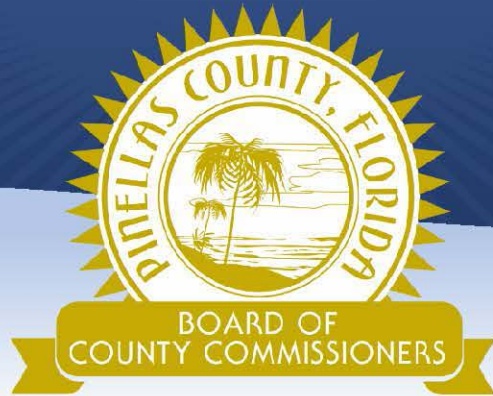


Board of County Commissioners

Case #Z/LU-19-10-19

November 12, 2019



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

Request

Subject Area

**0.93 acre – SW corner of US Alt-19 and Wood Dove Ave in Tarpon Springs area
Portion of a larger 1.59-acre parcel**

Future Land Use Amendment

From: Residential Low Medium (RLM)

To: Commercial General (CG)

Zoning Atlas Amendment

From: RM (Multi-family Residential)

To: C-1 (Neighborhood Commercial)

Existing Use

Vacant

Proposed Use

Neighborhood-scale commercial

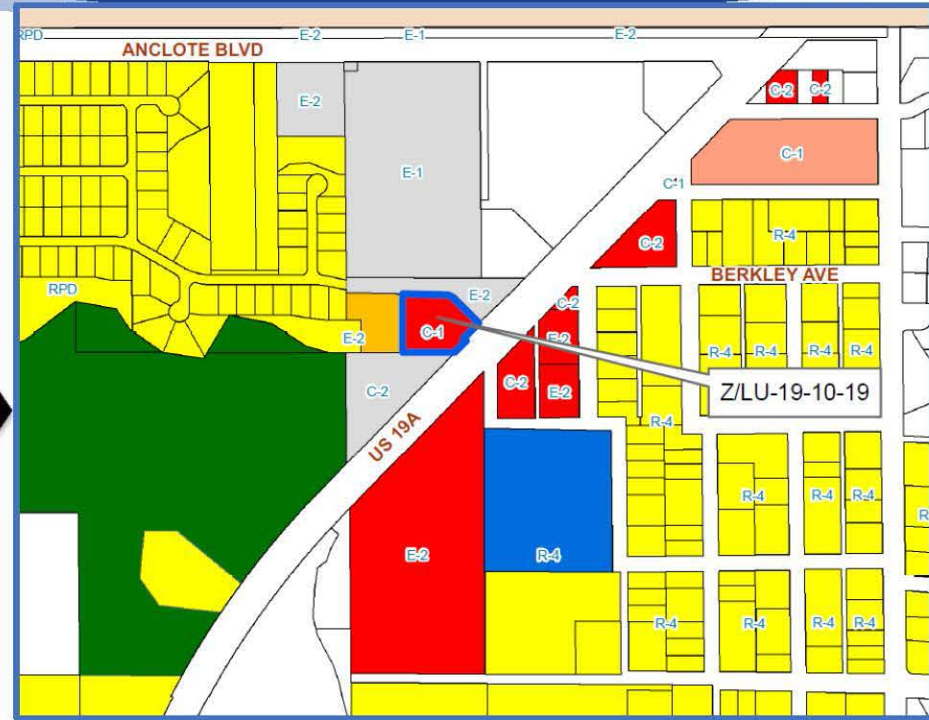
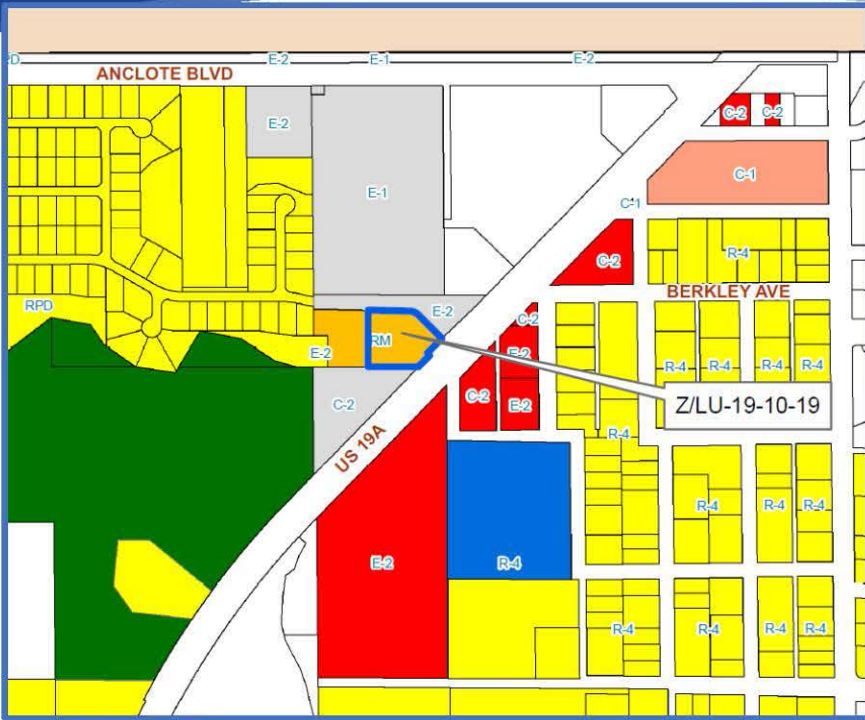


