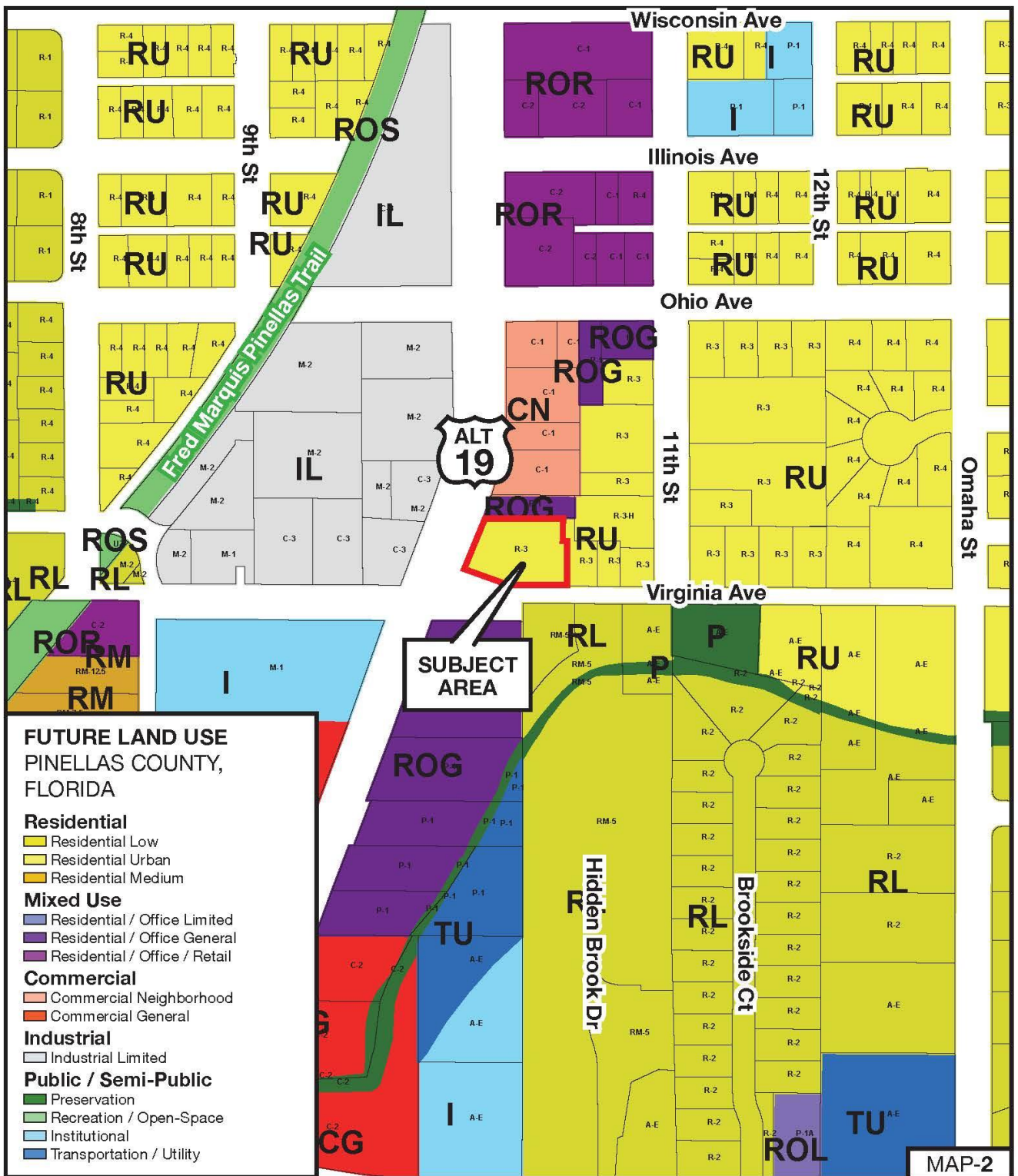


# Proposed Amendments to the Pinellas County Future Land Use Map and Zoning Atlas (Z/LU-5-2-16)

Board of County Commissioners  
March 29, 2015

# Request

- Subject area
  - One parcel covering 0.7 acre
  - Northeast corner of Alternate US-19 & Virginia Avenue in Palm Harbor
- Zoning Atlas Amendment
  - From: R-3, Single Family Residential
  - To P-1, General Professional Office
- Future Land Use Map Amendment
  - From: Residential Urban (RU)
  - To: Residential/Office General (R/OG)
- Site currently contains a single family home
- No specific development plans – would like to sell it as an office-ready property



