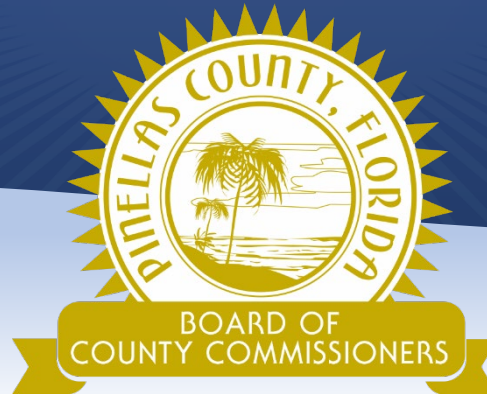


Board of County Commissioners

Case #ZLU-21-01

April 27, 2021



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

Request

Subject Area

Approximately 21.5 acres consisting of four vacant parcels in Palm Harbor

Future Land Use Amendment

From: Residential Suburban (RS) & Preservation (P)

To: Residential Low (RL) & Preservation (P)

Zoning Atlas Amendment

From: R-A (Residential Agriculture) & R-3 (Single-Family Residential)

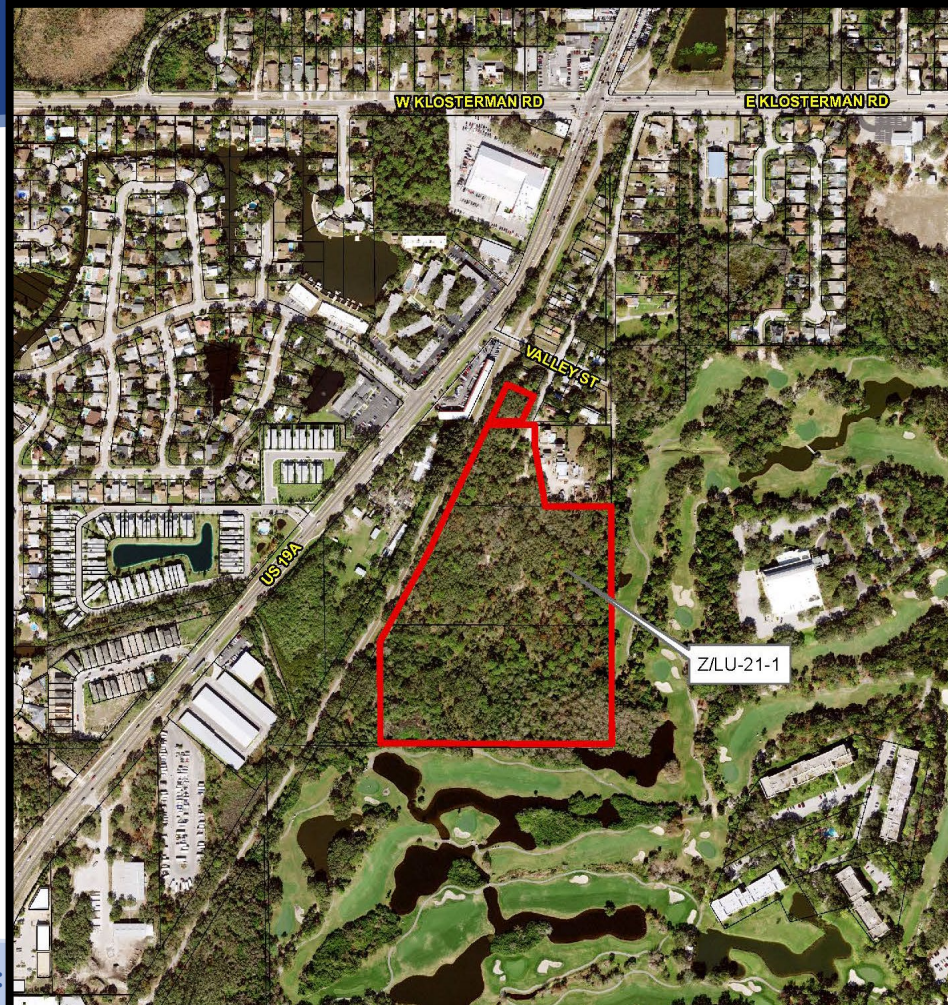
To: R-5-CO (Urban Residential-Conditional Overlay) & P-C (Preservation-Conservation)

