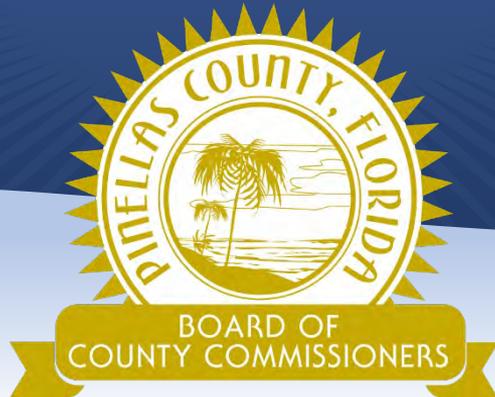


# Board of County Commissioners

Case #ZLU-20-07

October 20, 2020



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

# Request

## Subject Area

**Approximately 6.45 acres consisting of three parcels in Palm Harbor**

## Future Land Use Amendment

**From: Residential Suburban (RS) & Preservation (P)**

**To: Residential Low (RL)**

## Zoning Atlas Amendment

**From: R-A (Residential Agriculture)**

**To: R-1 (Single-Family Residential)**

## Proposed Use

**18 unit Single-Family Residential Subdivision**

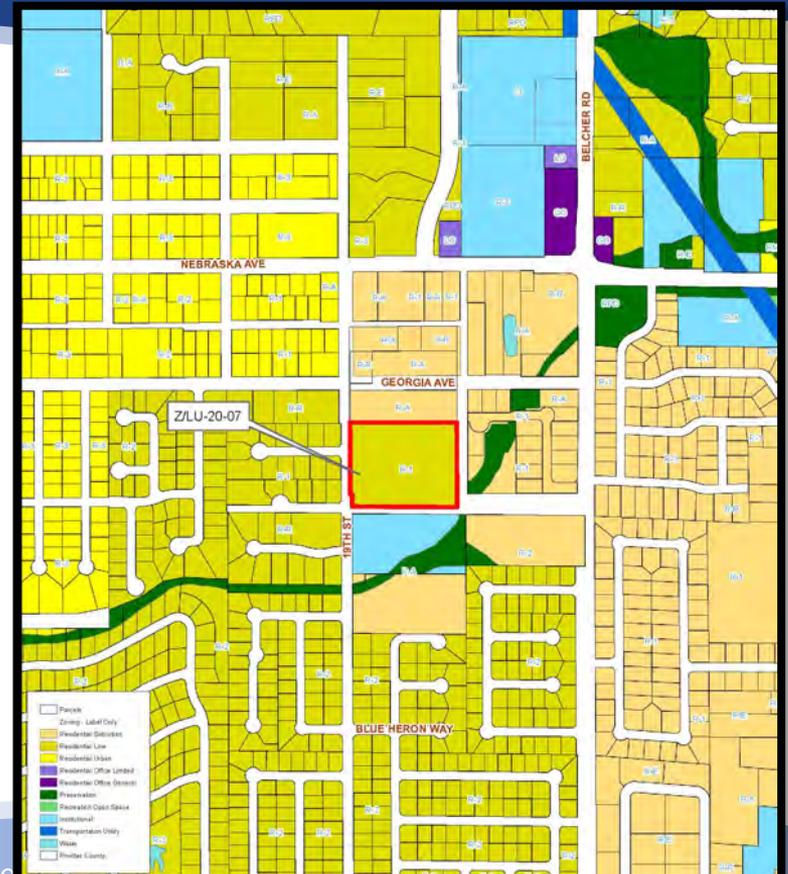


# Location



Surrounding property owners within 500 feet were notified by mail.