**Z/LU-5-2-16**

**Zoning** From: R-3, Single Family Residential  
To: P-1, General Professional Office

**Land Use** From: Residential Urban  
To: Residential/Office-General

Parcel I.D. 01/28/15/88560/148/0001

Prepared by: Pinellas County Planning Department December 2015







**Z/LU-5-2-16**

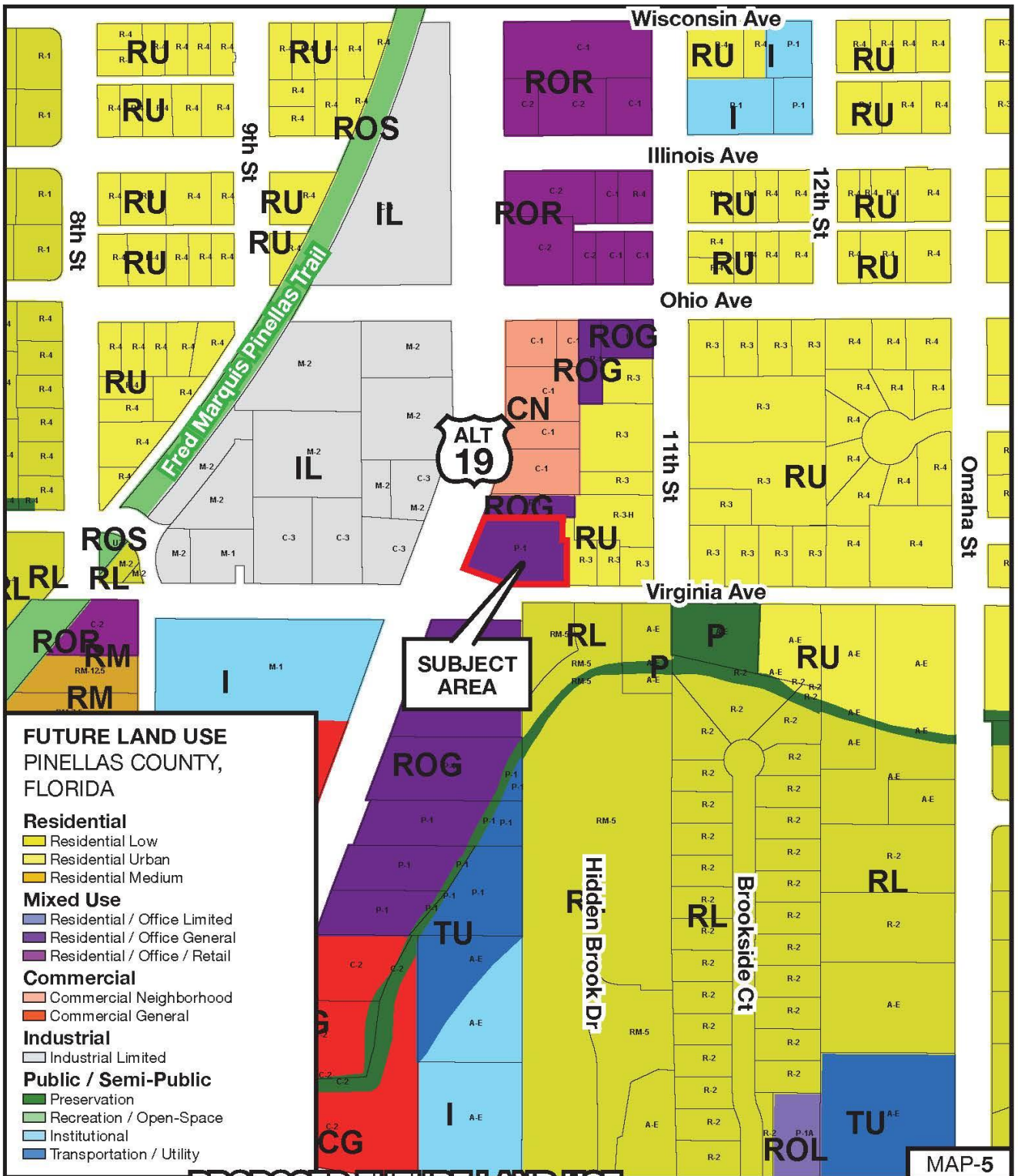
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**Z/LU-5-2-16**

Zoning From: R-3, Single Family Residential  
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# Additional Information

- R/OG category could generate up to 135 additional trips on Alternate US-19
  - Level of Service F
  - Constrained Corridor (V/C ratio: 1.18)
  - Subject to concurrency management requirements during site development

# Recommendation

- Proposed amendments are appropriate
  - Compatible with surrounding uses
  - Consistent with the Comprehensive Plan
  - Last remaining residential designation fronting this section of Alternate US-19
- Staff recommends approval
- Local Planning Agency Recommendation:
  - Approval (6-0 vote)
- Pinellas Planning Council: May 11, 2016