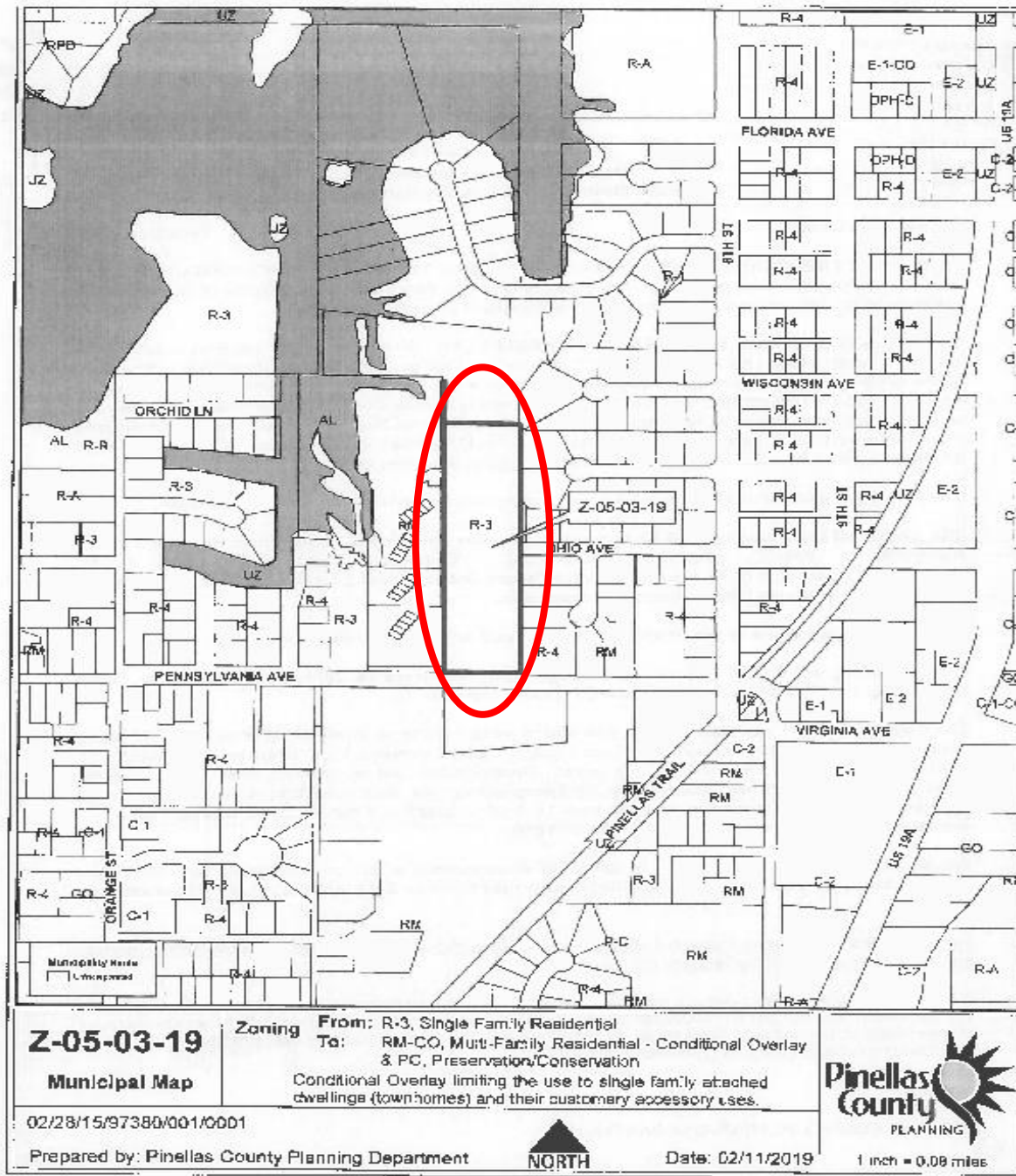


Case No. Z-05-03-19

Joyce M. Couture, Applicant  
600 Pennsylvania Avenue, Palm  
Harbor

Board of County Commissioners'  
Meeting April 23, 2019

- 5.4 acres
- Present Zoning: R-3
- Proposed: RM/PC
- Overlay: Single family attached
- 12-13 duplex structures