# Zoning/Future Land Use



# Site Photos

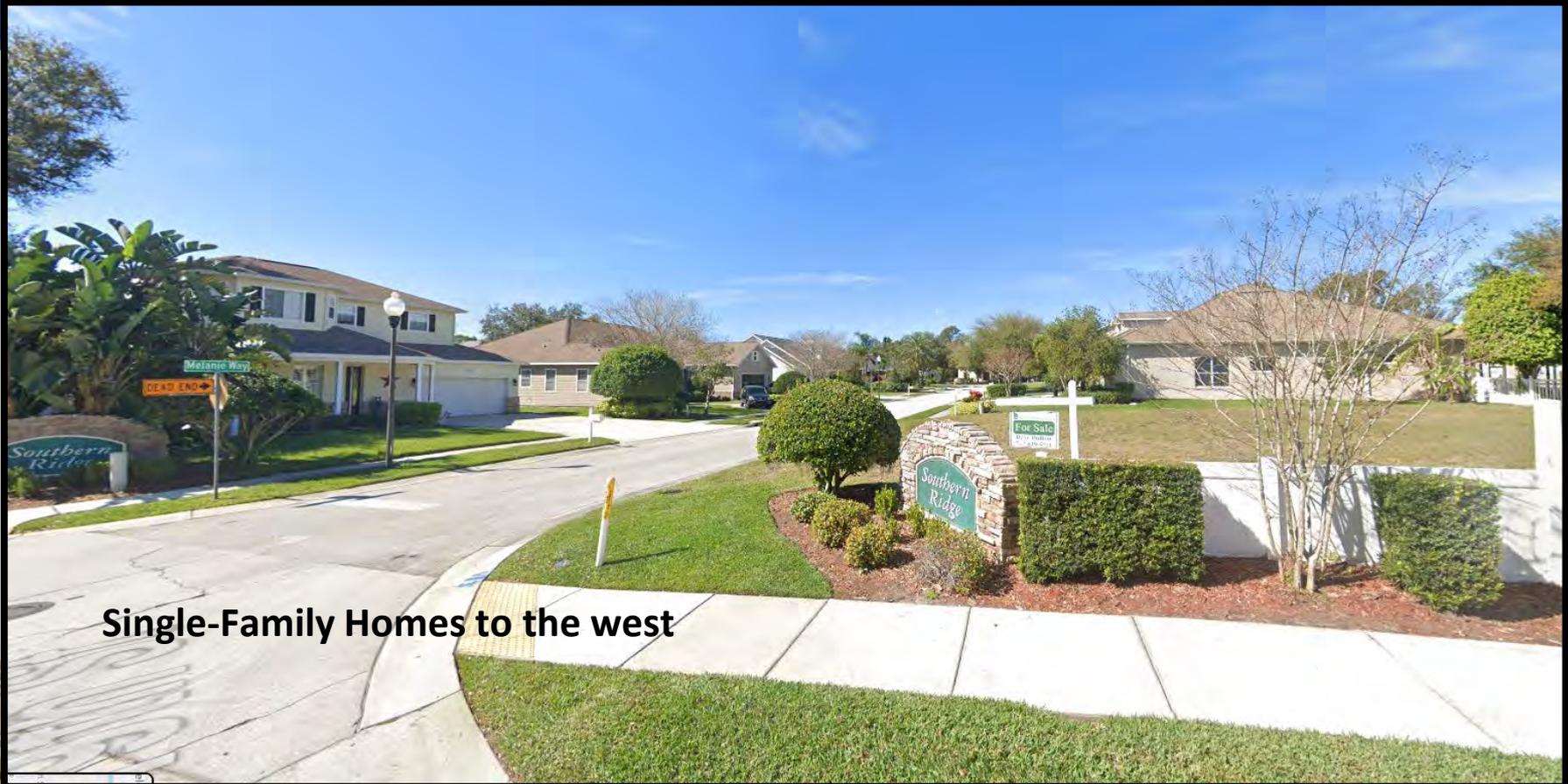


