



Pinellas County

Staff Report

File #: 15-153, **Version:** 1

Subject:

Case No. Q Z-17-7-15 (Mary Elizabeth McCraney and Robert & Bonnie Shell)
A request for a zoning change from A-E, Agricultural Estate Residential to RPD-2.5, Residential Planned Development, 2.5 units per acre on approximately 8.32 acres located on the south side of Virginia Street 450 feet west of Keene Road in the unincorporated area of Dunedin.

Recommended Action

Adoption of Case No. Z-17-7-15; resolution approving the application of Mary Elizabeth McCraney and Robert and Bonnie Shell through C. Reed Haydon, Representative, for a change of zoning from A-E, Agricultural Estate Residential to RPD-2.5, Residential Planned Development, 2.5 units per acre, regarding approximately 8.32 acres located on the south side of Virginia Street 450 feet west of Keene Road in the unincorporated area of Dunedin.

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:

This is a request to amend the Zoning Atlas from A-E, Agricultural Estate Residential district to RPD-2.5, Residential Planned Development district, 2.5 units per acre. The subject area consists of approximately 8.32 acres covering two parcels. Each parcel currently contains a single family home. The applicant is proposing a 20-unit single family subdivision. The zoning amendment is necessary to allow the additional units, as the current A-E zoning would only allow one unit per two acres (four homes total). A Future Land Use Map amendment is unnecessary because the Residential Suburban future land use category currently in place allows the proposed density. The proposal is consistent with much of the existing development in the surrounding area. There are no anticipated issues with this request.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during their September 10, 2015 public hearing (6-0 vote).

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

N/A