



Doing Things!

Case # Z-28-12-18

Board of County Commissioners

January 22, 2019



Request



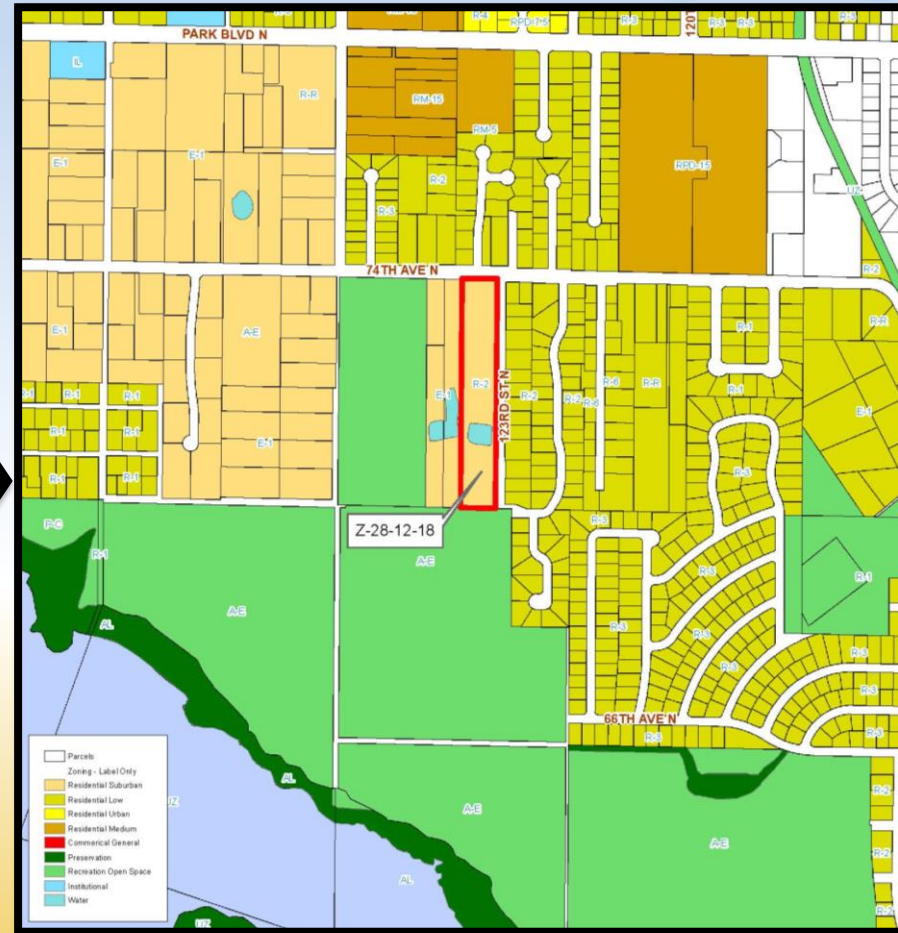
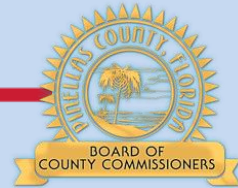
- Subject Area
 - Approximately 5.9 acres
 - 7180 123rd Street North in unincorporated Seminole
- Future Land Use
 - Residential Suburban (RS) – no change
- Zoning Atlas Amendment
 - From: R-R, Rural Residential
 - To: R-2, Single-Family Residential
- Existing Use: Two single-family homes
- Proposed Use: Fifteen single-family homes

Location

Surrounding property owners within 300 feet were notified by mail.

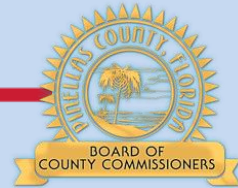


Zoning/FLU



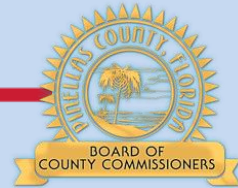
Our Vision: To Be the Standard for Public Service in America

Site Photos



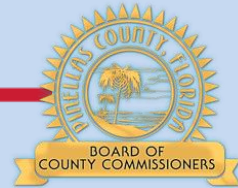
Looking west at subject site from 123rd Street N.

Site Photos



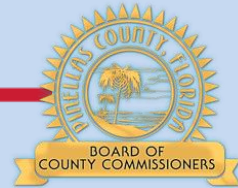
Looking west at subject site from 123rd Street N.

Site Photos



View of houses across 123rd St N

Site Photos

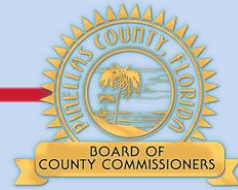


County Park to the west



Houses north of 74th Avenue N

Additional Information



- No change in allowable density – 2.5 units per acre
 - R-R (16,000 sq ft) would allow up to 13 lots
 - R-2 (7,500 sq ft) would allow up to 15 lots

- County Park provides a buffer
 - Proposed R-2 zoning fits with the density and lot sizes to the north and east
 - County Park buffers this density from the larger lot development pattern to the west

Staff Recommendation



- Proposed amendments are appropriate
 - Proposed R-2 zoning is appropriate for this location
 - Adequate capacities are available for infrastructure impacts
 - Proposed use is compatible with surrounding uses
 - Consistent with the Comprehensive Plan
- Staff recommends approval of the Zoning Amendments
- Local Planning Agency – Recommended approval (6-1 vote)