Location

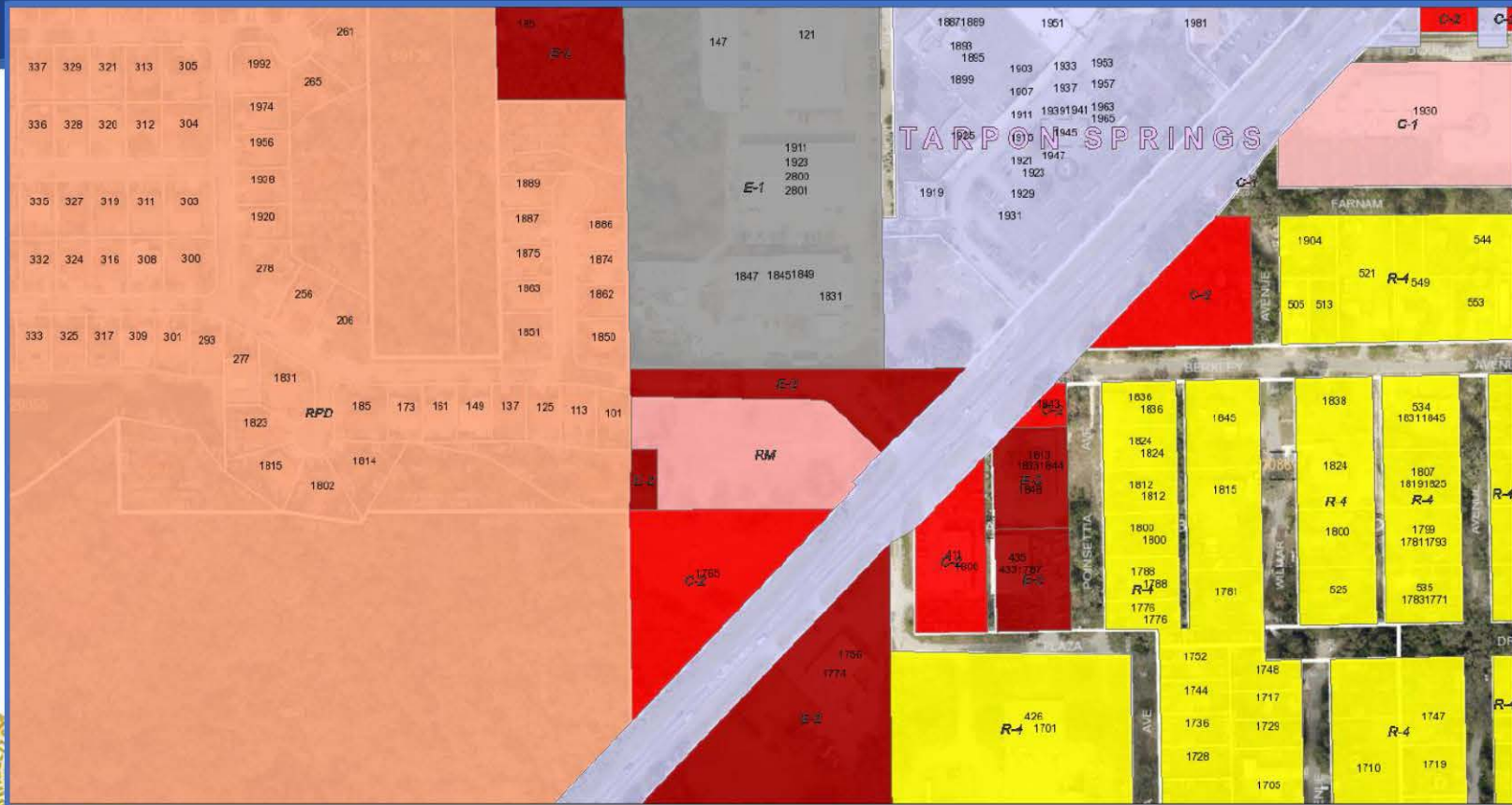


Surrounding property owners within 500 feet were notified by mail.