# Proposed Improvements are Consistent with Surrounding Area



Townhomes in Ryans Woods on  
the western side of property

Duplexes on the eastern border  
of property



The  
requested  
zoning  
change  
does not  
include a  
density  
increase

- Current zoning - R-3: allows for single-family residential development located where high density single-family uses are desirable and allows for up to 26 single-family units
- Proposed zoning - RM: multi-family residential district with up to 26 units on property
- Conditional overlay: single-family attached
- PC: to designate and protect properties containing natural resources-limits land uses

# Pinellas County Comprehensive Plan: Ozona Community Overlay

○ 1.21.1 Policy: Residential development has developed in a low intensive character that is accepted in the community as the preferred development pattern.

○ The proposed project is consistent with the policy in Ozona of promoting low intensity development:

- No change in density on the property
- The proposed structures are consistent with community



## Impacts on Infrastructure

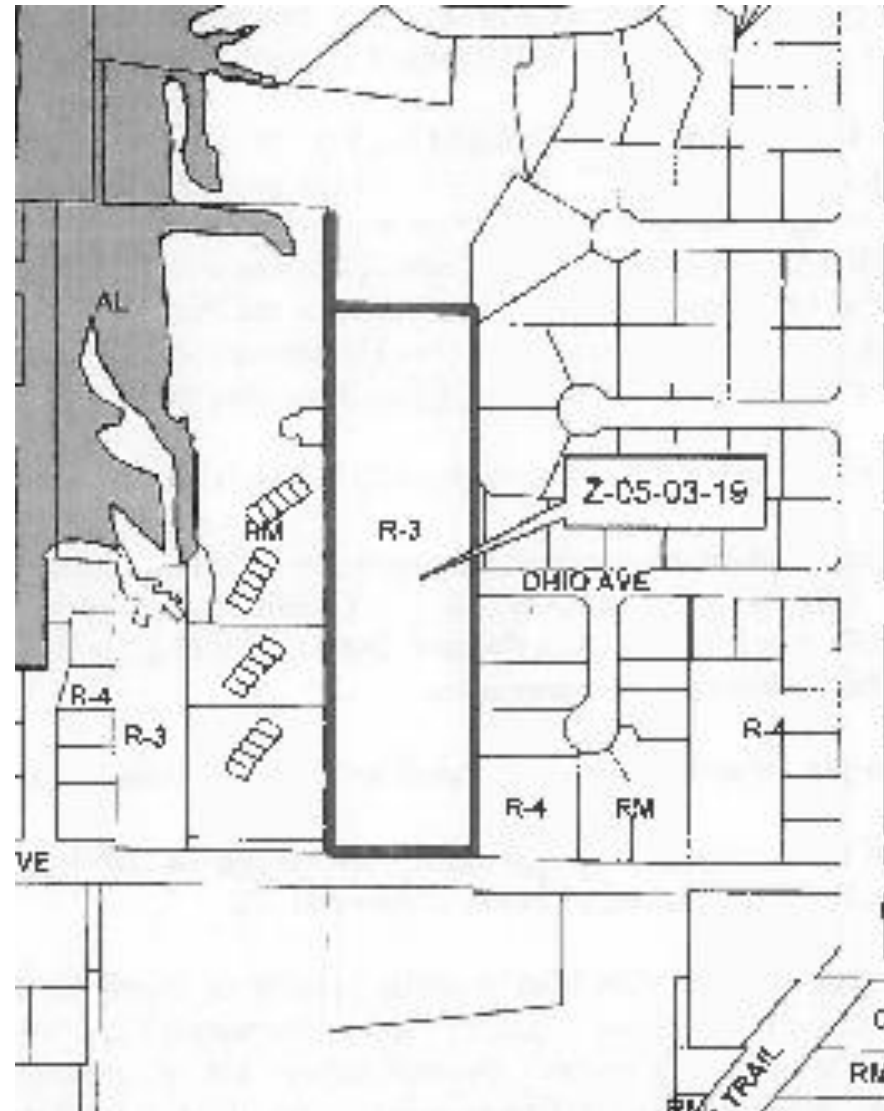
- There are no additional impacts anticipated on the existing infrastructure
- There will not be a density increase on the property
- Institute of Transportation Engineers (ITE) publication “Trip Generation, 7th Edition”
  - Townhomes produce an average **5.86 trips/day**
  - Single Family Home produces **9.57 trips/day**

