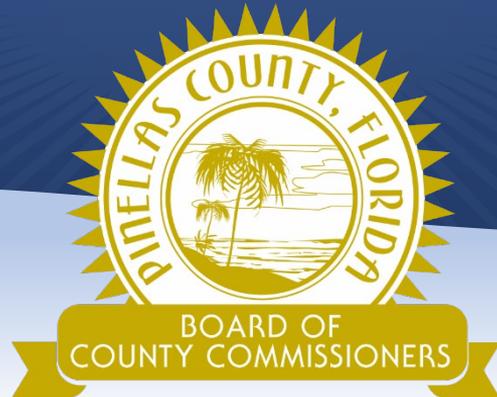


Board of County Commissioners

Case # ZON-25-06

February 17, 2026



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

Request

Subject Property

Approximately 0.5-acre portion of a 2.56-acre parcel located at 620 County Road 1 in Palm Harbor

Zoning Atlas Amendment

From: R-A, Residential Agriculture

To: R-2, Single-Family Residential

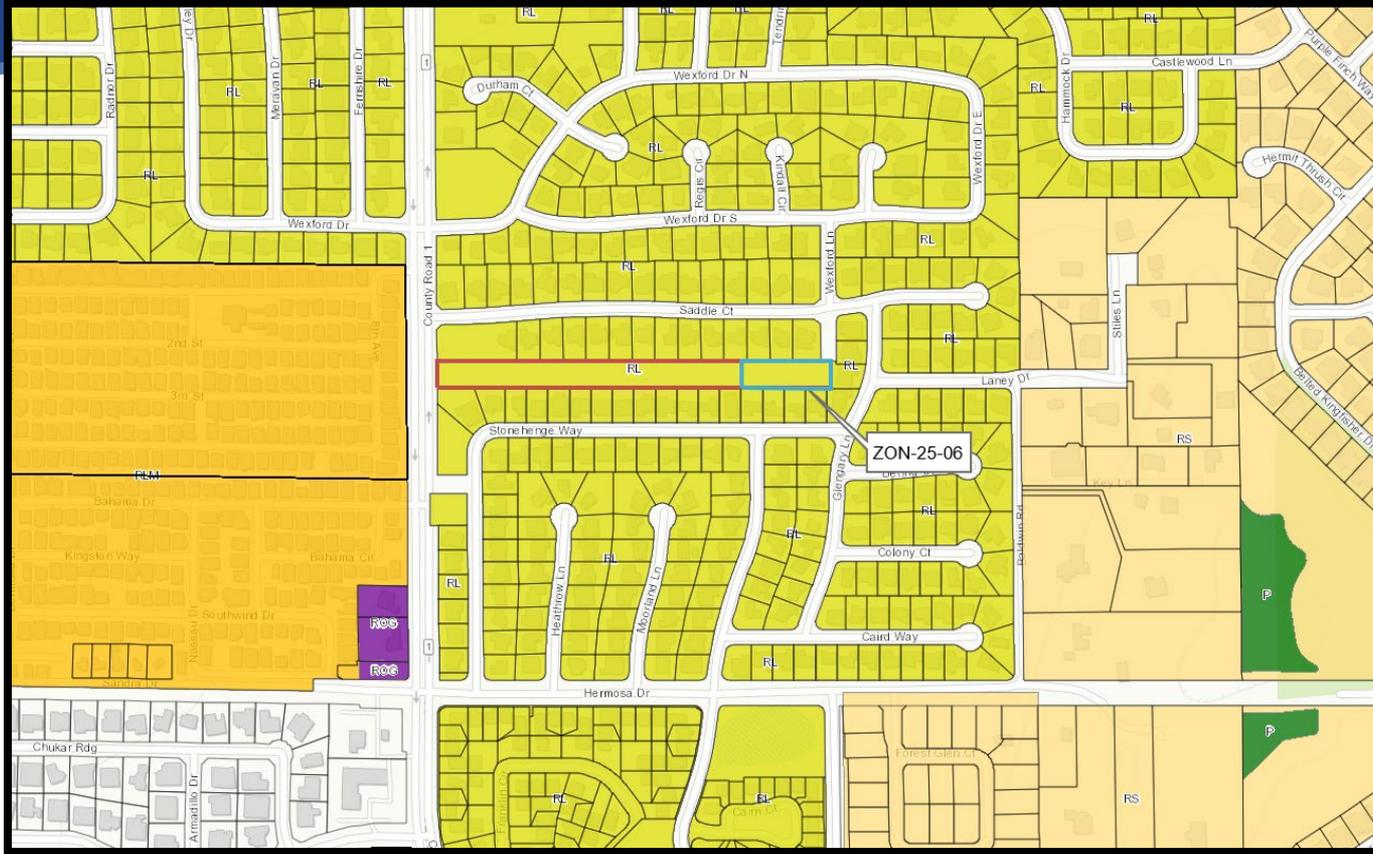
Proposed Use

One Single-Family Home

Location



Future Land Use Map Designation



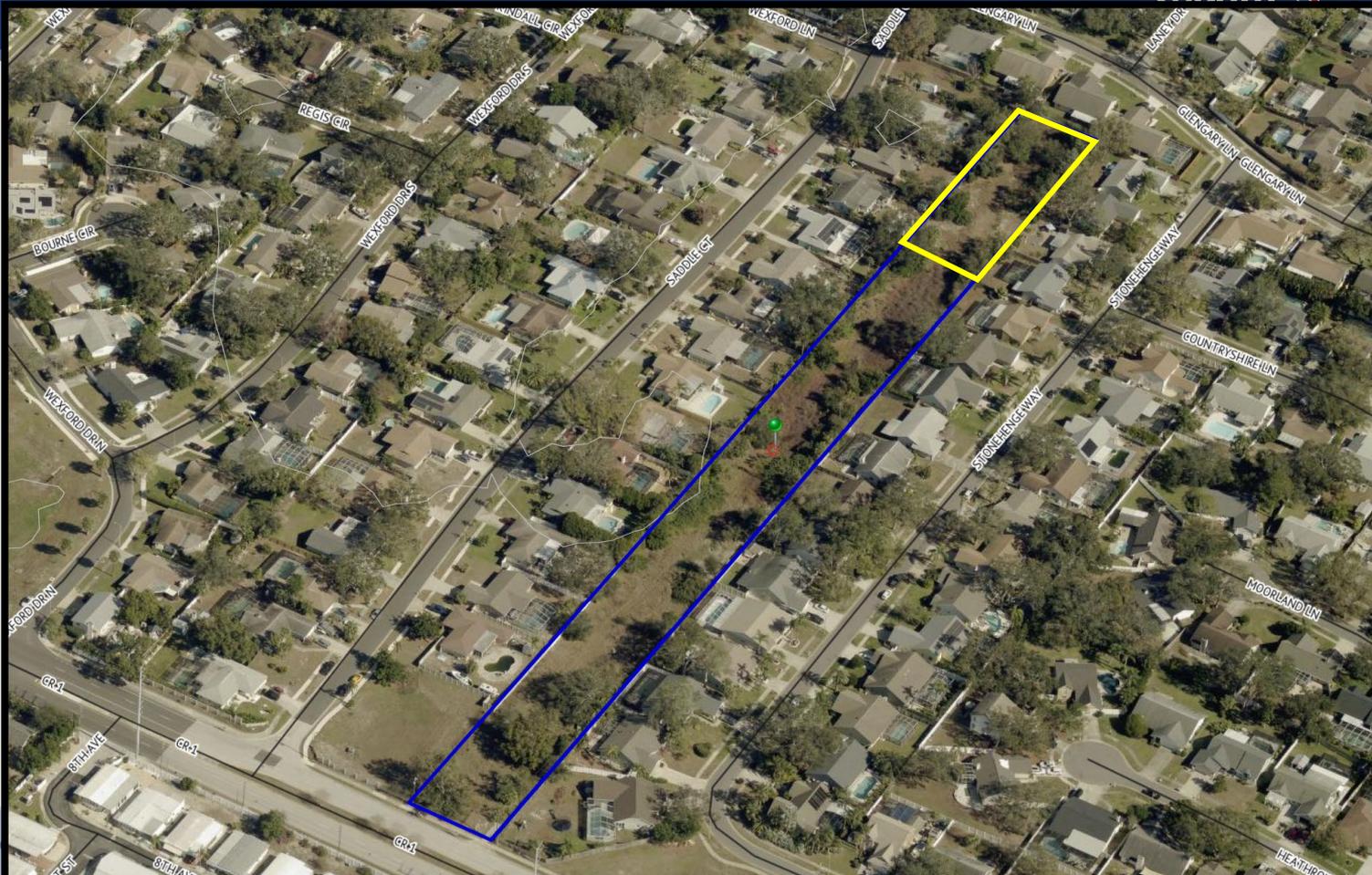
Our Vision: To Be the Standard for Public Service in America

