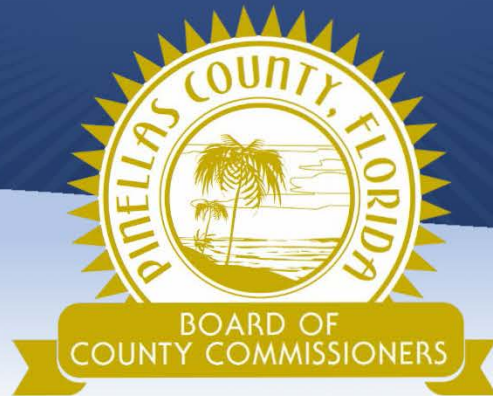


Board of County Commissioners

Case # DMP-09-06-19

July 23, 2019



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

Request

Subject Property

Approximately 4.9 acres – currently vacant

North side of Missouri Avenue west of Alt US-19 in Palm Harbor

Future Land Use Map (FLUM)

Residential Low (RL) – no change

Zoning Atlas

RPD – Residential Planned Development (RPD) – no change

Proposal

Establish a Development Master Plan for a 25-unit single family attached subdivision

Development Master Plan (DMP)

Required in the RPD zoning district

RPD is highly flexible

Wide range of housing types and design parameters

A DMP establishes:

Housing types

Setbacks, building height, lots sizes and dimensions

Transportation layout – access points, internal drives, etc.

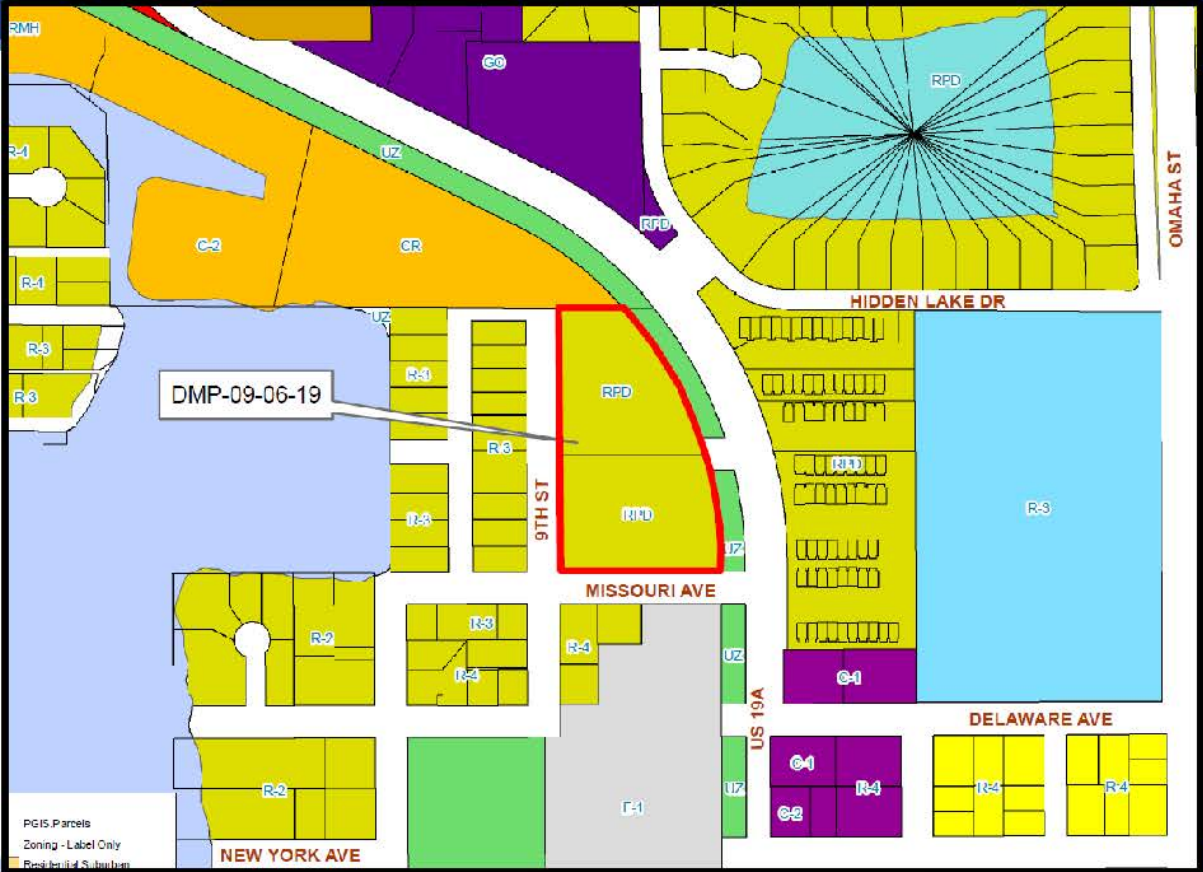
Open space areas

Location



Surrounding property owners within 600 feet were notified by mail.

