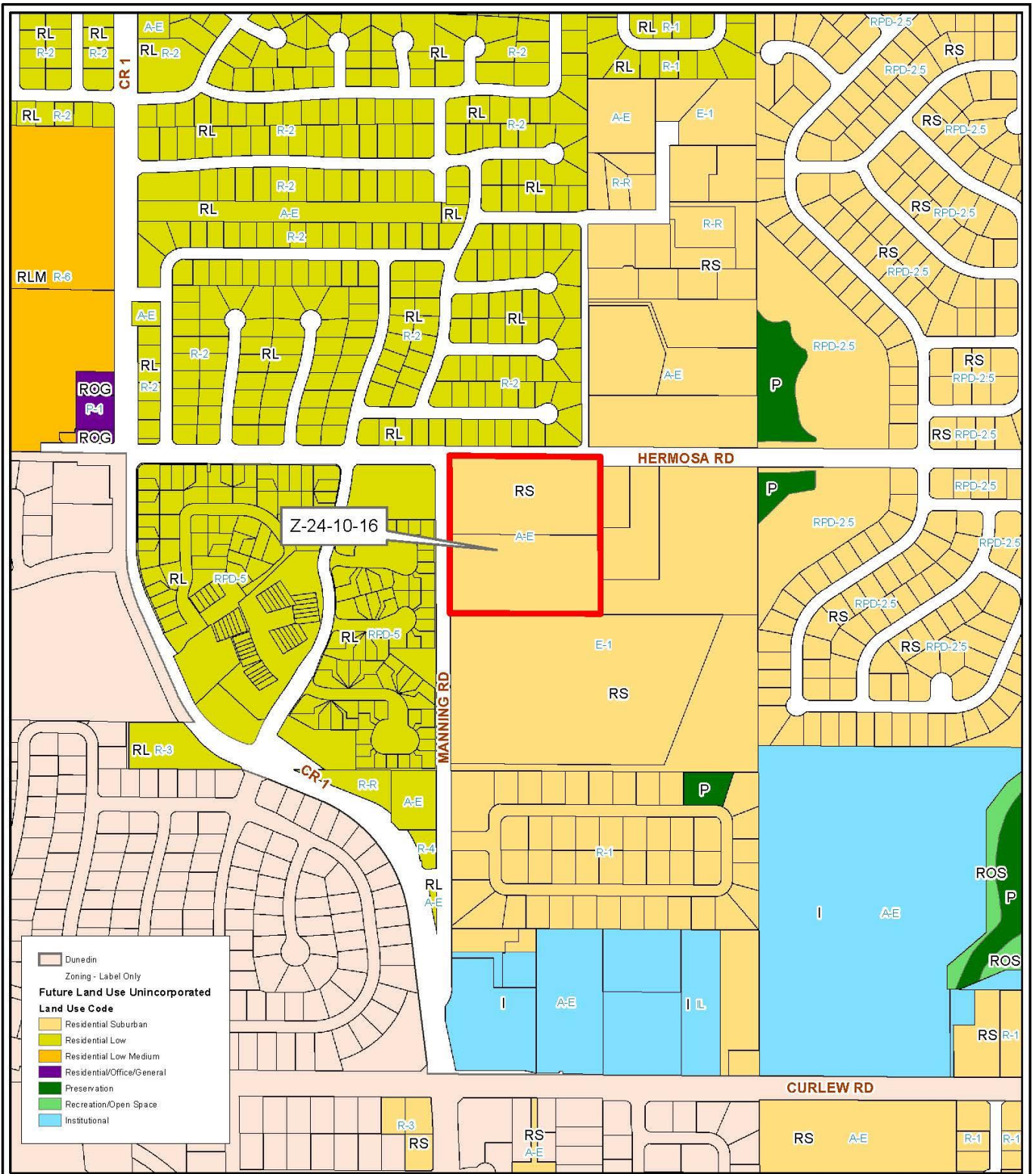


Proposed Amendment to the Pinellas County Zoning Atlas (Z-24-10-16)

Board of County Commissioners
November 22, 2016

Request

- Subject Area
 - Two parcels
 - SE corner of Manning Road and Hermosa Drive in Palm Harbor
- Zoning Atlas Amendment
 - From: A-E, Agricultural Estate Residential
 - To: R-1, Single Family Residential
- Future Land Use Map: Residential Suburban (2.5 units per acre)
- R-1 allows a minimum 9,500 sf lot. The existing A-E zoning requires two acres.
- The subject area currently contains two single family homes.
- A single family subdivision is proposed.



