



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-24-02

LPA Public Hearing: May 8, 2024

Applicant: Thuc Tri Cao

Representative: Thuc Tri Cao

Subject Property: Approximately 0.29 acre located at 4940 41st Avenue North in Lealman.

Parcel ID(s): 04-31-16-15930-003-0090



REQUEST:

A Zoning Atlas amendment from LO, Limited Office to R-3, Single-Family Residential on approximately 0.29 acres located at 4940 41st Avenue North in Lealman.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed Zoning Atlas amendment consistent with the Pinellas County Comprehensive Plan and recommends approval by the Board of County Commissioners. (The vote was 5-0, in favor).

Development Review Committee (DRC) RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Zoning Atlas amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
 - **Staff further recommends** that the LPA recommend **approval** of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.
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SUMMARY REPORT

The DRC reviewed this application on April 8, 2024. The DRC Staff summary discussion and analysis follows:

The subject property is approximately 0.29 acre, located at 4940 41st Avenue North in Lealman. The property is currently being used as an office and is designated Residential Office Limited (ROL) on the Future Land Use Map (FLUM) and zoned LO, Limited Office. The applicant is requesting a zoning change on the property to R-3, Single-Family Residential so he can convert the building from an office back to a single-family home. The current zoning designation of LO does not allow for residential uses, except for a live work dwelling.

The subject area is adjacent to residential uses to the west that are zoned R-3, which is the same as requested by the applicant. There is a self-service carwash, separated by an alley to the east and a large daycare with corporate offices to the north. To the south are also single-family homes. The requested zoning designation of R-3 is compatible with the area and consistent with the surrounding development pattern. The subject property is not within the Coastal Storm Area and has a low flood risk.

The DRC staff is of the opinion that the proposed Zoning Atlas amendment is appropriate for the subject property and is compatible with the surrounding development pattern. Additional impacts to infrastructure are not anticipated. The DRC also finds the amendment is consistent with the Pinellas County Comprehensive Plan (see specifically cited goal, objectives, policies, and strategies listed below).

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Limited Office	LO	Office
Adjacent Properties:			
North	Institutional	GO	Day Care
South	Residential Low	R-3	Single-Family Residence
East	Commercial General	C-2	Car Wash
West	Residential Low	R-3	Single-Family Residence

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted goals, objectives, policies, and strategies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE ELEMENT

Goal 1: Provide a variety of land use character areas to meet the needs of a diverse population and support thriving, resilient, quality communities.

Objective 1.2: Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.

Policy 1.2.2: Consider creative regulatory solutions to support (re)development.

Strategy 2.4.1.5: Manage land use compatibility and building scale and character transitions between established residential neighborhoods and adjacent non-residential uses.

Objective 3.1: Increase development and design flexibility to encourage a greater diversity of housing types in Unincorporated Pinellas County.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: June 11, 2024, at 9:30 a.m.

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared.

ATTACHMENTS: (Maps)