Zoning



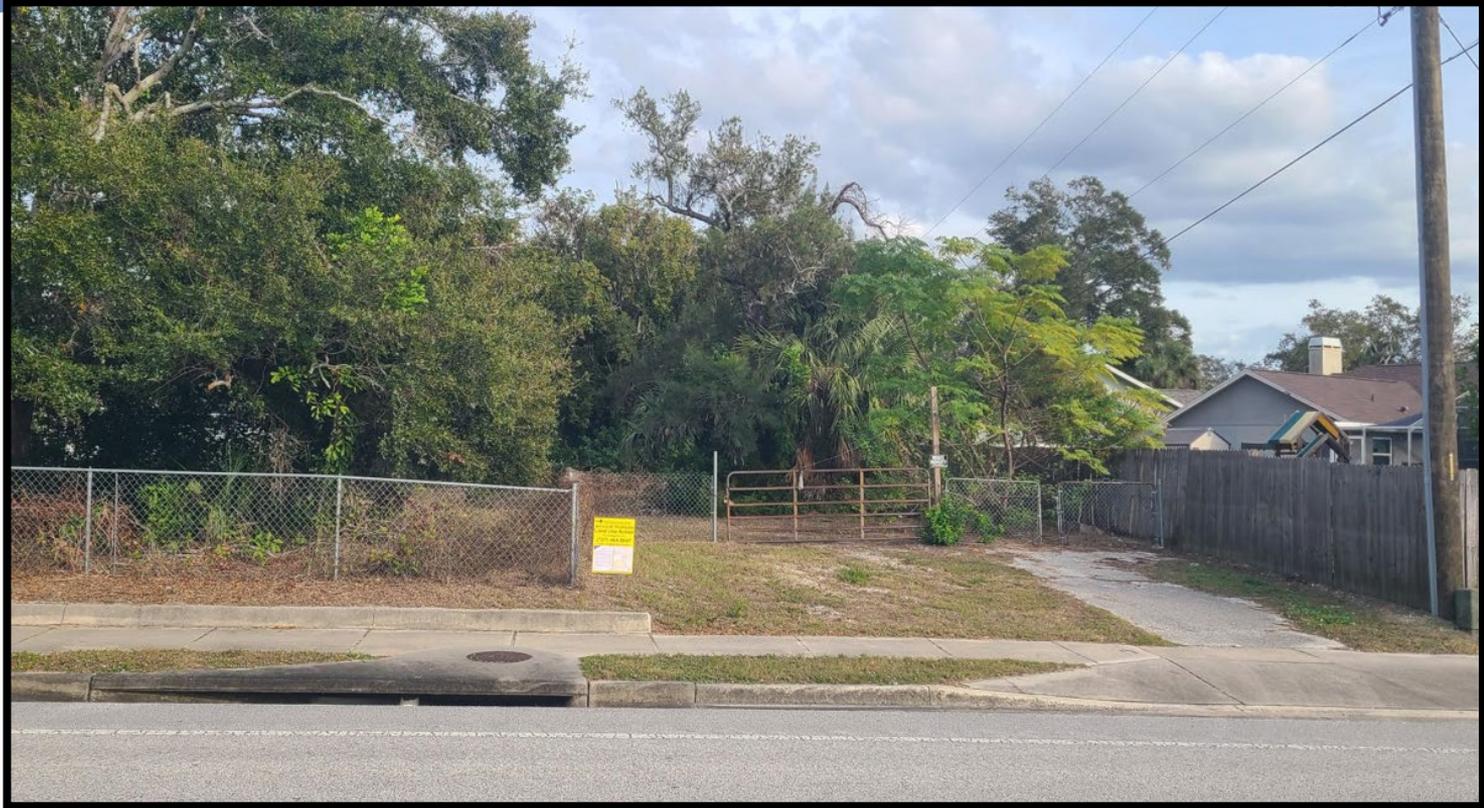
Site Photos

Aerial overview of subject property



Site Photos

Looking east at
subject property
from CR 1



Site Photos

Adjacent single-family homes.



Site Photos



Looking south at the unimproved Wexford Lane, would be the access point to amendment area

R-A, Residential Agriculture, Zoning Category

- **Allows for single-family residential lots**
- **2-acre minimum lot size**
- **Also allows ancillary agricultural activities.**
 - Given the property's narrow width and the 100-foot separation requirement from adjacent residential properties, keeping farm animals on this property would not be possible.
- **Maximum building height of 35 feet.**



R-2, Single-Family Residential, Zoning Category

- **Allows for single-family residential lots**
- **7,500 square foot minimum lot size**
- **Maximum building height of 35 feet.**
- **The purpose of the R-2 Zoning District is to “provides for areas of single-family residential development located where moderate density single-family uses are desirable.”**



Recommendation

The proposed Zoning Atlas amendment is:

- **Compatible with the surrounding single-family neighborhood developments.**
- **Appropriate location and consistent with the adjacent zoning designations.**
- **Consistent with the Comprehensive Plan and Future Land Use Designation of Residential Low (RL).**

Staff recommends Approval

Local Planning Agency recommended approval (Vote: 7-0)

