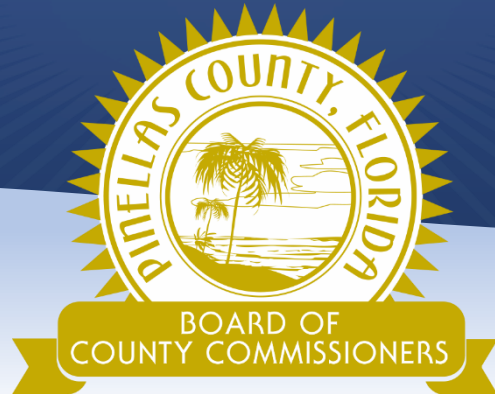


Board of County Commissioners

Case #ZON-21-11

May 24, 2022



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

Request

Subject Property

Approximately 2.12 acres located at 1645 Chaplene Court in unincorporated Dunedin.

Zoning Atlas

From: Residential Agriculture (R-A)

To: Residential Rural – Conditional Overlay (R-R-CO)

Future Land Use (no change)

Residential Suburban (RS) – allows up to 2.5 units per acre

Existing Use: One single family home

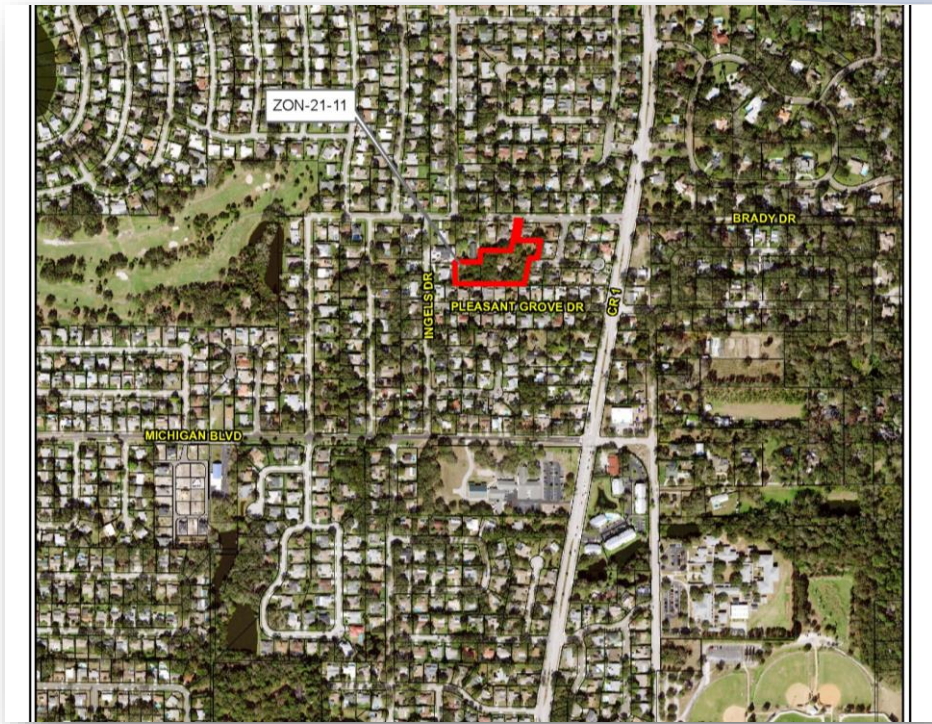
Proposed Use: Two single family homes per the Conditional Overlay



