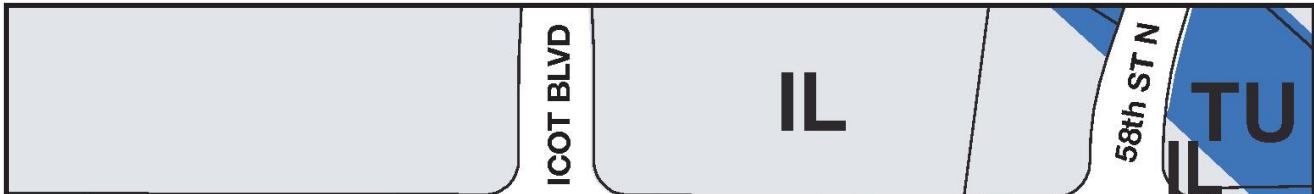


# Proposed Amendment to the Pinellas County Zoning Atlas (Z-32-11-15)

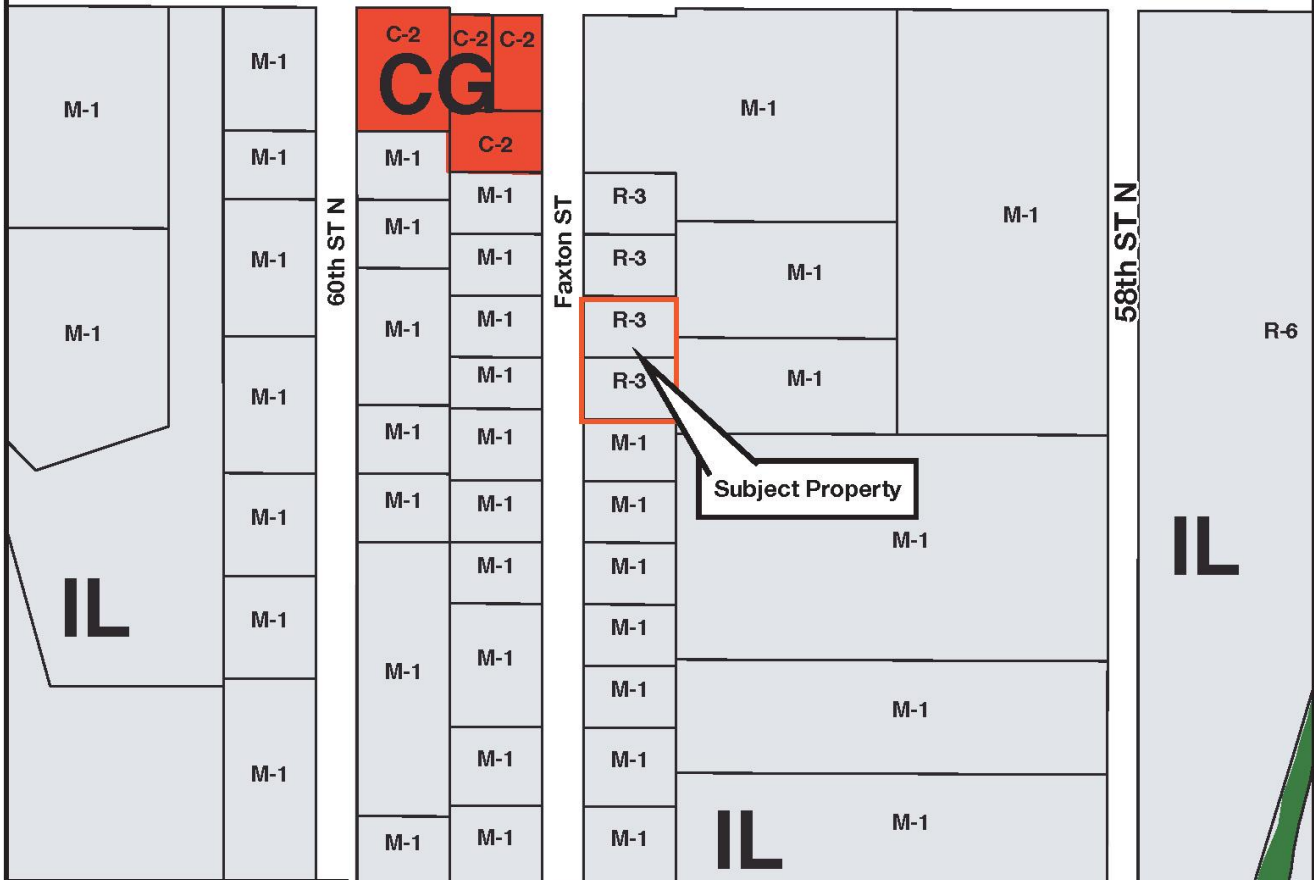
Board of County Commissioners  
January 26, 2016

# Request

- **Subject Area**
  - Two parcels covering 0.6 acre
  - East side of Faxton Street, 500 feet south of Ulmerton Road
- **Zoning Atlas Amendment**
  - From: R-3, Single Family Residential
  - To: M-1, Light Manufacturing & Industry
- **Future Land Use Map: Industrial Limited**
- **Existing Uses:**
  - North parcel: workshop, accessory dwelling
  - South parcel: storage
- **Proposal seeks to eliminate a Land Use-Zoning inconsistency**



**Ulmerton RD**



**Subject Property**

**FUTURE LAND USE**  
 PINELLAS COUNTY,  
 FLORIDA

**Commercial**  
 Commercial General

**Industrial**  
 Industrial Limited

**Public / Semi-Public**  
 Preservation  
 Transportation / Utility

MAP-2

**Z-32-12-15**    **Zone From:** R-3 , Single Family Residential  
**To:** M-1, Light Manufacturing & Industry



Parcel I.D. 08/30116/93366/000/0070 & 0060  
 Prepared by: Pinellas County Planning Department October 2015



**Z-32-12-15**

**Zone From:** R-3 , Single Family Residential  
**To:** M-1, Light Manufacturing & Industry

Parcel I.D. 08/30116/93366/000/0070 & 0060  
Prepared by: Pinellas County Planning Department October 2015





# Staff Findings and Recommendation

- Proposed amendment is appropriate
  - Compatible with and similar to nearby uses
  - Consistent with the Comprehensive Plan
  - Eliminates an inconsistency
- Other properties along Faxton Street have had identical requests approved
- Staff recommends approval
- Local Planning Agency (LPA):
  - Recommended approval at their December 10, 2015 public hearing (6-0 vote)