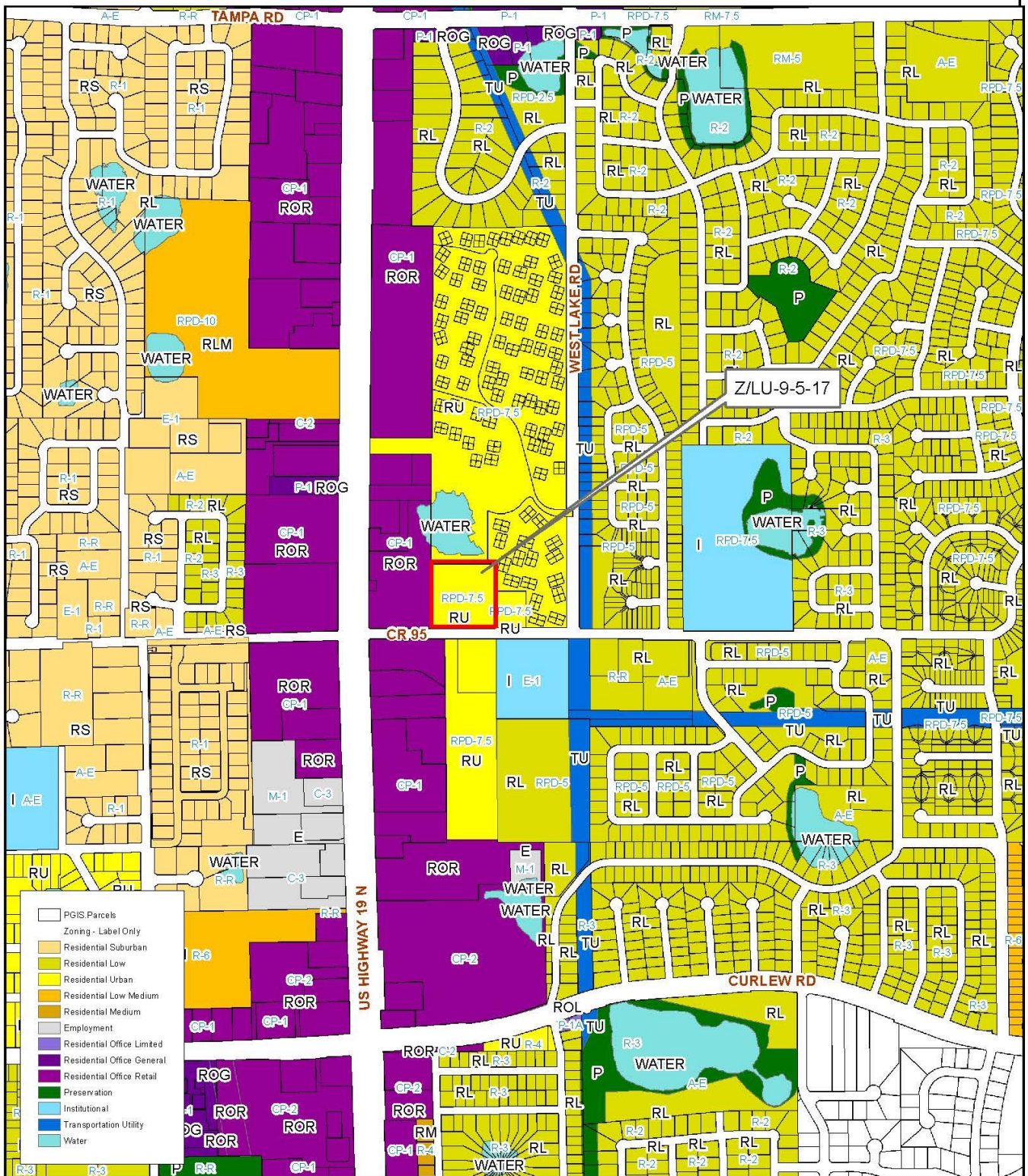


Proposed Amendments to the Pinellas County Future Land Use Map and Zoning Atlas (Z/LU-9-5-17)

Board of County Commissioners
June 20, 2017

Request

- Subject area
 - Approximately 4.05 acres
 - 2625 CR-95 in Palm Harbor
- FLUM Amendment
 - From: Residential Urban
 - To: Residential/Office/Retail
- Zoning Atlas Amendment
 - From: RPD-7.5
 - To: CP-1-CO
- Conditional Overlay
 - Limiting the north 100 feet to buffers, wetland protection, drainage retention
 - Limiting the remainder to vehicle inventory parking and related accessory uses
- Existing use: Vacant (former radio tower)



Z/LU-9-5-17

CURRENT FUTURE LAND USE & ZONING

Zoning From: RPD-7.5, Residential Planned Development, 7.5 upa
 To: CP-1-CO, Commercial Parkway 1-Conditional Overlay

Land Use From: Residential Urban
 To: Residential/Office/Retail

A Conditional Overlay limiting the use of the north 100 feet to buffers and/or drainage retention and the remaining portion to standard vehicle parking and related accessory uses.

07/28/16/00000/430/0600

Prepared by: Pinellas County Planning Department



Date: 03/30/2017



1 inch = 0.16 miles



Z/LU-9-5-17

AERIAL MAP

Zoning From: RPD-7.5, Residential Planned Development, 7.5 upa
 To: CP-1-CO, Commercial Parkway 1-Conditional Overlay
Land Use From: Residential Urban
 To: Residential/Office/Retail
 A Conditional Overlay limiting the use of the north 100 feet to buffers and/or drainage retention and the remaining portion to standard vehicle parking and related accessory uses.