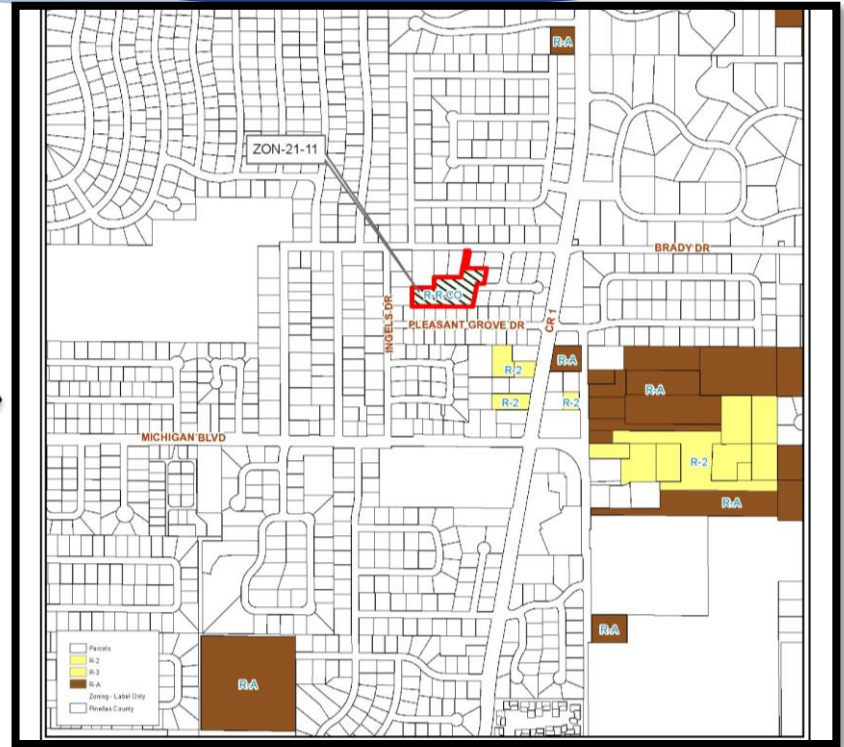
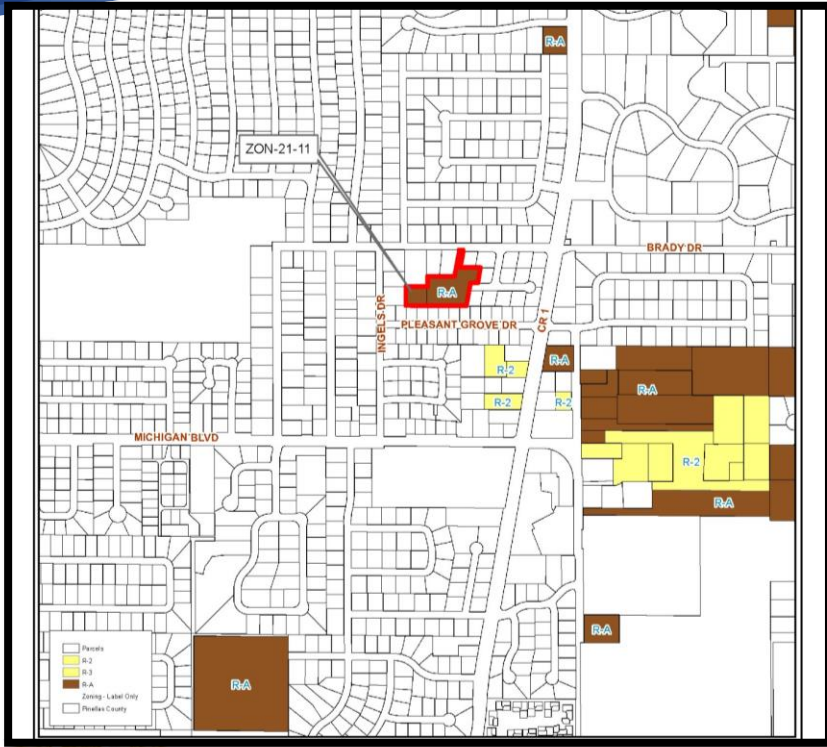
January 13, 2022 LPA Action

- **The Local Planning Agency continued this case to April 14, 2022 to provide the applicant an opportunity to pursue a Conditional Overlay to limit the number of residential units to address neighbor concerns over the potential impacts of increased development.**
- **The resulting Conditional Overlay reduces the maximum number of primary residential units from five (as allowed by the RS land use category) to two.**

Location



Zoning/Future Land Use



Site Photos



Site Photos



**Looking at subject property
from Chaplene Court**

Site Photos



Looking East along Chaplene Court



Looking North from near subject site

Potential Future Uses

- **Proposed R-R-CO would allow for two detached single-family homes and accessory residential and personal agricultural uses**
- **Minimum lot size of 16,000 square feet – larger than most of the surrounding residential properties**
- **Residential Suburban land use to remain unchanged**



Drainage Concerns

- **Existing drainage issue on west side of subject property**
- **Second home is proposed on the opposite side of the property away from this area of concern**
- **Applicant has expressed a willingness to work with neighbors to address the problem**
- **New home construction is subject to Land Development Code standards and is required to go through the permitting process, which regulates drainage**



Recommendation

Proposed Zoning Atlas amendment

- **Compatible with surrounding uses**
- **Consistent with the Comprehensive Plan**

Development Review Committee recommends Approval
Local Planning Agency – recommended Approval (3-1 vote)