# Site Photos



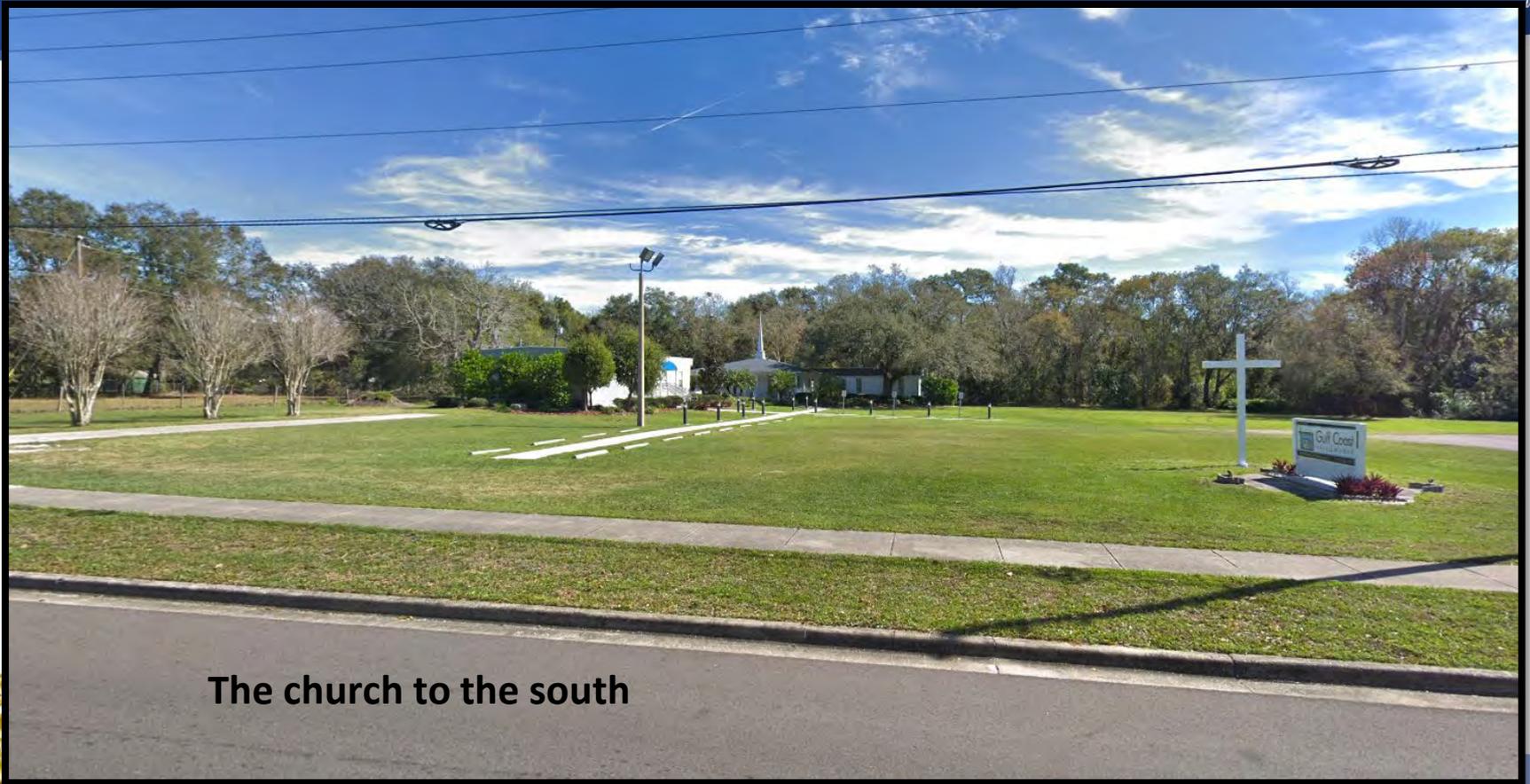
Looking east at subject site from 19<sup>th</sup> Street