Proposed PC areas =  
0.319 acres

1) Along Pennsylvania Ave  
.177 acres

2) North end of property  
.020 acres

3) North of Ohio Ave  
entrance  
.122 acres

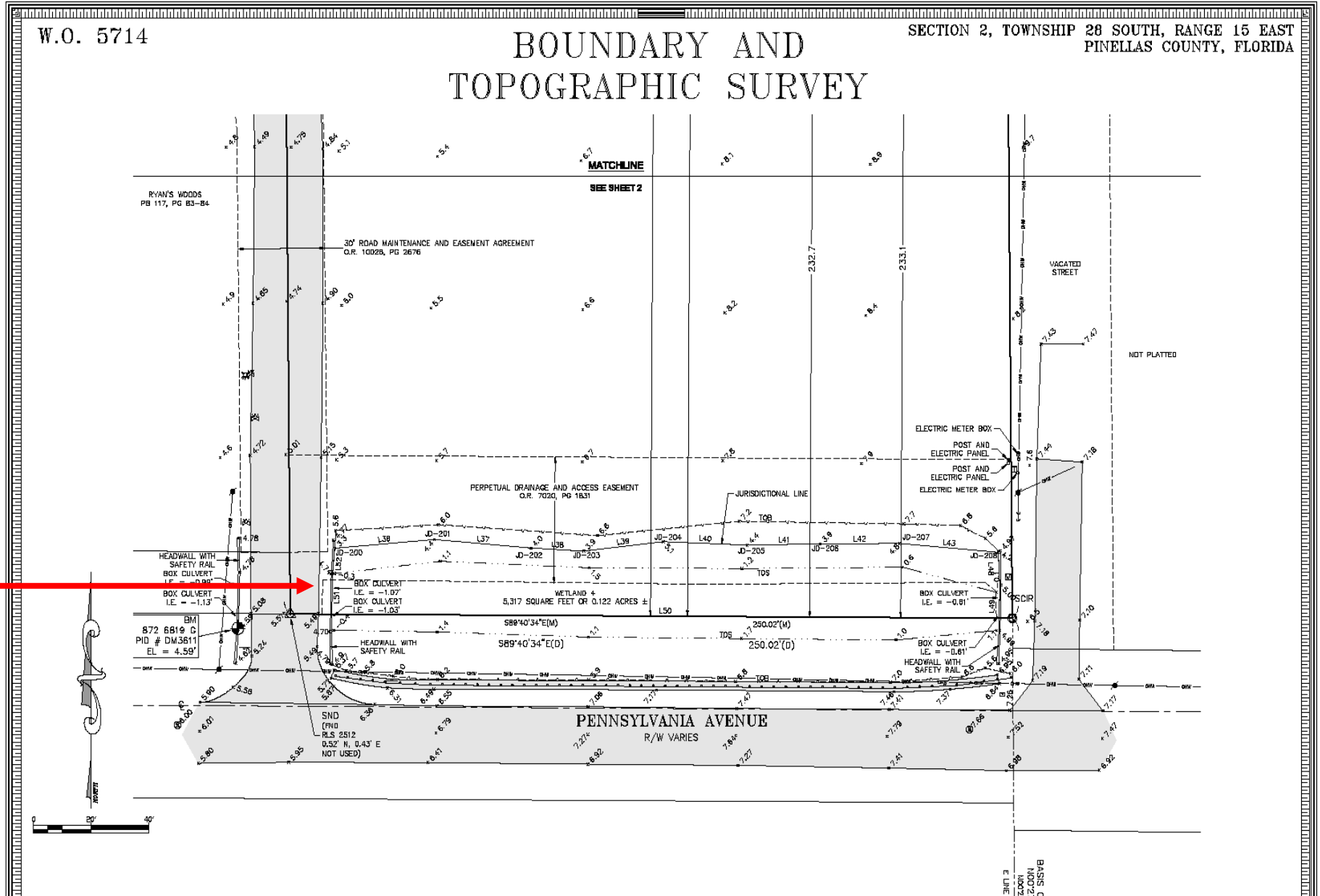


W.O. 5714

# BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST  
PINELLAS COUNTY, FLORIDA

Wetland (1) along  
Pennsylvania Ave

