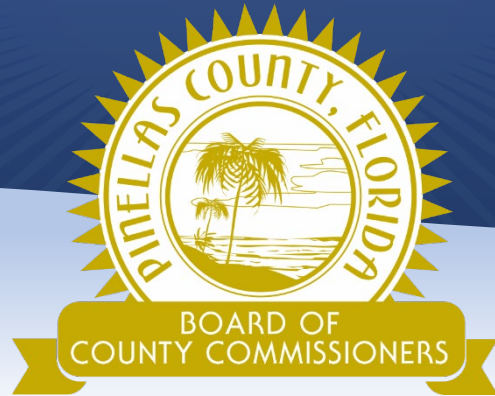


# Board of County Commissioners

Case #ZON-21-12

February 22, 2022



**Our Vision:**  
To Be the Standard for  
Public Service in America.

# Request

## Subject Property

- **Approximately 2.3 acres**
- **West side of Starkey Rd., approximately 483ft north of 94<sup>th</sup> Ave. in unincorporated Seminole**

## Zoning Atlas Change

**From: Residential Agriculture (R-A)**

**To: Urban Residential (R-5)**

## Future Land Use (no change)

**Institutional (I) – 12.5 residential units per acre max**

**Existing Use: vacant parcel**

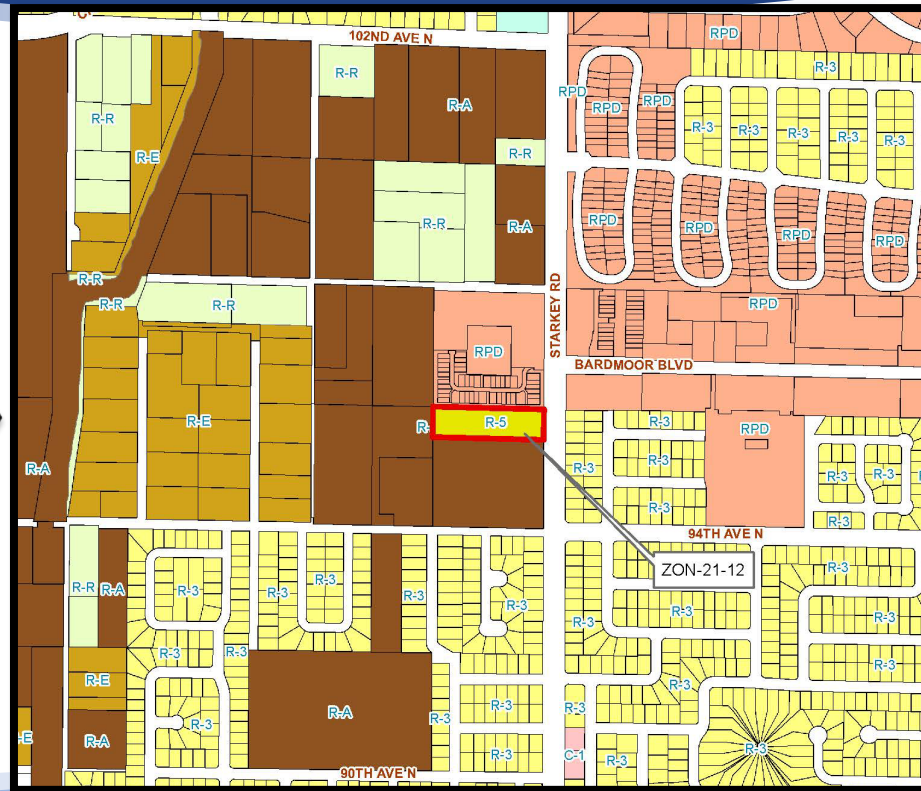
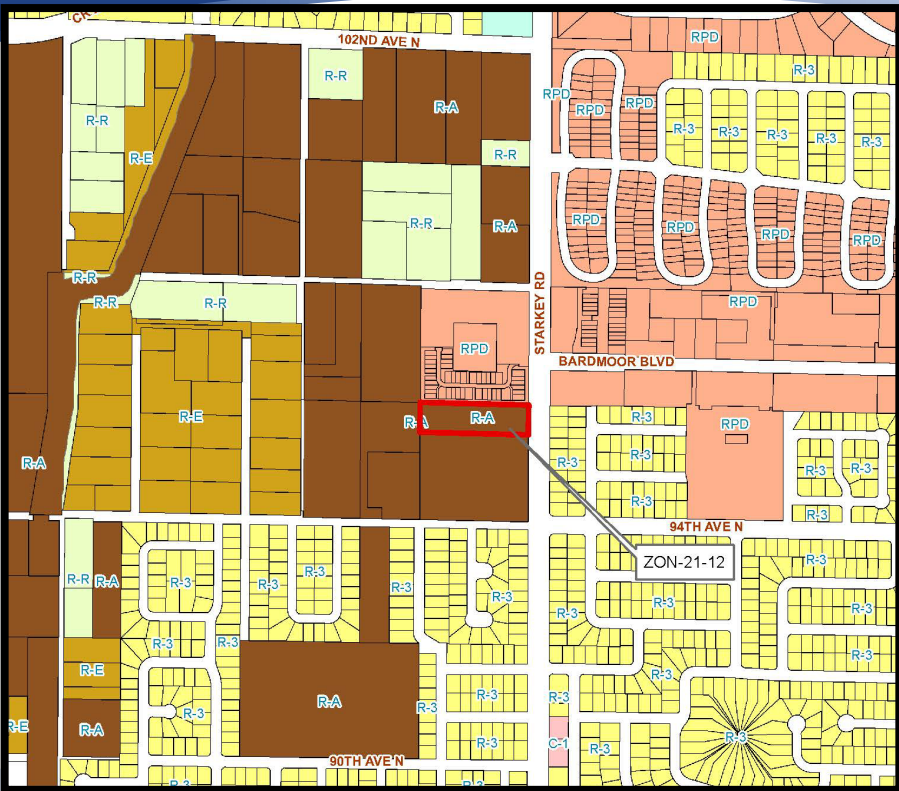
**Proposed Use: 29-unit townhome rental development**



# Location



# Zoning: From R-A to R-5



# Site Photos



# Site Photos



**Looking at subject property  
from Starkey Road**

# Site Photos



Looking north along Starkey Rd



Looking south along Starkey Rd

# Additional Information

## Current R-A Zoning

- **One residential unit allowed (2 acre minimum)**
- **Other agricultural uses**

## Proposed R-5 Zoning

- **Would allow for maximum 29 residential dwelling units with the Institutional FLUM (12.5 upa)**
- **Flexibility with building orientation and setbacks**
- **Multifamily development requires Type 2 Use review**



# Recommendation

## Proposed Zoning Atlas change

- **Surrounding area contains a mix of low and medium density residential uses (single-family homes, townhomes, and condominiums)**
- **Proposed use is compatible with adjacent uses along Starkey Rd.**
- **Consistent with the Comprehensive Plan**

**Development Review Committee recommends Approval**

**Local Planning Agency – recommended Approval (4-0 vote)**

