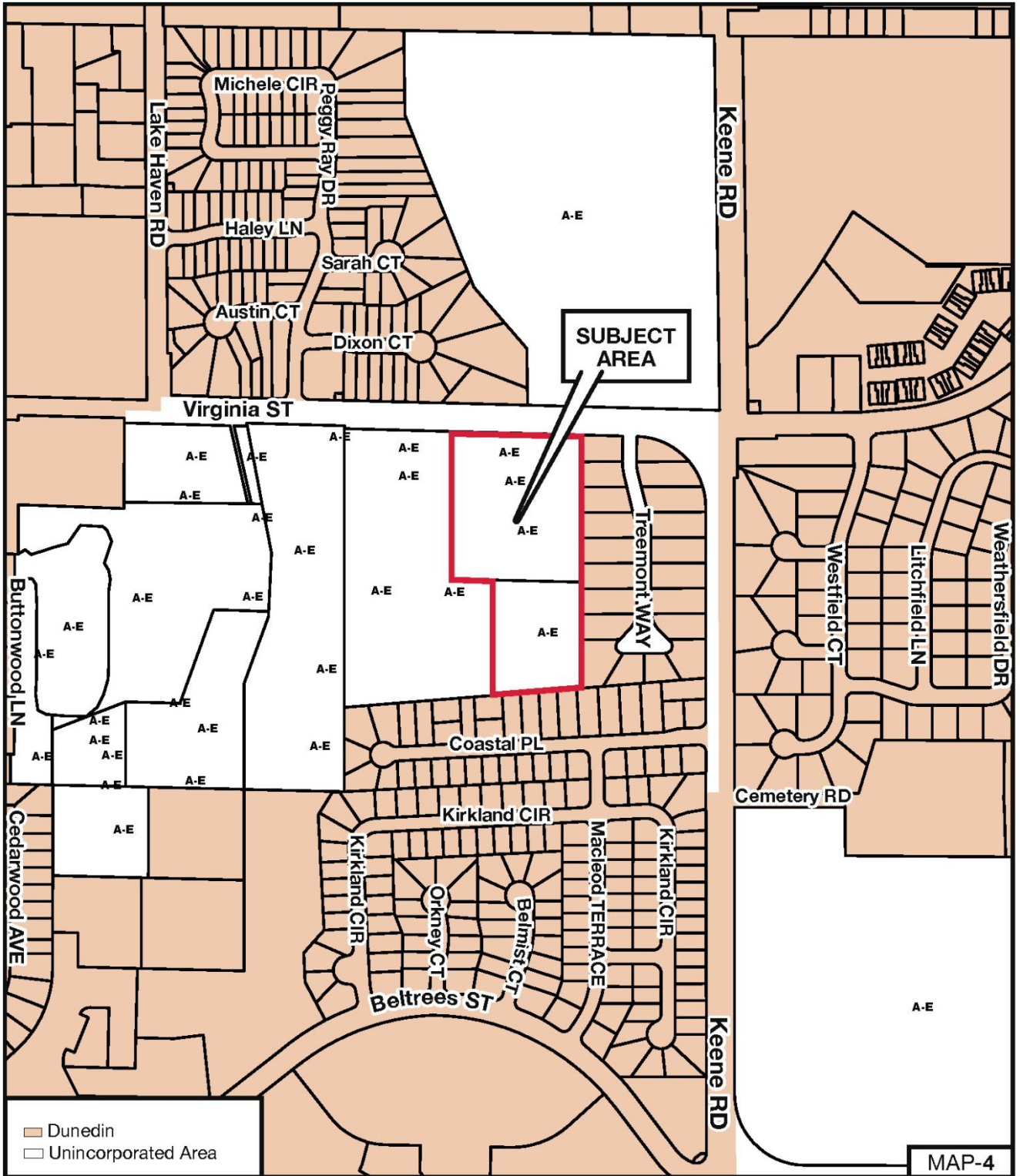
Z-17-7-15

Zoning From: A-E, Agricultural Estate Residential
 To: RPD-2.5, Residential Planned Development,
 2.5 units per acre

Parcel I.D. 35/28/15/00000/110/0100 & 0400
 Prepared by: Pinellas County Planning Department June 2015



MAP-3



<p>Z-17-7-15</p>	<p>Zoning From: A-E, Agricultural Estate Residential To: RPD-2.5, Residential Planned Development, 2.5 units per acre</p>		
<p>Parcel I.D. 35/28/15/00000/110/0100 & 0400 Prepared by: Pinellas County Planning Department June 2015</p>			

MAP-4

Staff Findings

- RPD-2.5 zoning would allow residential development at a density and pattern similar to existing subdivisions in the area
- RPD districts require a certain amount of open space and have flexible development standards that enhance the ability to preserve trees and other natural features
- Staff will work with the applicant during the development stage to preserve some of the existing native vegetation

Staff Recommendation

- Staff finds that the proposal is consistent with the Pinellas County Comprehensive Plan and recommends approval of the requested zoning amendment
- Local Planning Agency recommended approval (6-0 vote) during their September 10, 2015 public hearing