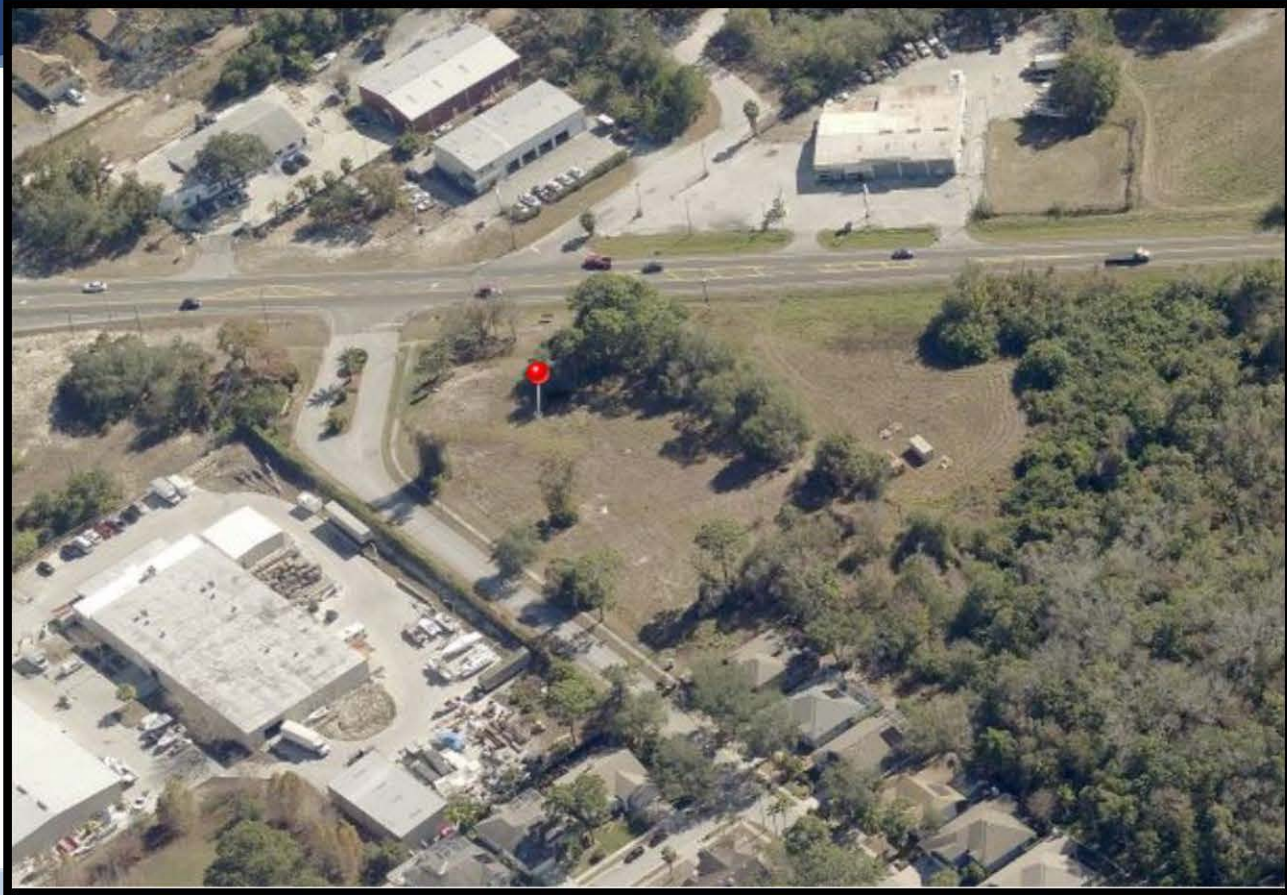
Existing & Proposed



Zoning Map



Site Photos



Site Photos



Looking north along US Alt-19



Looking east across US Alt-19

Site Photos



Looking toward subject property

Additional Information



Existing multi-family designations established in 2005

Previously designated light industrial/heavy commercial

Townhomes proposed for remainder of parcel (west portion)

Subject property is part of the Forest Ridge Subdivision Plat (1989)

Identified on the plat as a commercial tract



Recommendation

Proposed amendments are appropriate

- Mix of nonresidential uses in the general area along the US Alt-19 corridor**
- Existing commercial/employment designations on three sides**
- Identified as a commercial tract on the Forest Ridge plat**
- West side of subject property to remain residential (buffer)**

Staff recommends Approval

Local Planning Agency – no recommendation (3-3 vote)