Zoning/Future Land Use



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Site Photos



Looking north and south along the Pinellas Trail and Alt US-19

Site Photos

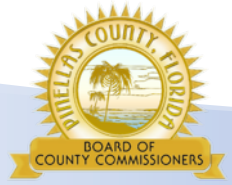


Looking east and west along Missouri Avenue

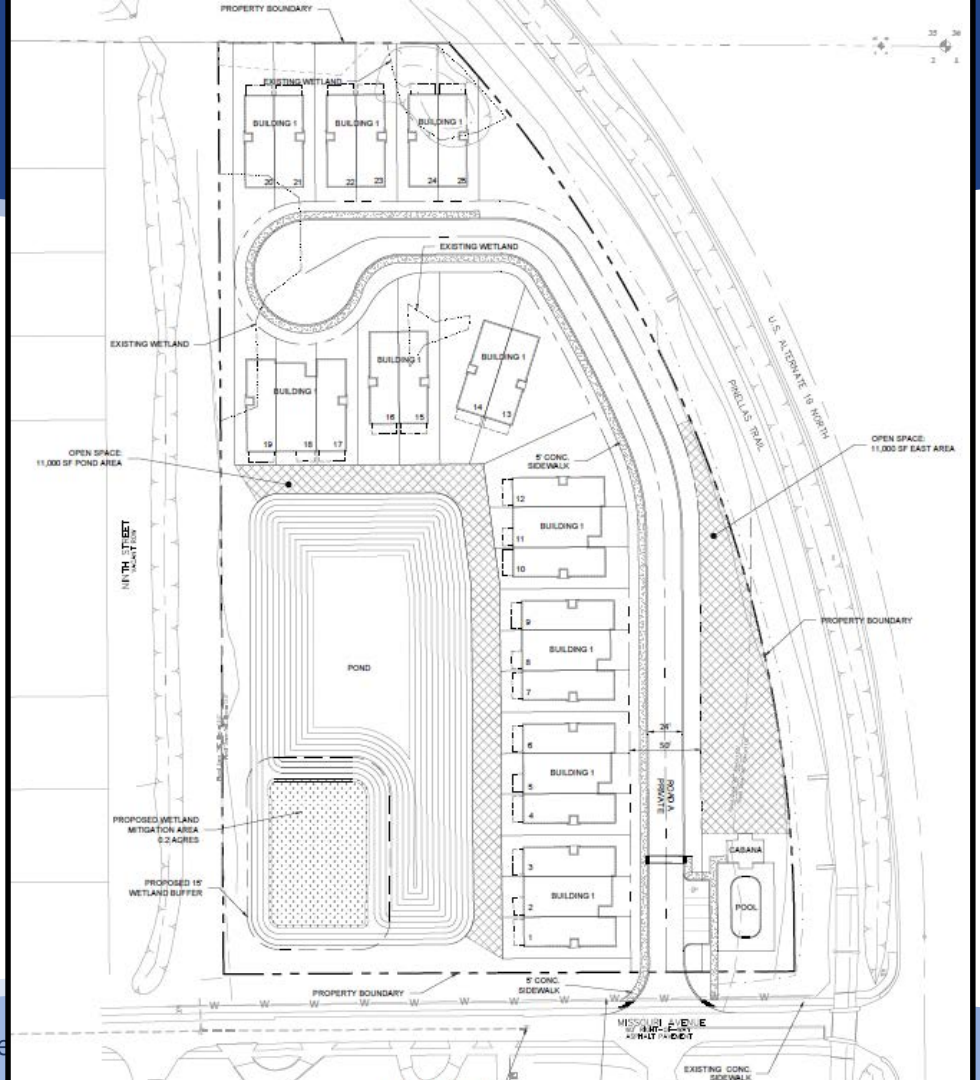
Development Master Plan

- Dwelling Type – Single Family Attached
- Number of Units – 25 (4.92 acres x 5 upa)
- Max Building Height – 45 feet
- Setbacks – 20 ft. front, 10 ft. rear, 0 ft. side
- Building Separation – 15 ft.

*Note – minor adjustments (e.g. building placement, pond/road locations) may become necessary as a result of the site plan review process.



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Staff Recommendation



Proposed DMP is appropriate

Consistent with the FLUM and the RPD district

Development parameters in keeping with traditional RPD pattern

Other similar developments along Alt US-19 corridor in the area

Consistent with the Comprehensive Plan

Staff recommends approval

Local Planning Agency – Recommended Approval, 7-0 vote

