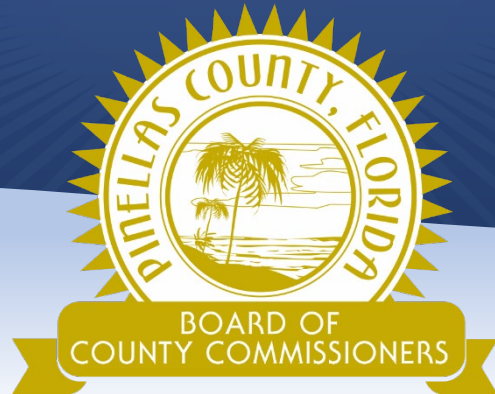


Board of County Commissioners

Case # DMP-21-01

April 27, 2021



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

Request

Subject Property

Approximately 4.05 acres – 2625 CR 95 in Palm Harbor. Former radio tower site, vacant utility building remains

Future Land Use Map (FLUM)

Residential Urban (RU) – no change

Zoning Atlas

RPD – Residential Planned Development (RPD) – no change

Proposal

Establish a Development Master Plan for a 30-unit single family attached (townhouse) subdivision



Development Master Plan (DMP)

Required in the RPD zoning district

RPD is highly flexible

Wide range of housing types and design parameters

A DMP establishes:

Housing types

Setbacks, building height, lots sizes and dimensions

Transportation layout – access points, internal drives, etc.

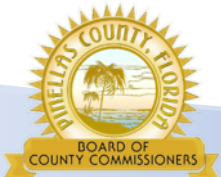
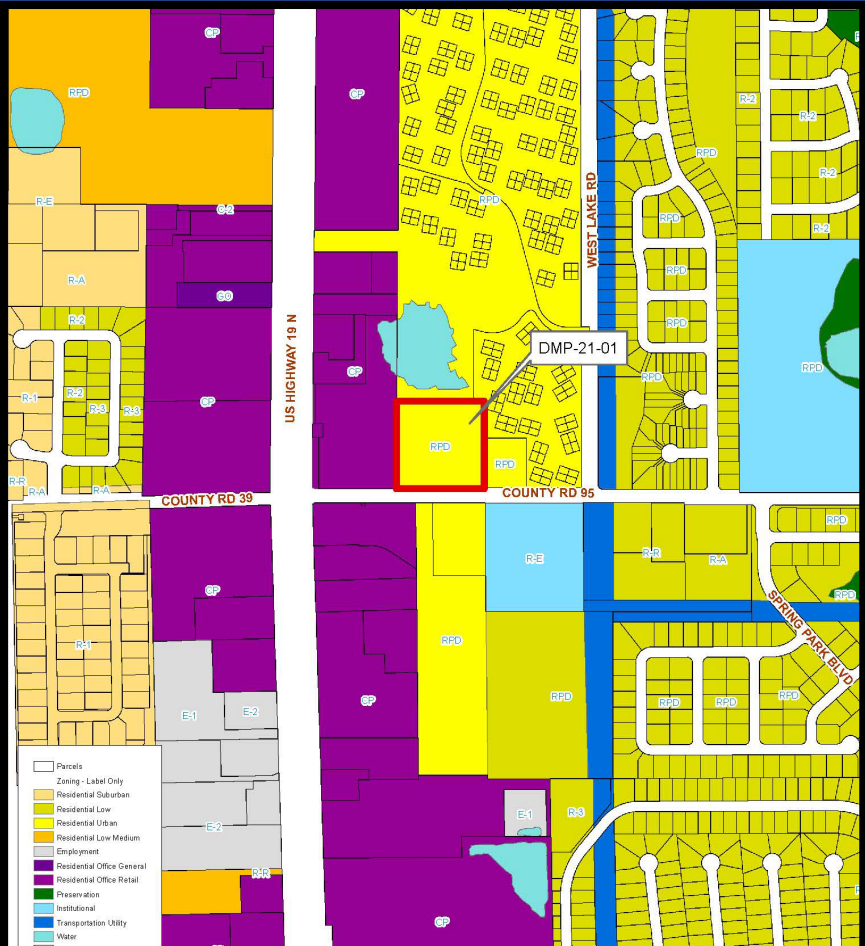
Open space areas

Location



Surrounding property owners within 450 feet were notified by mail.

