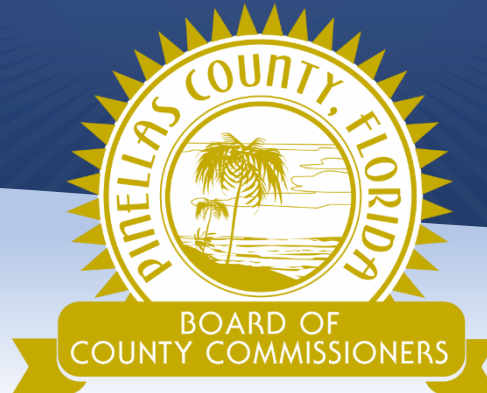


# Board of County Commissioners

Case # ZON-21-01

February 23, 2021



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

# Request

## Subject Property

**Approximately 1.59-acre parcel at 4720 Roberts Rd in Palm Harbor**

## Zoning Atlas

**From: R-A – Residential Agriculture**

**To: R-R – Rural Residential**

## Future Land Use Map (FLUM)

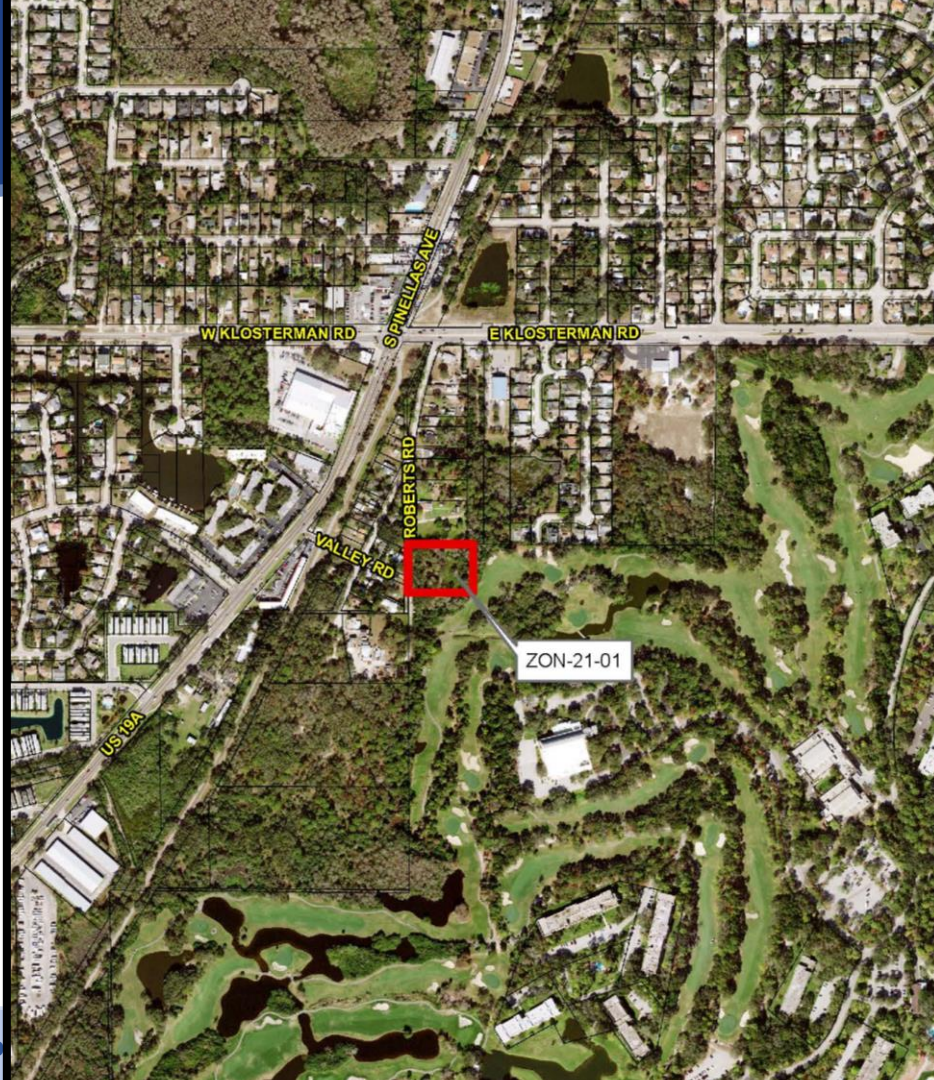
**Residential Suburban & Preservation (no change proposed)**

## Existing Use – Vacant

## Proposed Use – Two Single-family homes



# Location



Surrounding property owners within 350 feet were notified by mail.





# Site Photos





# Site Photos



Looking east at subject site



# Site Photos



Looking south on Roberts Road

# Site Photos



Looking north on Roberts Road



# Site Photos



Looking west on Valley Rd

# Staff Recommendation



## **Proposed Zoning Amendment is appropriate**

**The proposed use is permitted in the R-R zoning district**

**Correct a nonconforming parcel**

**Compatible with the surrounding residential development**

**Consistent with the Comprehensive Plan and the Countywide Plan**

## **Staff recommends approval of the Zoning Amendment**

## **Local Planning Agency – Recommended Approval, 6-0 vote**

