



Pinellas County

Staff Report

File #: 22-1240A, Version: 1

Subject:

Case No. ZON-22-03 (Mathew T. and Christine Peeters)

A request for a change of Zoning from R-4, One, Two, and Three Family Residential to GO, General Office on approximately 0.31 acre located at 8226 46th Avenue North in west Lealman. (Quasi-Judicial)

Recommended Action:

Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-22-03 is recommended for approval:

A Resolution approving the application of Mathew T. and Christine Peeters for a change in zoning from One, Two, and Three Family Residential (R-4) to General Office (GO).

- The applicant is seeking a zoning change on a 0.31-acre parcel.
- The proposed GO zoning is consistent with the parcel's Residential/Office General Future Land Use Map category.
- The subject property is located within an area containing a mix of uses and a variety of residential development types.
- The Local Planning Agency recommended approval of the request (vote 7-0). No one appeared in opposition and no correspondence has been received.

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 is approximately 0.31 acre located at 8226 46th Avenue North in west Lealman. The property is designated R/OG on the FLUM, and it is zoned R-4, One (1) , Two (2) , & Three (3) Family Residential. It currently contains a single-family home. The applicant wishes to have ability to utilize the property for general office purposes, however, the existing R-4 zoning does not allow offices as a primary use. A zoning amendment to GO is therefore proposed, which would allow a range of office uses (e.g., general office, medical office, veterinary office, etc.) and is consistent with the R/OG FLUM category. No specific type of office is proposed at this time.

The subject property is located approximately 315 feet east of the intersection of 46th Avenue North and Park Street. It is within an area that contains a mix of uses and zoning districts. Park Street is an arterial roadway with primarily commercial uses fronting it within this general location, and 46th Avenue North is a collector with a combination of commercial, office and residential uses in the vicinity. There are heavy commercial uses to the north of the subject property across 46th Avenue

North, including auto repair and warehouse businesses. To the west are single family homes, some of which are nonconforming with their C-2 commercial zoning district. Single family homes are also to the south and east of the subject property. These homes are within a broader area on the south side of 46th Avenue North covered by the R/OG land use category, signaling an appropriateness for both residential and office uses.

In summary, the GO zoning would provide for office uses that are compatible with the surrounding development pattern and the change would maintain compatibility with the FLUM. In general, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

Background Information:

The LPA unanimously recommended approval of the request during its July 13, 2022, public hearing (Vote 7-0).

Surrounding property owners within 400 feet of the subject site were notified by mail. A sign advertising the public hearings was posted on the subject site.

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
Response to Question #13
Certification of Ownership
Survey
Public Notification Map
Power Point Presentation
Legal Ad
Legal Ad Map