Z-24-10-16
ZONING MAP

Zoning **From:** A-E, Agricultural Estate Residential
To: R-1, Single Family Residential

13/28/15/00000/210/0300 & 0210

Prepared by: Pinellas County Planning Department



Date: 8/30/2016



1 inch = 0.1 miles



Z-24-10-16

AERIAL MAP

Zoning

From: A-E, Agricultural Estate Residential

To: R-1, Single Family Residential

13/28/15/00000/210/0300 & 0210

Prepared by: Pinellas County Planning Department



Date: 8/30/2016



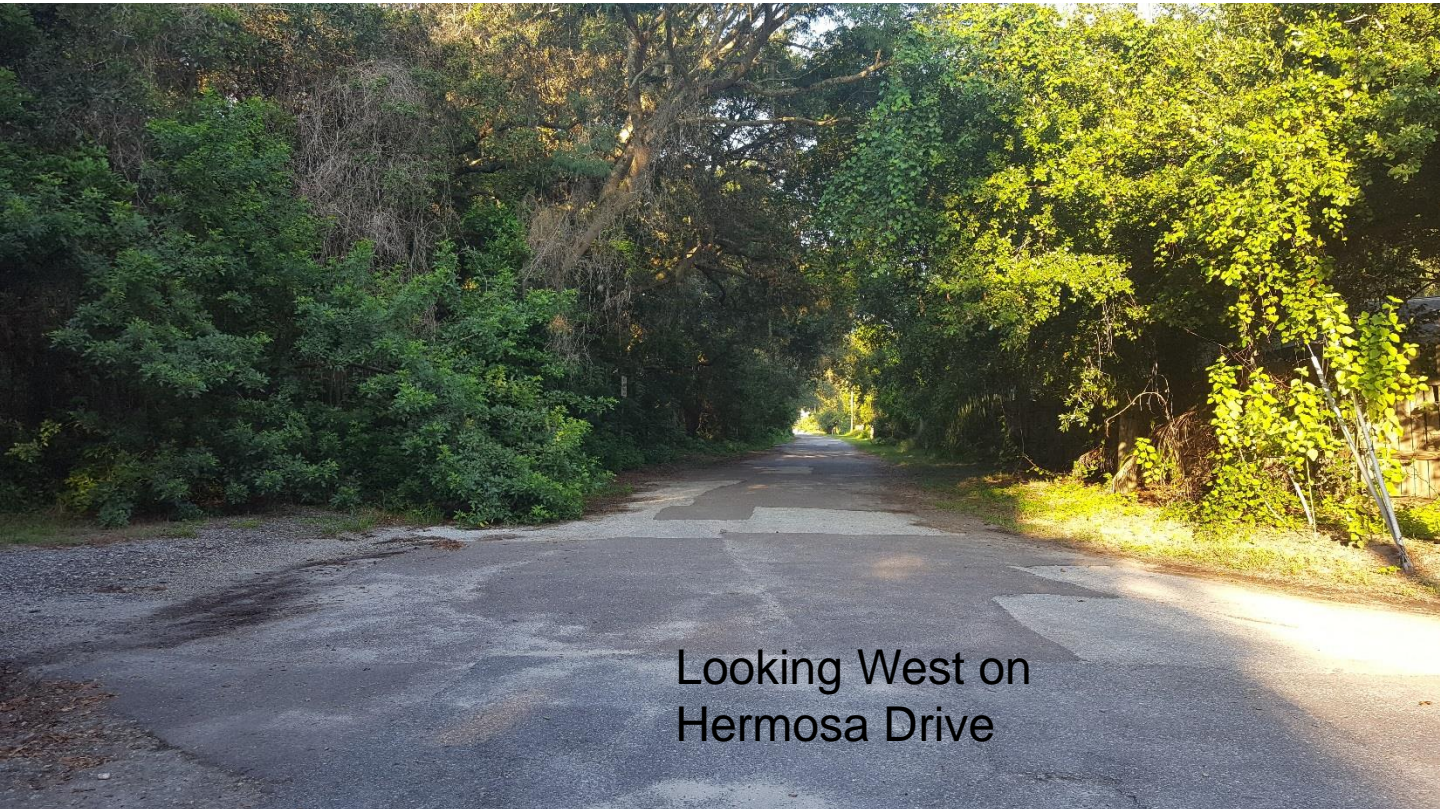
1 inch = 0.1 miles



Looking North on
Manning Road



Looking South on
Manning Road



Looking West on
Hermosa Drive

PRC Staff Findings and Recommendation

- Proposed amendment is appropriate
 - Compatible with and similar to nearby uses
 - Residential subdivisions to north and west with higher densities
 - Consistent with the Comprehensive Plan
- Staff recommends approval
- Local Planning Agency:
 - Recommended Approval (vote 4-0)