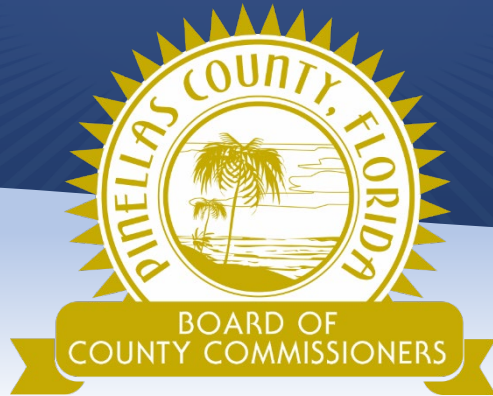


# Board of County Commissioners

Case #ZLU-21-01

July 13, 2021



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

# Request

## Subject Area

**Approximately 21.5 acres covering four vacant parcels in Palm Harbor**

## Future Land Use Amendment

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

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

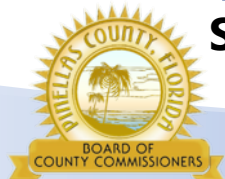
## Zoning Atlas Amendment

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

**To: R-5-CO (Urban Residential-Conditional Overlay) & PC  
(Preservation/Conservation)**

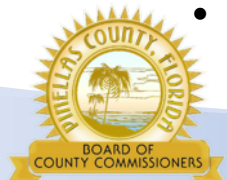
## Proposed Use

**Single-Family Attached Subdivision, limited by Conditional Overlay**



# Timeline

- **BOCC approved FLUM transmittal Ordinance on April 27, 2021 and took no action on the rezoning**
- **Staff submitted for State Agency Review**
  - **No objection letters received**
- **Applicant met with Suncoast Primate Sanctuary representatives to discuss the proposal**
- **July 13, 2021 Public Hearing:**
  - **Second hearing of FLUM Ordinance**
  - **Zoning Resolution hearing**



# Conditional Overlay

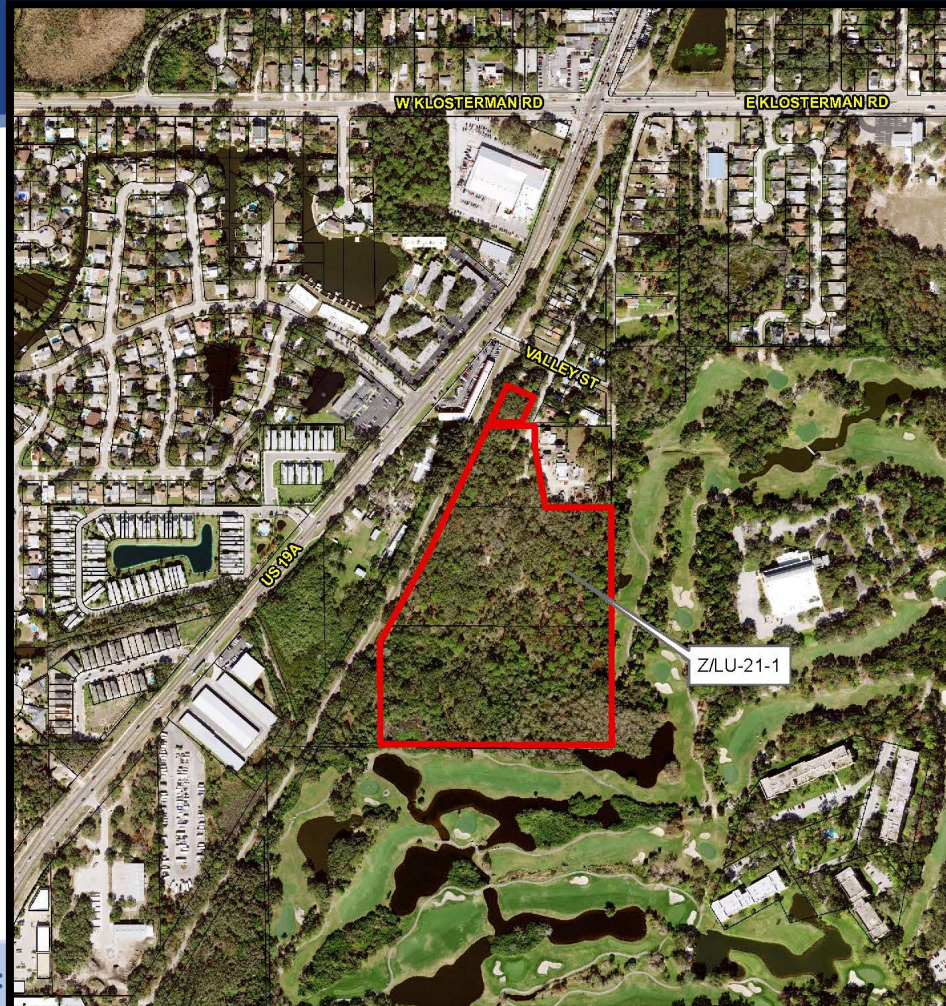
## Original conditions:

- **Maximum of 70 1-story villas or 78 2-story townhomes**

## Proposed new conditions:

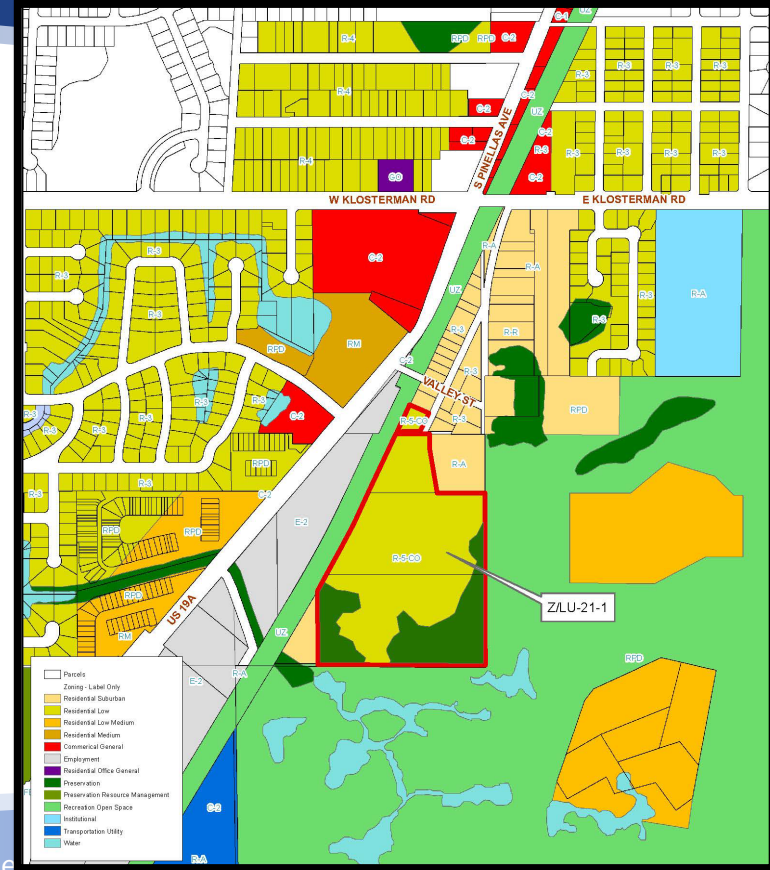
- **Maximum of 68 units: 1-story villas or 2-story townhomes**
- **Minimum 20-foot setback from western property line**
- **Minimum 5-foot landscape buffer with 30% opacity along western property line**
- **Installation of an 8-foot-tall opaque fence along western property line**

# Location



Surrounding property owners within 750 feet were notified by mail.

# Zoning/Future Land Use



# 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**

# Site Photos



**Looking east at subject site  
from Pinellas Trail**



**Looking west at Suncoast Primate Sanctuary  
From Pinellas Trail**

# Site Photos



**Pinellas Trail crossing at Valley Road**

# 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

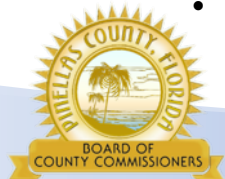
- Smaller minimum lot sizes and required setbacks
- Ideal for flexible subdivision development

## Conditional Overlay will limit density

- Maximum of 68 residential units (3.2 units/acre)
- Without the CO, 82 residential units would be allowed

## Traffic Impacts & Mitigation

- Approval could generate 394 daily trips with proposed density.
- Will not change the Level of Service on surrounding roadways.
- Applicant traffic analysis indicates 488 daily trips and a maximum 43 PM peak hour trips (Based on 70 residential units)
- Applicant proposes installation of southbound left turn lane from US Alt 19 onto Valley Road
- Applicant proposes installation of new sidewalk from site to Pinellas Trail



# 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 plus increased onsite landscape buffer provides significant buffering to adjacent nonresidential uses**

**Consistent with the Comprehensive Plan & Countywide Plan**

## **DRC Staff recommends Approval**

**Local Planning Agency – Recommended Approval, 5-1 vote**