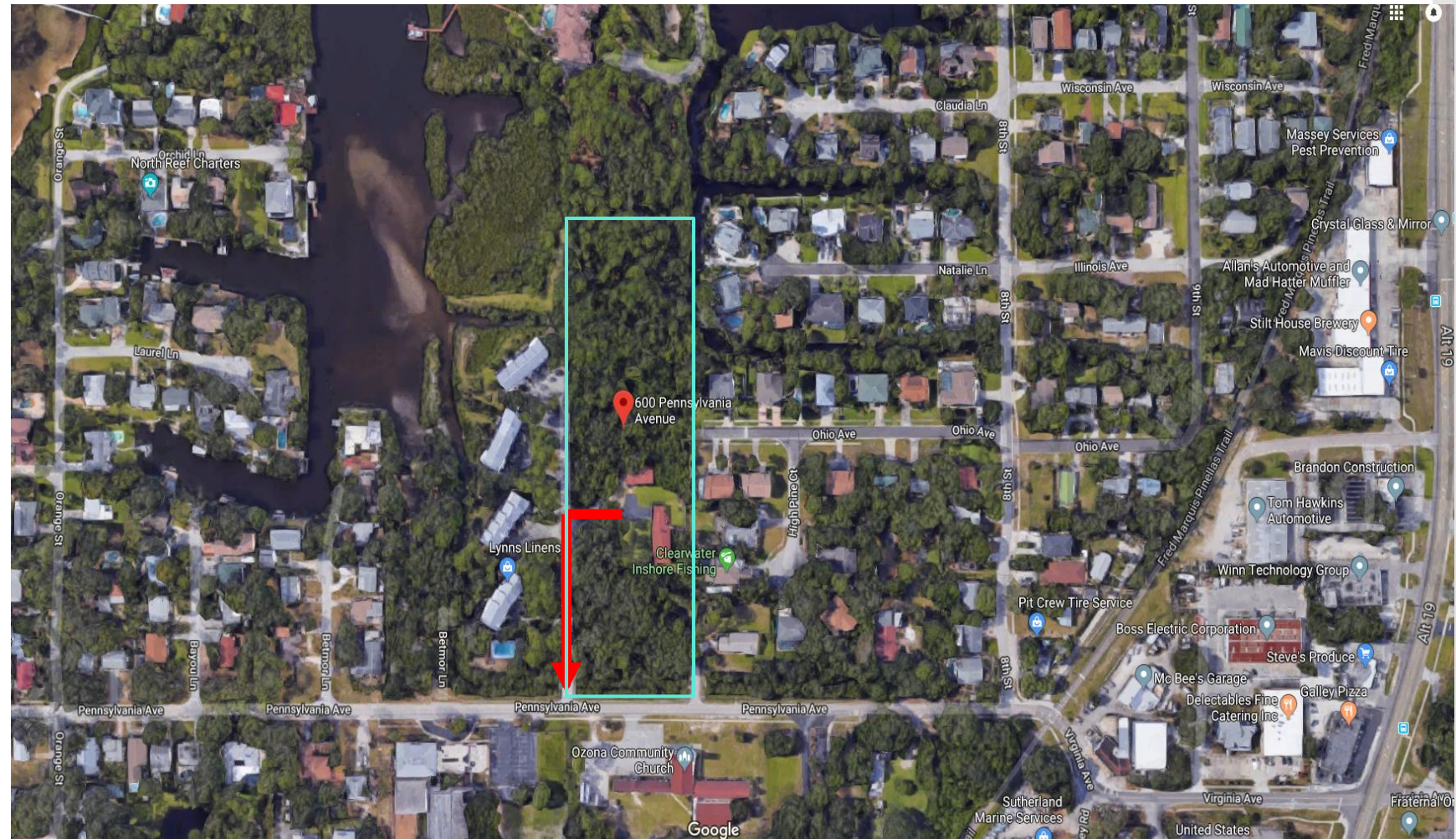






- Currently there are 2 single-family homes on the property

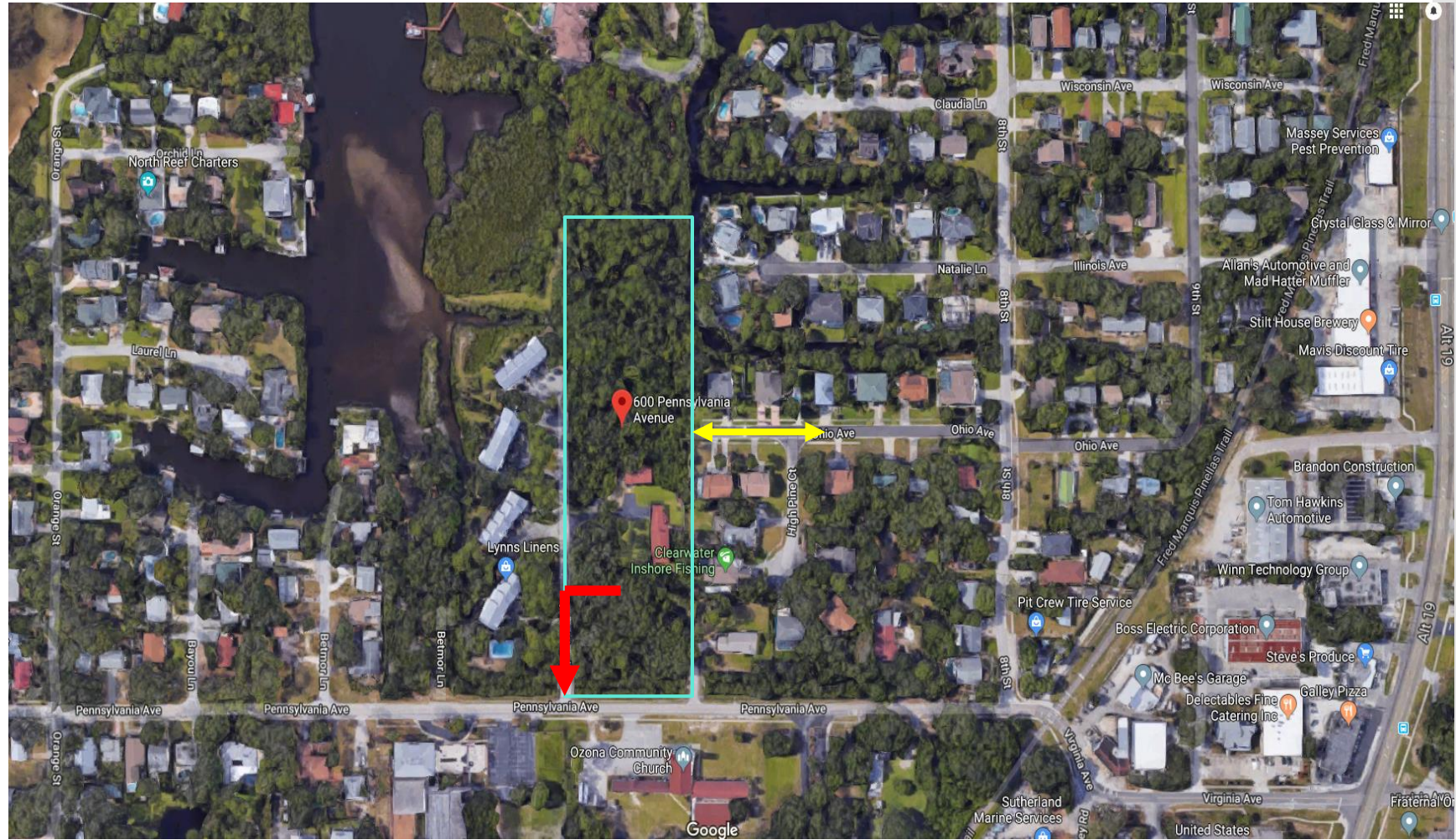
- Current Entrance and Exit is Ryans Woods Lane



