



Pinellas County

Staff Report

File #: 18-754A, Version: 1

Subject:

Q Z-09-05-18 (Susan Carol Watson and Mary Lou Tillman)

A request for a zoning change from RM-7.5, Residential, Multiple Family, 7.5 units per acre to R-5, Urban Residential on approximately 2.11 acres located at 2840 Summerdale Drive in unincorporated Clearwater.

Recommended Action:

Adoption of Case No. Q Z-09-05-18 approving the application of Susan Carol Watson and Mary Lou Tillman regarding 2.11 acres located at 2840 Summerdale Drive as follows:

1) A Resolution approving a change in zoning from RM-7.5, Residential Multiple Family, 7.5 units per acre to R-5, Residential Urban.

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 located at 2840 Summerdale Drive is designated Residential Urban (RU) and Preservation (P) on the Future Land Use Map (FLUM) and is zoned RM-7.5, Residential Multiple Family, 7.5 units per acre. The site currently contains one single family home. Under the current zoning, up to 15 apartments or condominium units could be built on the subject property based on its developable acreage.

The contract purchaser of the subject property wishes to develop 11 single family homes. While the current RM-7.5 zoning allows single family dwellings, the requested R-5 district allows a smaller minimum lot size with no minimum width and depth requirements, which provides design flexibility for infill and redevelopment situations such as this.

The subject property is adjacent to single-family residential subdivisions with similar densities to the north and to the east across Summerdale Drive. A drainage features separates the site from retail commercial uses fronting US-19 to the west and a vehicle maintenance facility is to the south. 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, is compatible with the surrounding uses and consistent with the Pinellas County Comprehensive Plan.

Background Information:

The Local Planning Agency recommended approval of the request during its May 9, 2018 public hearing (vote 7-0).

In accordance with Section 134-337 of the Pinellas County Land Development Code, mailed notices of the public hearings were provided to property owners (as determined by Pinellas County Property Appraiser records) within 300 feet of the subject property. A sign noticing the public hearings was also posted on the subject property.

In 2016, the Board approved a similar zoning change on a property a short distance to the north (2881 Summerdale Drive).

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
Conceptual Site Plan
Power Point Presentation
Legal Ad
Ad Map