Zoning/Future Land Use



Our Vision:

Site Photos



Site Photos



Looking north at site from CR 95

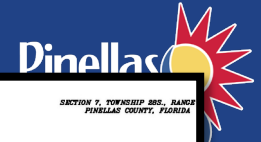


Vacant building on site

Site Photos



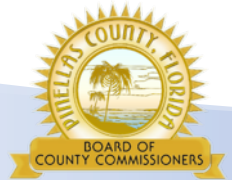
Looking east and west along CR 95



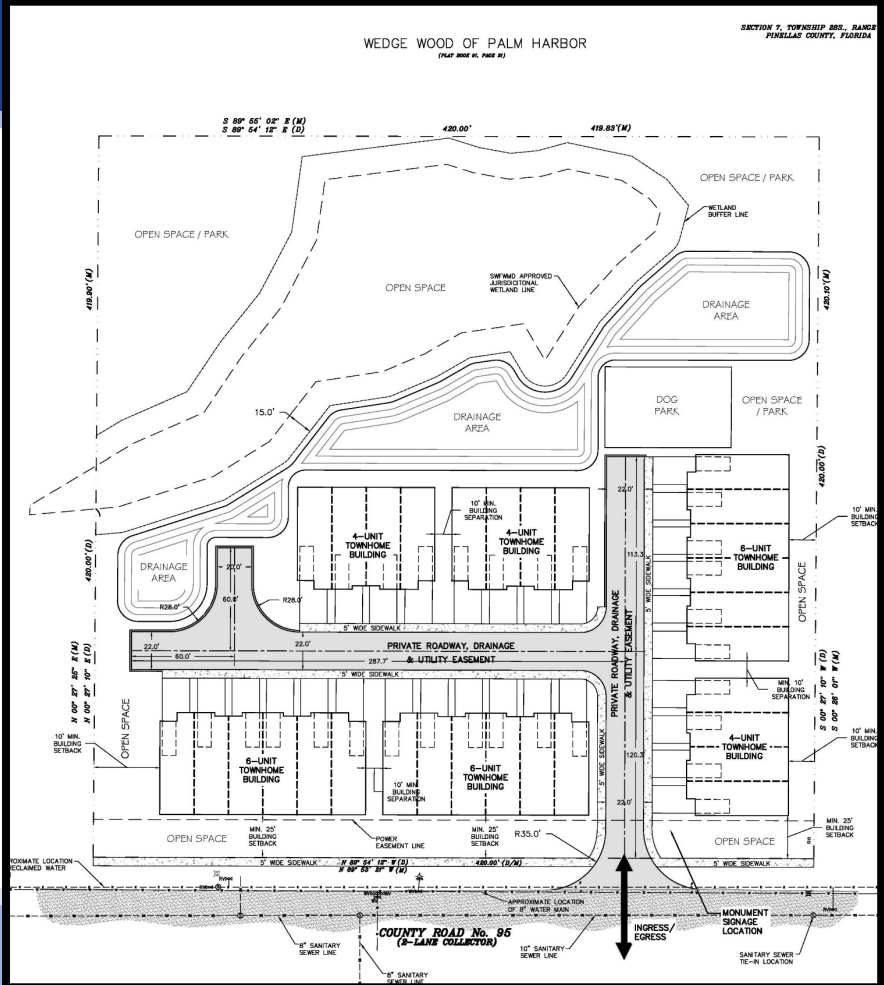
Development Master Plan

- Dwelling Type – Single Family Attached
- Number of Units – 30 (4.05 acres x 7.5 upa)
- Max Building Height – 35 feet
- Setbacks – 20 ft. front, 10 ft. rear, 0 ft. side
- Building Separation – 10 ft.
- Large open space area conserved

*Note – minor adjustments (e.g. building placement, pond/road locations) may become necessary as a result of the site plan review process.



Our Vision: To Be the Standard for Public Service



Staff Recommendation



Proposed DMP is appropriate

Consistent with the FLUM and the RPD zoning district

Development parameters in keeping with traditional RPD pattern

Mixture of single-family and multifamily developments in the area

Consistent with the Comprehensive Plan

Staff recommends approval

Local Planning Agency – Recommended Approval, 7-0 vote