- Proposed main ingress/egress: Ohio Ave



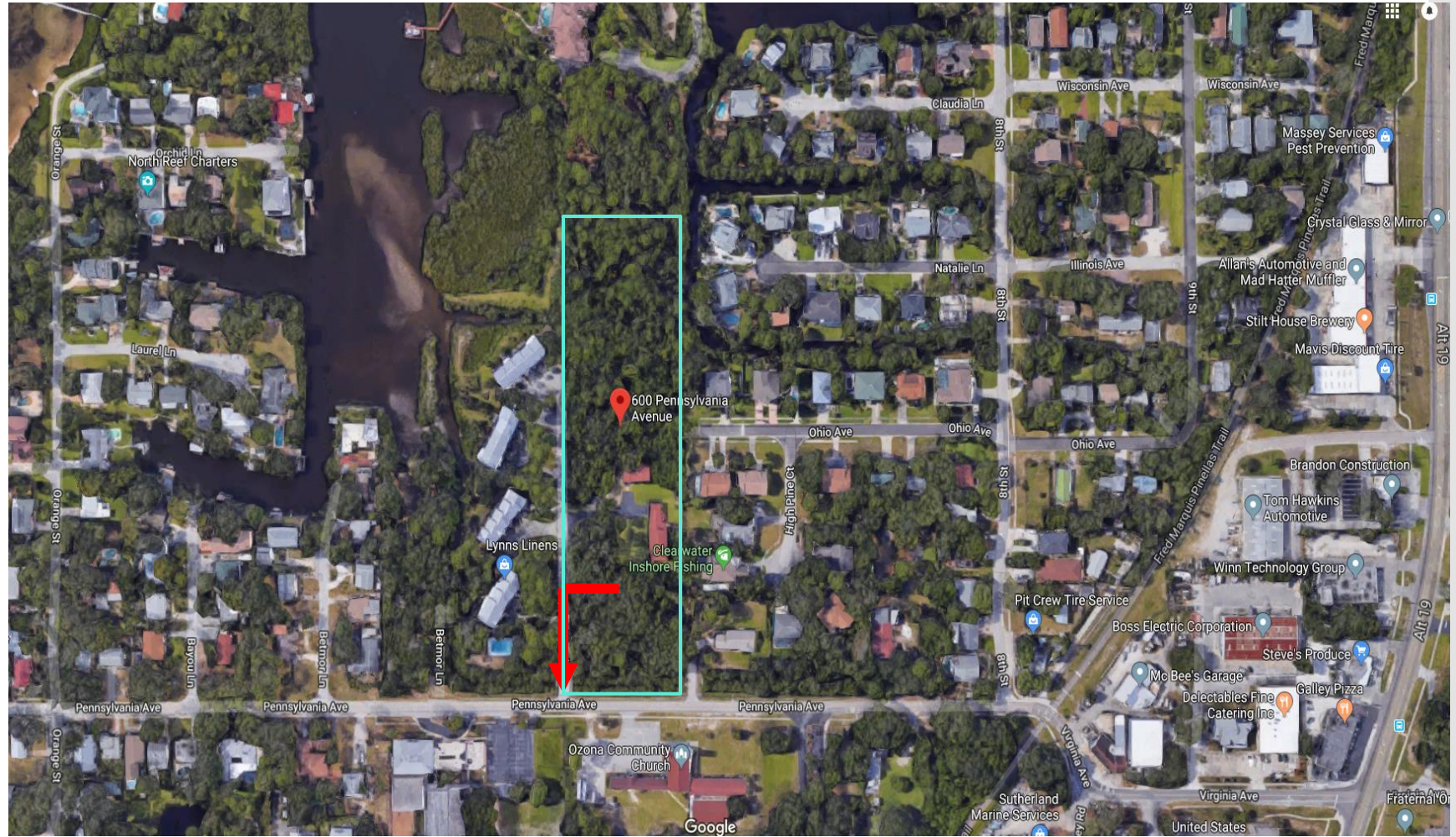
- Proposed Exit: Ryans Woods Lane





Proposed Entrance on Ohio Avenue

● Proposed Exit:  
Ryans Woods  
Lane





## Proposed Exit on Ryans Woods Lane





Questions?