07/28/16/00000/430/0600

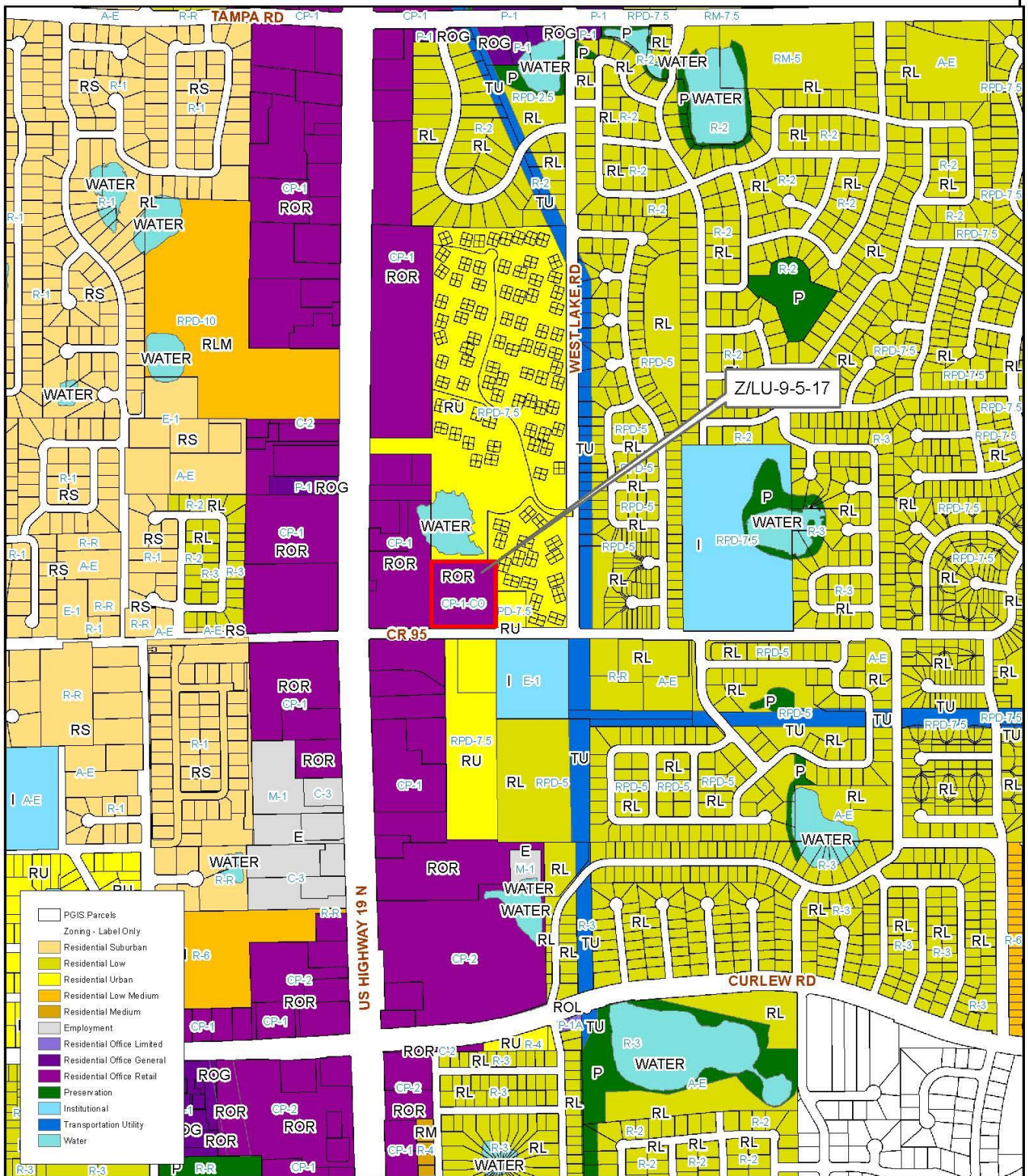
Prepared by: Pinellas County Planning Department



Date: 03/30/2017



1 inch = 0.16 miles



Z/LU-9-5-17

PROPOSED FUTURE LAND USE & ZONING

Zoning From: RPD-7.5, Residential Planned Development, 7.5 upa
 To: CP-1-CO, Commercial Parkway 1-Conditional Overlay

Land Use From: Residential Urban
 To: Residential/Office/Retail

A Conditional Overlay limiting the use of the north 100 feet to buffers and/or drainage retention and the remaining portion to standard vehicle parking and related accessory uses.

07/28/16/00000/430/0600

Prepared by: Pinellas County Planning Department



Date: 03/30/2017



1 inch = 0.16 miles



Findings & Recommendation

- Proposed amendments are appropriate
 - Near US-19
 - Mix of uses in general area
 - Minimal infrastructure impacts
 - Consistent with the Comprehensive Plan
 - Conditional Overlay assures future use and buffer areas
- Staff recommends approval of the land use and zoning amendments
- Local Planning Agency
 - Recommended approval (4-3 vote) with the following change:
 - Conditional Overlay limiting the use of the north 100 feet and the east 65 feet of the property to buffers, wetland protection and/or drainage retention and the remaining portion of the property to vehicle inventory parking for standard vehicles and related accessory uses.