# Site Photos



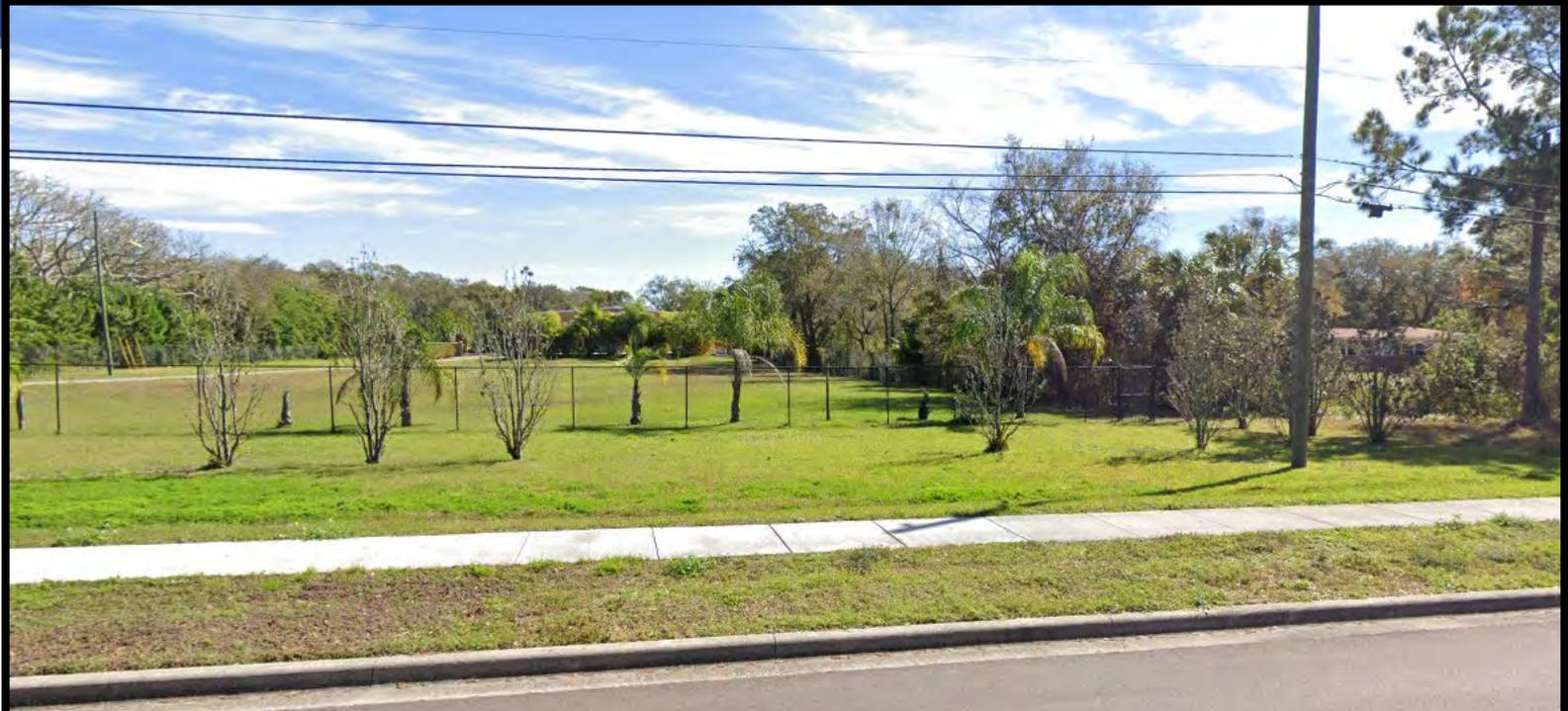
**Single-Family Homes to the west**

# Site Photos



**The church to the south**

# Site Photos



Single-Family Home to the north

# Additional Information

## Intended Use

**Redevelop this site with an 18 unit Single-Family Subdivision**

## Potential Impacts

- **Traffic – Approval will generate increased daily trips. However, this increase will not change the Level of Service on surrounding roadways (163 trips based on the maximum potential units, 29 trips based on 18 units)**
- **Density:**
  - **Residential Suburban (2.5 upa) maximum of 15 residential units**
  - **Residential Low (5.0 upa) maximum of 32 residential units**
  - **Site plan review may impact final number of developable units**

# Recommendation

## Proposed Land Use and Zoning amendments are appropriate

- **Compatible with the surrounding uses**
- **Consistent with the surrounding developed density**
- **Consistent with the Comprehensive Plan**
- **Consistent with the Countywide Plan**

## Staff – Recommends Approval

## Local Planning Agency – Recommended Approval, 6-1 vote

