



# Pinellas County

## Staff Report

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**File #:** 17-2205A, **Version:** 1

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### **Subject:**

Q Z/LU-16-12-17 (Pinellas County)

A request for a zoning change from PC, Preservation/Conservation to R-3, Single Family Residential and a land use change from Recreation/Open Space to Residential Low on 0.25 acre located approximately 200 feet north of the northeast corner of Pine Street and Wilcox Road in unincorporated Largo.

### **Recommended Action:**

Adoption of Case No. Q Z/LU-16-12-17 approving the application of Pinellas County regarding 0.25 acre located approximately 200 feet north of the northeast corner of Pine Street and Wilcox Road as follows:

- 1) An Ordinance approving a change in land use from Recreation/Open Space to Residential Low, and
- 2) A Resolution approving a change in zoning from PC, Preservation/Conservation to R-3, Single Family Residential.

### **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 responsible stewards of the public's resources

### **Summary:**

The subject property consists of a 0.25-acre County-owned parcel located on the east side of Pine Street approximately 200 feet north of Wilcox Road in the Greater Ridgecrest and Dansville area. The property is currently vacant and is designated PC, Preservation/Conservation on the Zoning Atlas and Recreation/Open Space (R/OS) on the Future Land Use Map (FLUM). A zoning amendment to R-3, Single Family Residential and a FLUM change to Residential Low (RL) are requested in order to allow for the construction of a single family home on the subject property, similar to other nearby development in the area.

No significant new community or infrastructure impacts are anticipated as a result of this request. The proposed R-3, zoning district and RL FLUM category are compatible with the overall surrounding development pattern, consistent with the Comprehensive Plan and appropriate for this location.

### **Background Information:**

The existing PC and R/OS designations were assigned to the subject property in 2009 as part of a larger Dansville area amendment initiated by the Pinellas County Community Development

Department that was an effort to preserve the character of the existing single family residential community and to provide residents with a designated open space amenity. Prior to that time, designations in the general area allowed for various pockets of multi-family and commercial development in addition to single family. For the subject property in particular, the changes to PC and R/OS were inadvertent, as the long-term intent was to construct a single family home on the site, similar to other nearby properties along Pine Street.

The Local Planning Agency (LPA) recommended approval of the request during its December 14, 2017 public hearing (Vote 6-0).

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Renea Vincent, Director, Planning

**Partners:**

N/A

**Attachments:**

LPA Report  
Case Maps  
Impact Assessment  
Traffic Analysis  
Resolution  
Ordinance  
Power Point Presentation  
Legal Ad