



Doing Things!

Case # Z/LU-14-07-18

Board of County Commissioners

August 21, 2018



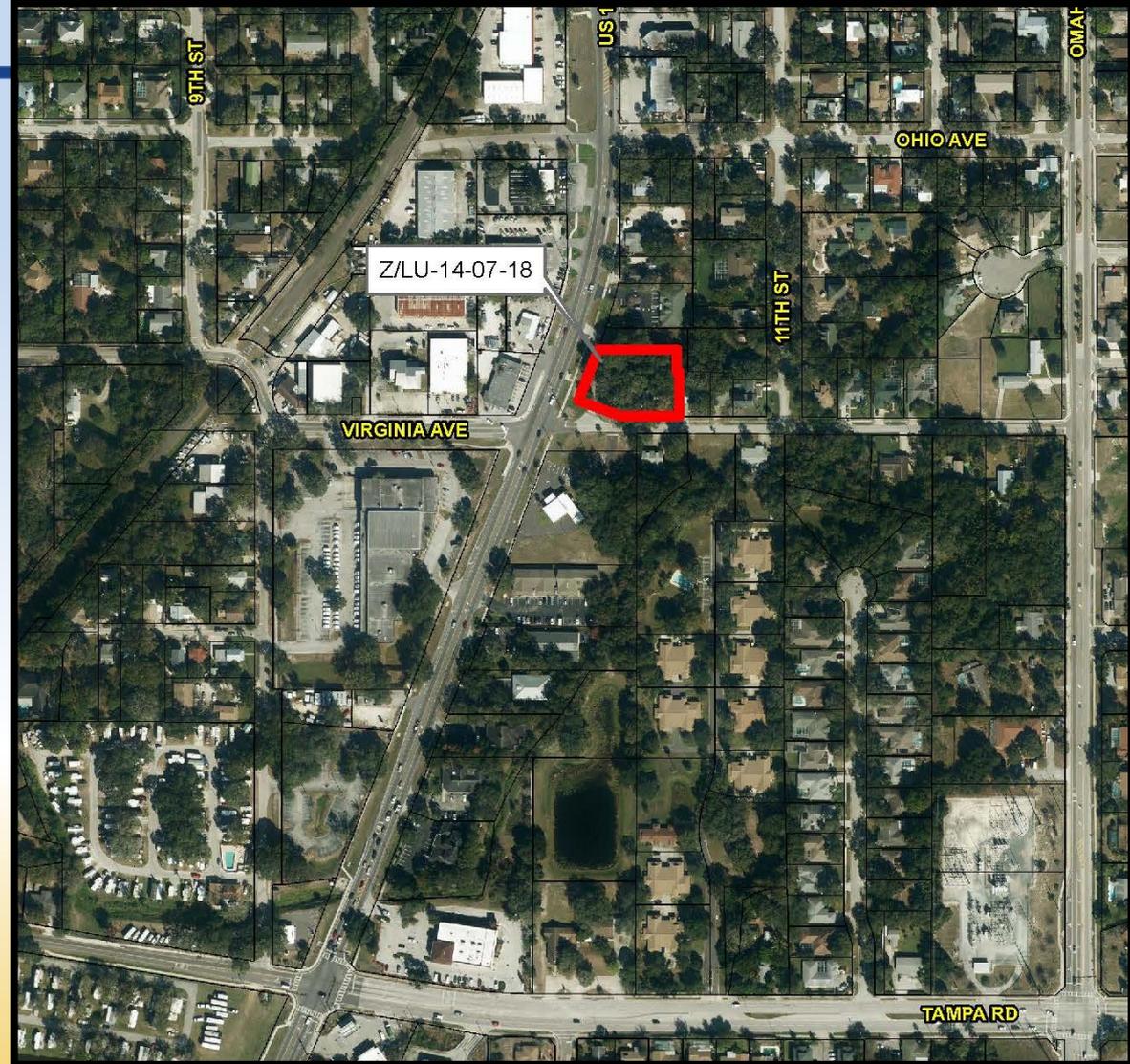
Request



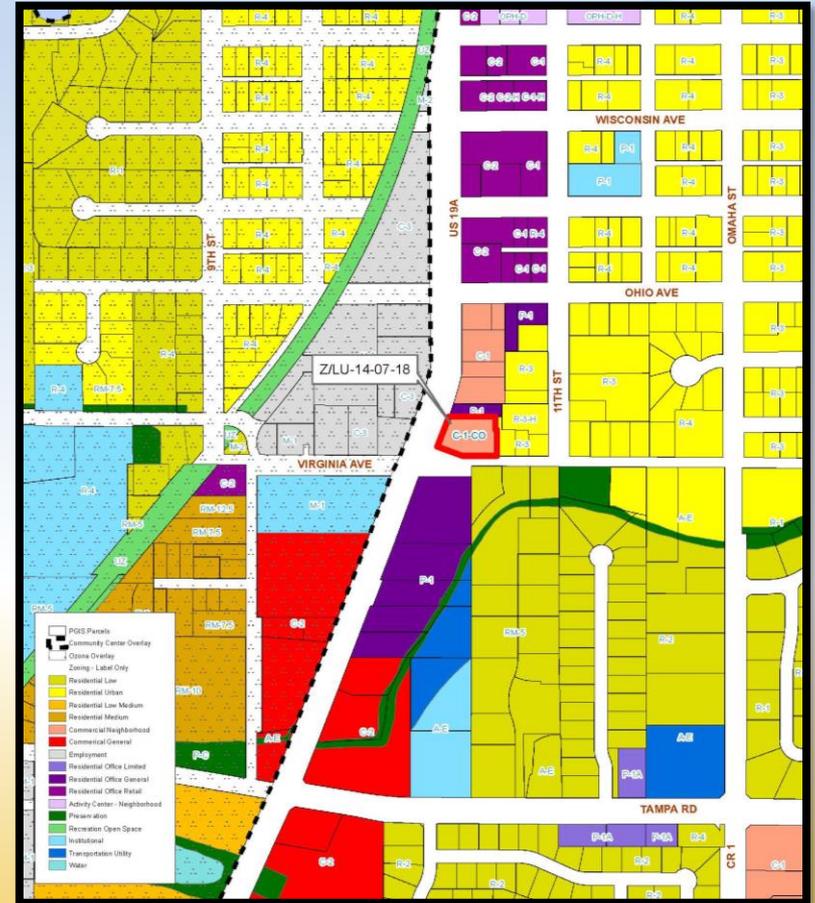
- Subject Area
 - Approximately 0.67 acre parcel
 - 1003 Virginia Avenue in Palm Harbor
- Future Land Use Map Amendment
 - From: Residential/Office General (R/OG)
 - To: Commercial Neighborhood (CN)
- Zoning Atlas Amendment
 - From: P-1, Professional Office
 - To: C-1-CO, Neighborhood Commercial – Conditional Overlay
- Existing Use: Vacant Single-Family Home
- Proposed Use: The Conditional Overlay request limits the use on the property to a compound pharmacy

Location

Surrounding property owners within 500 feet were notified by mail.



Zoning/FLU



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

Site Photos



View of subject site from Virginia Avenue

Site Photos



Looking north along US Alternate 19 at subject site

Site Photos



Use to the south across Virginia Avenue

Staff Recommendation



- Proposed amendments are appropriate
 - US Alternate 19 is a major corridor
 - Limited infrastructure impacts
 - Proposed use is consistent with surrounding uses
 - Consistent with the Comprehensive Plan
- Staff recommends approval of the FLUM & Zoning Amendments
- On July 12th the LPA recommended approval (4-0 vote)