



Doing Things!

Case # Z/LU-12-06-18

Board of County Commissioners

August 21, 2018

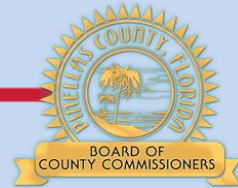


Request



- Subject Area
 - Approximately 4.93 acres over two parcels
 - Northeast corner of Missouri Avenue & 9th Street in Palm Harbor
- Future Land Use Map (FLUM) Amendment
 - From: Residential Low (RL)
 - To: Employment (E)
- Zoning Atlas Amendment
 - From: RPD-5, Residential Planned Development, 5 units per acre
 - To: M-1-CO, Light Manufacturing & Industry – Conditional Overlay
- Existing Use: Vacant
- Proposed Use: Self-storage and/or offices (Conditional Overlay Limited)

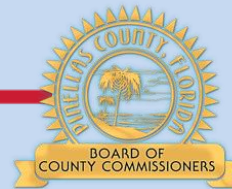
Location



Surrounding property owners within 600 feet were notified by mail.

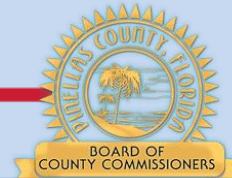


Zoning/FLU



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

Site Photos

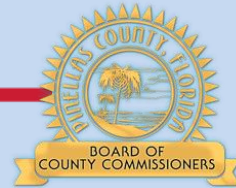


**Looking north from Missouri Ave
& Pinellas Trail intersection**



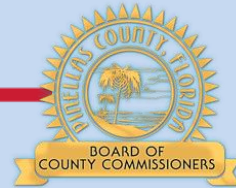
Looking west along Missouri Ave

Site Photos



**Looking north and south along Alt US 19
& the Pinellas Trail**

Site Photos

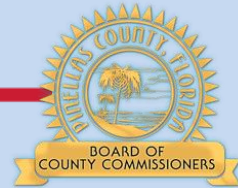


Unimproved 9th Street right-of-way



Triplex and single family home across Missouri Avenue

Additional Information



- Conditional Overlay
 - Limits the use to self-storage and/or offices
 - 50-foot wide setback along the south and west property lines
 - Maximum height of 40 feet
- RPD-5 zoning has been in place since the early 1980s
 - Could allow up to 25 dwelling units (subject to site plan review)
- Property is within the Coastal High Hazard Area (CHHA)
 - Residential density increase not feasible
- Two small wetland areas identified onsite (site plan review)

Recommendations



- On July 12 the Local Planning Agency recommended denial of the proposed FLUM and zoning amendments (6-0 vote)
 - Overwhelming community opposition
 - Compatibility concerns with surrounding residential uses and the nearby overlay areas of Ozona and Crystal Beach as well as Downtown Palm Harbor
 - Traffic impact concerns to local streets and the Pinellas Trail
 - Contrary to the area trend of transition away from industrial zoning
- Staff supports the LPA recommendation to deny the request