

LOCAL PLANNING AGENCY
CASE SUMMARY
CASE NO. ZLU-21-01
(Quasi-Judicial)

DRC MEETING: February 8, 2021 @ 10:00 AM-1st Floor, Housing & Community Development

LPA HEARING: March 11, 2021 @ 9:00 AM-Magnolia Room, Florida Botanical Gardens

BCC HEARING: July 13, 2021 @ 6:00 PM- Magnolia Room, Florida Botanical Gardens
April 27, 2021 @ 6:00 PM-Magnolia Room, Florida Botanical Gardens

FINAL DETERMINATION BY: July 13, 2021

OWNER'S NAME: Noell Family, LLC, Attn: Chris Noell

REQUEST: Zone change from: R-A, Residential Agricultural &
R-3, Single Family Residential
to: R-5-CO, Urban Residential-Conditional Overlay
(15.2acres) & PC, Preservation/Conservation (6.3 acres)

Land Use change from: Residential Suburban & Preservation
to: Residential Low (15.2 acres) & Preservation (6.3 acres)

With the Conditional Overlay limiting the number of residential units to either 68 one-story villas or 68 two-story townhomes, requiring a minimum 20 foot building setback from the western property line, and requiring an eight-foot high opaque fence and a minimum five-foot wide landscape buffer at a minimum 30 percent opacity along the western property line.

CASE DESCRIPTION: Approximately 21.5 acres located at and to the south of 4706 Pleasant Avenue in Palm Harbor (24/27/15/72162/002/0040, 24/27/15/89280/000/6104, 6300, & 6301). A legal description is available in file upon request.

OWNER/ADDRESS: Noell Family, LLC
Attn: Chris Noell
P. O. Box 727
Ozona, FL 34660

REP/ADDRESS: Robert Pergolizzi, AICP/PTP
Gulf Coast Consulting, Inc.
13825 ICOT Blvd., Suite 605
Clearwater, FL 33760

NOTICES SENT TO: Noell Family, LLC, Attn: Chris Noell, Robert Pergolizzi, Tarpon Springs, Mike Meidel-Economic Development Council, DOT, Clint Herb-Pinellas County School Board, BCC Office & Surrounding Owners

Revised 06/11/21

EXISTING USE: Single-Family Detached Home
PROPOSED USE: Attached Residential Dwellings, Villas & Townhomes
LAND USE: Residential Suburban & Preservation
ZONING: R-A & R-3

Revised 06/11/21
ZLU-21-00001