



# Pinellas County

## Staff Report

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File #: 23-0213A, Version: 1

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### **Subject:**

Case No. ZON-22-10 (2754 Summerdale, LLC)

A request for a Zoning change from R-A, Residential Agriculture to E-2, Employment-2 on approximately 0.34 acre located at 2754 Summerdale Drive in unincorporated Clearwater. (Quasi-Judicial)

### **Recommended Action:**

Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-22-10 is recommended for approval:

A resolution approving the application of 2754 Summerdale, LLC for a zoning change from Residential Agriculture (R-A) to Employment-2 (E-2).

- The applicant is seeking a zoning change on a 0.34-acre parcel and the proposed use is warehousing.
- The requested E-2 zoning is consistent with the property's Commercial General (CG) Future Land Use Map (FLUM) category.
- The subject property is bordered by a mix of non-residential uses, including warehousing, retail, and office.
- Approval of the request would eliminate a nonconforming use and a nonconforming lot size.
- The Local Planning Agency recommended approval of the request (vote 6-0). No one appeared in opposition and no correspondence has been received.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

### **Summary:**

The subject property is approximately 0.34 acre, located at 2754 Summerdale Drive in unincorporated Clearwater. It is designated CG on the FLUM and is zoned R-A. R-A zoning allows for single-family detached residential homes as well as certain agricultural uses and requires a two (2)-acre minimum lot size. The site currently contains a 1950s-era nonconforming duplex. The applicant wishes to demolish the duplex and build a four (4)-unit warehouse. The requested E-2 zoning would allow the proposed warehouses in addition to a broad range of other commercial and employment type uses.

The subject property is located approximately 650 feet north of the intersection of SR-580 (Main

Street). The area contains a variety of uses that include adjacent retail, office, and warehousing. Residential development is located further north along Summerdale Drive and an FDOT stormwater pond is immediately to the west. The subject property is not within the Coastal Storm Area and has a low flood risk.

Staff believes that the proposed zoning amendment is appropriate, 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.

**Background Information:**

The LPA unanimously recommended approval of the request during its February 8, 2023, public hearing (Vote 6-0).

Surrounding property owners within 300 feet of the subject property were notified by mail. A sign advertising the public hearings was posted on the subject property.

**Fiscal Impact:**

N/A.

**Staff Member Responsible:**

Carol Stricklin, Director, Housing and Community Development.

**Partners:**

N/A.

**Attachments:**

LPA Report  
Case Maps  
Resolution  
Certification of Ownership  
Site Plan  
Public Notification Map  
PowerPoint Presentation  
Legal Ad  
Legal Ad Map