

Board of County Commissioners

Case # LU/DMP-18-10-19

November 12, 2019



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

Request



Subject Property

Approximately 9.5 acres – currently vacant

Southwest corner of Belcher Rd and Alderman Rd in Palm Harbor

Future Land Use Map (FLUM) Amendment

From: Residential Suburban (RS)

To: Residential Low (RL)

Zoning Atlas

RPD – Residential Planned Development (RPD) – no change

Proposal

Establish a Development Master Plan for a 30-unit single family detached 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.

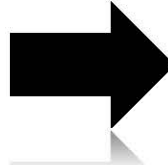
Open space areas

Location

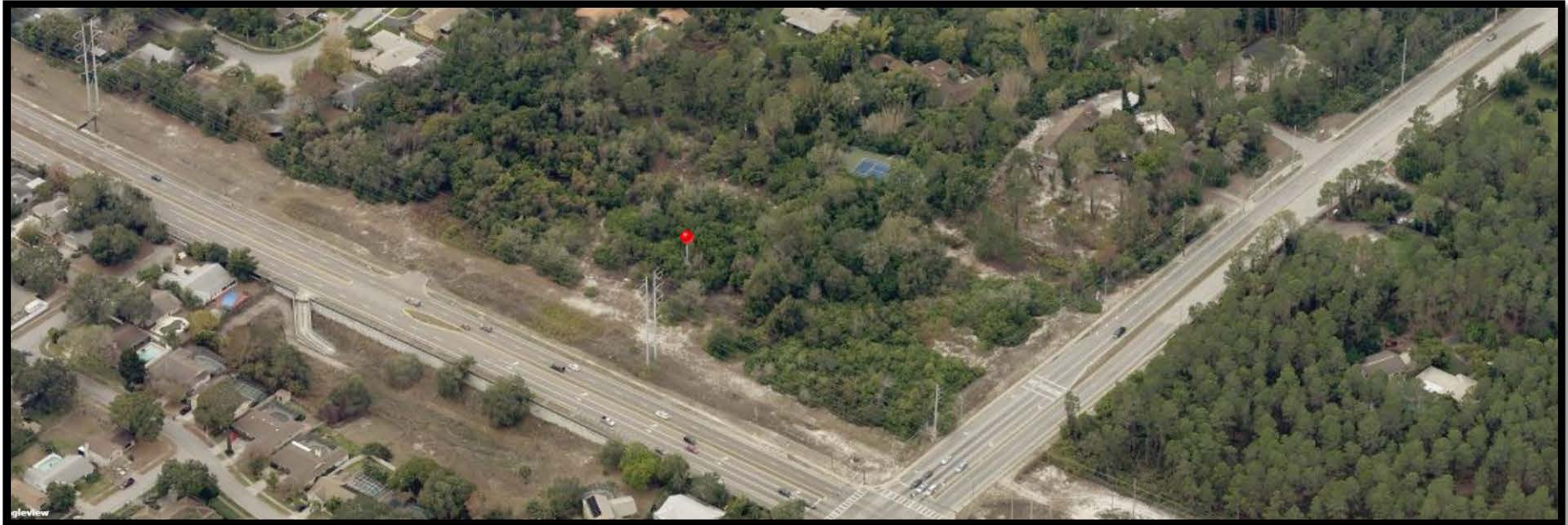


Surrounding property owners within 500 feet were notified by mail.

Zoning/Future Land Use



Site Photos



Site Photos



Looking north along Belcher Rd

Site Photos



Looking south at site from Alderman Rd

Site Photos



Looking west at the site and Alderman Rd from Belcher Rd

Development Master Plan

Dwelling Type – Single Family Detached

Number of Units – 30 (3.7 upa)

Max Building Height – 45 feet

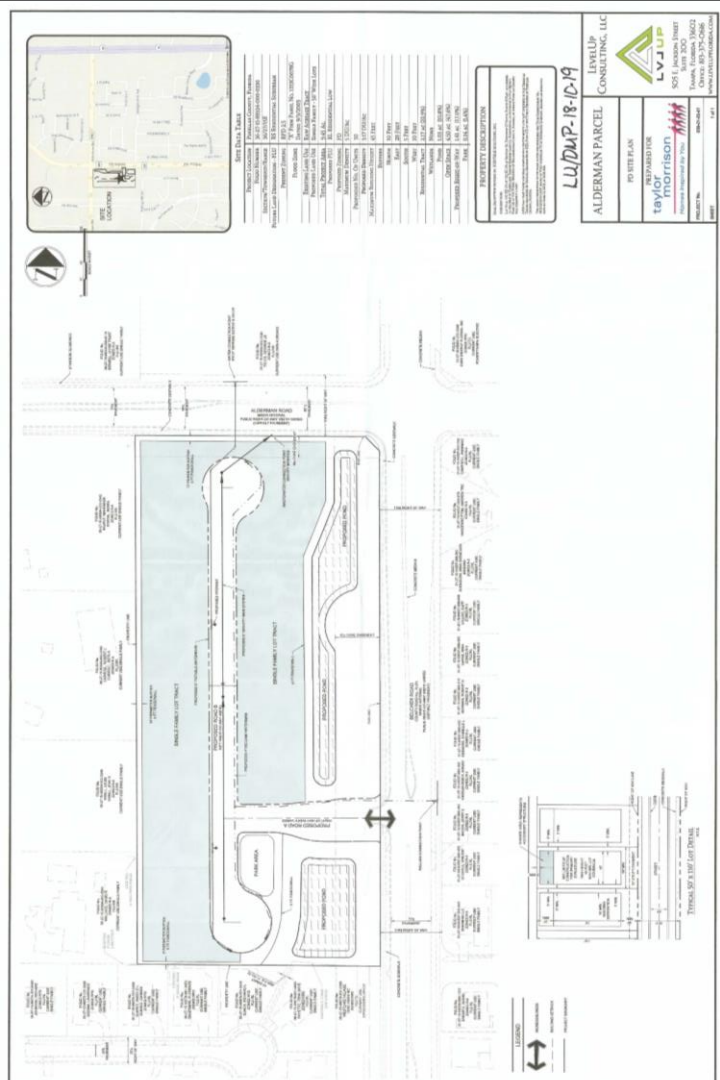
Setbacks – 20 ft. front, 20 ft. rear, 5 ft. side

Building Separation – 10 ft.

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



Our Vision: To Be the Standard for Public Service



Future Land Use Amendment



From Residential Suburban (RS) to Residential Low (RL)

- **Increase from RS - 2.5 units per acre to RL - 5.0 units per acre**
- **Consistent with the Countywide Plan – would not require an amendment to the Countywide Plan Map**
- **DMP will limit development to 30 units (3.7 upa)**
- **RL is consistent with the surrounding developed densities**



Staff Recommendation



Proposed FLUM Amendments and DMP are appropriate

Consistent with the FLUM and the RPD district

Development parameters in keeping with traditional RPD pattern

Similar residential development in the area

Consistent with the Comprehensive Plan & Countywide Plan

Consistent with the Scenic Noncommercial Corridor Policies

Staff recommends approval

Local Planning Agency – Recommended Denial, 5-1 vote

