



# Pinellas County

## Staff Report

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**File #:** 19-2104A, **Version:** 1

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### **Subject:**

Case No. Q Z-24-11-19 (Yorkshire Real Estate, LLC)

A request for a zoning change from R-A, Residential Agriculture to R-5, Urban Residential on approximately 1.97 acres located at 2871 Summerdale Drive in unincorporated Clearwater.

### **Recommended Action:**

Based upon evidence and findings contained in the staff report and attachments, Case No. Q Z-24-11-19 is recommended for approval:

- 1.) A Resolution approving a change in zoning from R-A, Residential Agriculture to R-5, Urban Residential, regarding approximately 1.97 acres located at 2871 Summerdale Drive.
  - The applicants are seeking a zoning change on a 1.97-acre parcel that contains a vacant single-family home. If granted, the amendment will allow for single-family homes on smaller lots.
  - The applicants are proposing a 10-unit single-family detached subdivision.
  - The Local Planning Agency recommended approval of the request (vote 5-0)

### **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 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 a 10-unit single-family detached subdivision. 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.

Staff is of the opinion that the requested zoning amendment to R-5 is compatible with the surrounding land uses and development pattern. In addition, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

**Background Information:**

The Local Planning Agency (LPA) recommended approval of the request during its November 14, 2019 public hearing (vote 5-0).

Surrounding property owners within 500 feet of the subject property were notified by mail. A sign advertising the public hearings was also posted on the subject property.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Renea Vincent, Director, Planning

**Partners:**

N/A

**Attachments:**

LPA Report  
Case Maps  
Resolution  
Boundary Survey  
Power Point Presentation  
Map of Public Notification  
Legal Ad  
Ad Map