



## LOCAL PLANNING AGENCY (LPA) STAFF REPORT

**Case Number:** Z-24-11-19

**LPA Public Hearing:** November 14, 2019

**Applicant:** Yorkshire Real Estate, LLC

**Representative:** David R. Phillips, Esq.

**Subject Property:** Approximately 1.97 acres located at 2871 Summerdale Drive in unincorporated Clearwater.

**PARCEL ID(S):** 30/28/16/07236/000/0090



### **REQUEST:**

Zoning Atlas amendment from R-A (Residential Agriculture) to R-5 (Urban Residential) on approximately 1.97 acres located at 2871 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 Local Planning Agency finds that the proposed amendment to the Pinellas County Zoning Atlas is consistent with the Pinellas County Comprehensive Plan and recommends approval of the proposed amendment (5-0 vote, in favor).

### **STAFF RECOMMENDATION:**

- **Staff recommends** that the LPA find the proposed zoning amendment **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed zoning amendment to the Pinellas County Board of County Commissioners.

## **SUMMARY REPORT**

The Development Review Committee (DRC) reviewed this application on October 14, 2019. The DRC Staff summary discussion and analysis follows:

The subject property is designated Residential Urban (RU) and Transportation/Utility (T/U) on the Future Land Use Map (FLUM) and is zoned R-A, Residential Agriculture. The Transportation/Utility land use category coincides with a Duke Energy power line easement on the western (front) 80-feet of the property. The site currently contains one single family home.

The contract purchaser of the subject property wishes to develop 10 single family detached homes. The existing R-A zoning district permits single family homes with a minimum lot size requirement of 2 acres. The requested R-5 district has a minimum lot size of 3,000 square feet with no minimum lot width and depth requirements for single-family detached homes, which provides design flexibility for infill and redevelopment situations such as this. The Pinellas County Board of County Commissioners approved similar zoning changes at 2881 Summerdale Drive in 2016 and at 2840 Summerdale Drive in 2018.

The adjacent parcel to the north of the subject property recently received site plan approval for a 10-lot single-family subdivision. Other surrounding uses include single-family homes to the south and to the west across Summerdale Drive, and a mobile home park to the east. 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.

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate for the subject property. The R-5 zoning 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. In general, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

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## **SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Residential Urban	R-A	Single-Family Home
<b>Adjacent Properties:</b>			
<b>North</b>	Residential Urban & Transportation/Utility	R-5	Single-Family Home
<b>East</b>	Residential Urban	RMH	Mobile Home Park
<b>South</b>	Residential Urban & Transportation/Utility	R-A	Single-Family Home
<b>West</b>	Residential Urban	RPD	Single-Family Subdivision

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## **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.

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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:** December 10, 2019

**CORRESPONDENCE RECEIVED TO DATE:** No correspondence received.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:** One person appeared in favor.

**ATTACHMENTS: (Maps)**