



Pinellas County

Staff Report

File #: 15-995, **Version:** 1

Subject:

Case No. Q Z-32-12-15 (Stewart Wittel)

A request for a zoning change from R-3, Single Family Residential to M-1, Light Manufacturing & Industry on approximately 0.6 acre located on the east side of Faxton Street, 500 feet south of Ulmerton Road in the unincorporated area of Largo.

Recommended Action:

Adoption of Case No. Q Z-32-12-15: A resolution approving the application of Stewart Wittel for a change in zoning from R-3, Single Family Residential to M-1, Light Manufacturing & Industry on approximately 0.6 acre located on the east side of Faxton Street 500 feet south of Ulmerton Road

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsive stewards of the public's resources

Summary:

The subject area consists of two parcels totaling 0.6 acre on the east side of Faxton Street that are currently designed R-3, Single Family Residential on the Zoning Atlas. This residential designation is inconsistent and incompatible with the underlying Industrial Limited (IL) Future Land Use Map (FLUM) category that has been in place on the property since the 1970s. The applicant is requesting a zoning amendment to M-1, Light Manufacturing and Industry district that will eliminate the inconsistency with the FLUM and allow the future redevelopment of the property for light industrial uses.

The subject site currently contains a work shop and mobile home on the north parcel while the south parcel is used for storage. The storage use is not permitted under the current R-3 zoning and is the impetus behind the zoning request. The applicant is not proposing any immediate changes concerning the use of the property and would like the existing mobile home to be used as an accessory caretaker's residence. All of the current uses on the site are permitted within the M-1 district.

The subject property is located within an industrial area that is approximately 80 acres of consolidated IL as designated on the FLUM. Residential is a remnant use in the area that is transitioning to light industrial over time. Over the years, multiple other properties along Faxton Street have been amended from R-3 to M-1. No significant new impacts are anticipated as a result of this request, and the proposed M-1 zoning district is highly desirable for this location.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its December 10, 2015 public hearing (Vote 6-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

N/A

Attachments:

LPA Report

Case Maps

Resolution

Ad

Ad Map

Power Point Presentation