



Doing Things!

Case # Z/LU-16-12-17

Board of County Commissioners

January 23, 2018

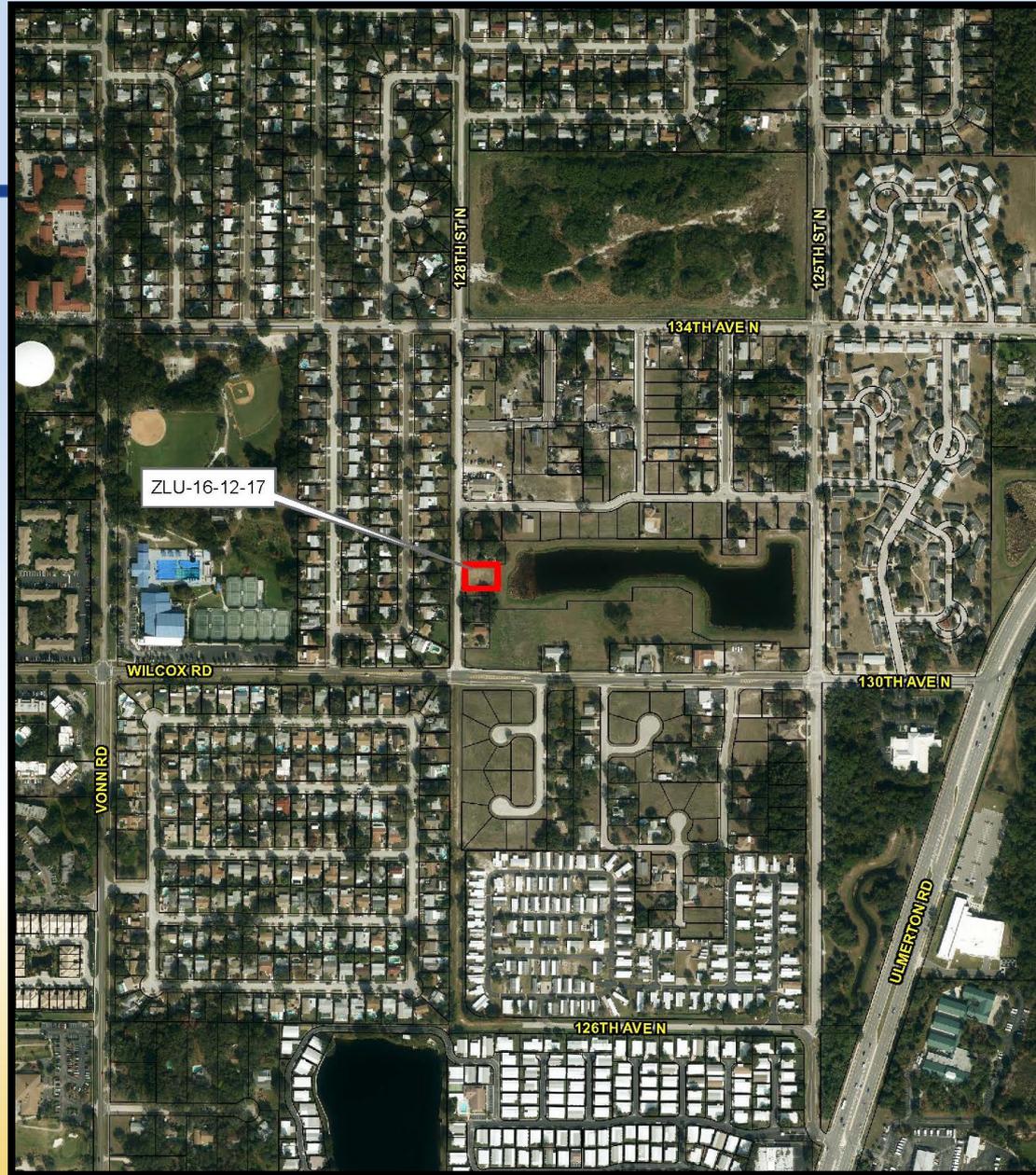


Request

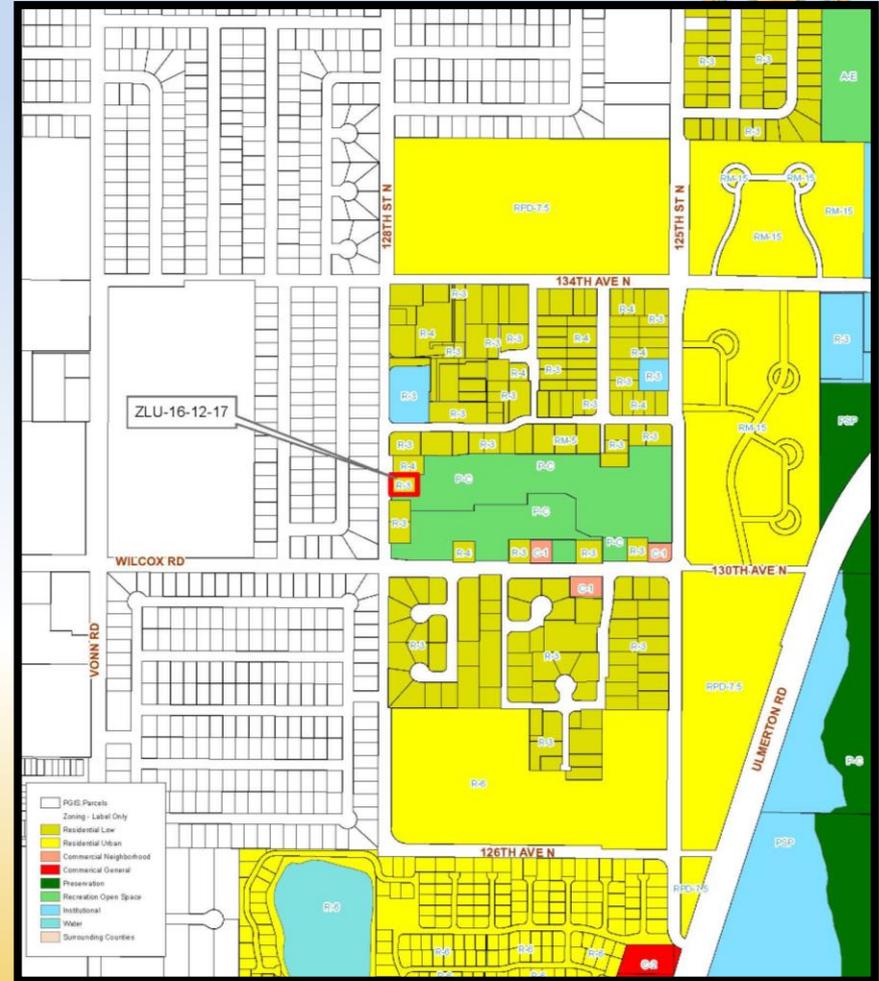
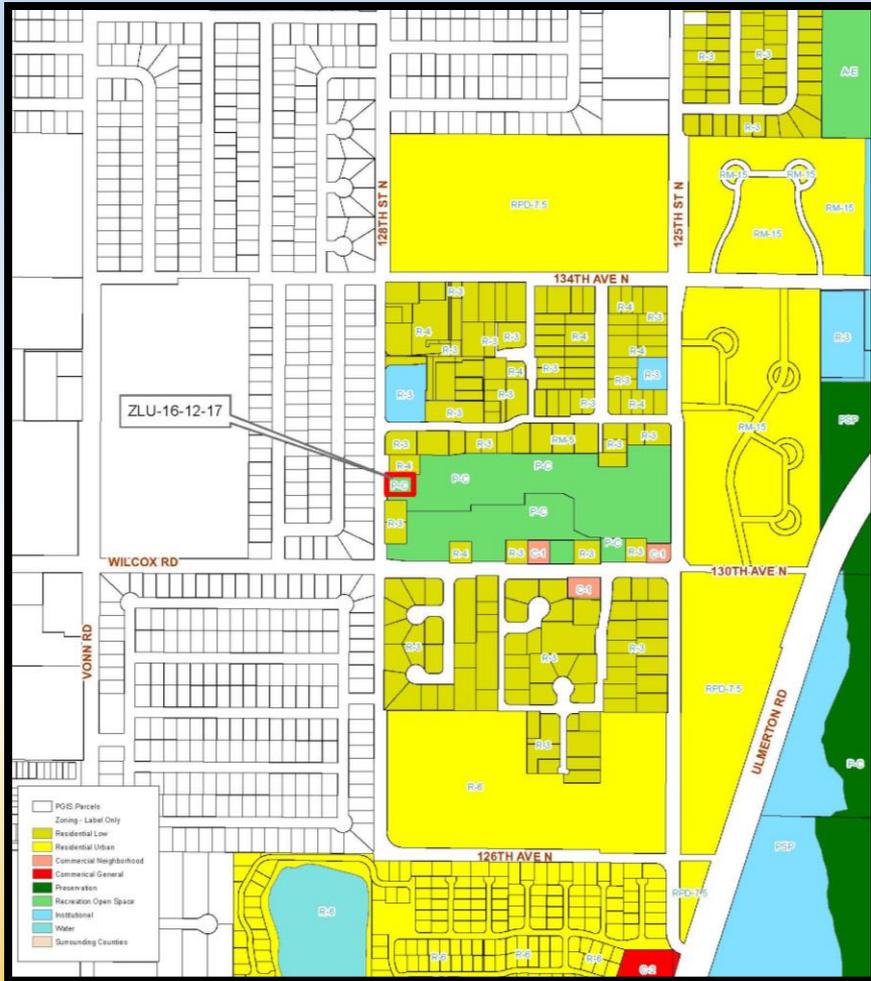


- Subject Area
 - Approximately 0.25 acre in the Ridgecrest/Dansville area
 - East side of Pine Street, 200 feet north of Wilcox Road
- Future Land Use Map (FLUM) Amendment
 - From: Recreation/Open Space (R/OS)
 - To: Residential Low (RL)
- Zoning Atlas Amendment
 - From: PC, Preservation/Conservation
 - To: R-3, Single Family Residential
- Existing Use: Vacant
- Proposed Use: Single Family Home

Location



Zoning/FLU



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

Site Photo



Additional Information



- R/OS and PC designations were put in place in 2009 as part of a larger County-initiated Dansville area amendment
 - Intent was to preserve the single family residential character of the community and to provide residents with a designated open space amenity
 - Designations in the area had previously allowed for pockets of multi-family and commercial development
 - Change to R/OS and PC on the subject property was inadvertent
 - Long-term intent was to build a single family home, similar to nearby properties

Recommendations



- Proposed amendments are appropriate
 - Compatible with the surrounding development pattern
 - No significant impacts anticipated
 - Consistent with the Comprehensive Plan
- Staff recommends approval of the FLUM and zoning amendments
- Local Planning Agency
 - Recommended approval (6-0 vote)
- Additional Public Hearings
 - Forward Pinellas: March 14, 2018
 - Countywide Planning Authority: April 10, 2018