Proposed Use

Single-Family Attached Subdivision. Conditional Overlay to limit the density/use to either 70 1-story villas or 78 2-story townhomes

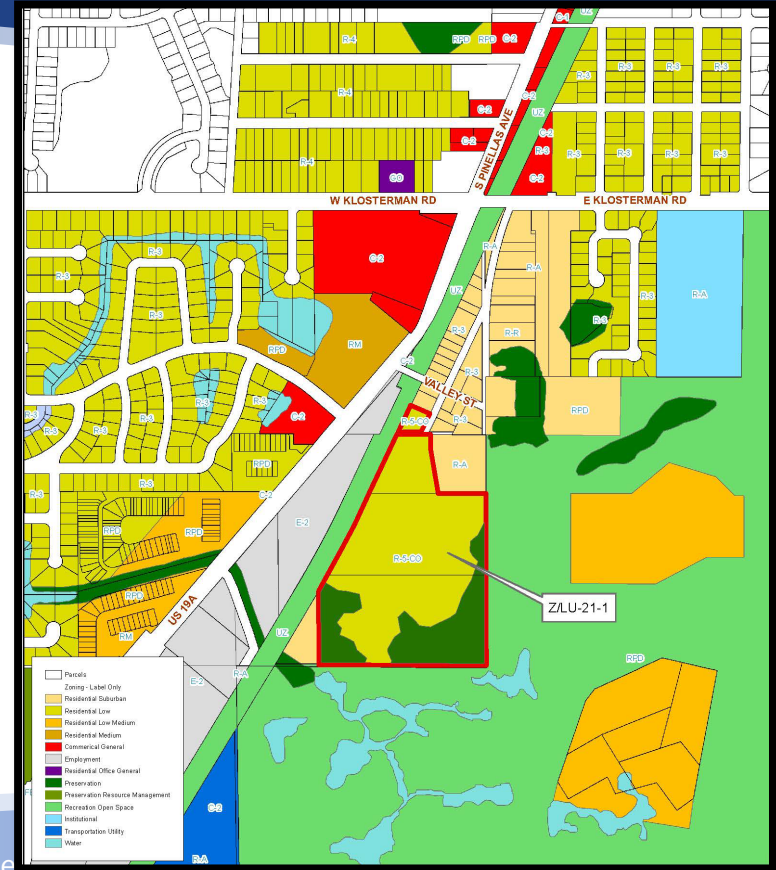


Location



Surrounding property owners within 750 feet were notified by mail.

Zoning/Future Land Use



Site Photos



Site Photos



Site Photos



**Looking south at subject site
from Pleasant Ave**



Another view of subject site

Site Photos



**Looking west towards Alt US 19
From intersection of Valley Rd
And Pleasant Ave**



**Looking north from subject site
along Pleasant Ave**

Additional Information

Table of Proposed Acreage Changes

FLUM / Zoning	Existing Acreage	Proposed Acreage
RS	16.7	
P	4.9	6.3
RL		15.2
R-A	21.13	
R-3	0.37	
R-5-CO		15.2
PC		6.3

Additional Information

Proposed R-5 district promotes flexible site design

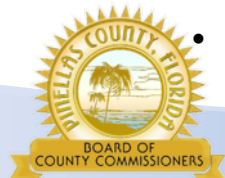
- Smaller minimum lot sizes and required setbacks
- Ideal for flexible subdivision development

Conditional Overlay will limit density and use

- 70 1-story villas or 78 2-story townhomes
- Without the CO, 82 residential units would be allowed

Potential Traffic Impacts

- Single-Family Attached units generate fewer vehicle trips than single-family detached. Approval could generate up to 49 additional daily trips with proposed density.
- Will not change the Level of Service on surrounding roadways
 - Alt US 19 is a deficient roadway – a transportation management plan may be required, which is determined during site plan review
- A traffic study has been submitted by the applicant.



Additional Info & Recommendation

Proposed amendments are appropriate

Surrounding area is a mix of residential, commercial & recreation

Bordered on 3 sides by R/OS (Pinellas Trail & golf course)

Pinellas Trail provides buffer (120 ft) to adjacent nonresidential uses

Consistent with the Comprehensive Plan & Countywide Plan

Staff recommends Approval

Local Planning Agency – Recommended Approval, 5-1 vote

This is the first of two required BOCC public hearings

Large Scale Amendment - will require review by State Agencies

