



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-20-6

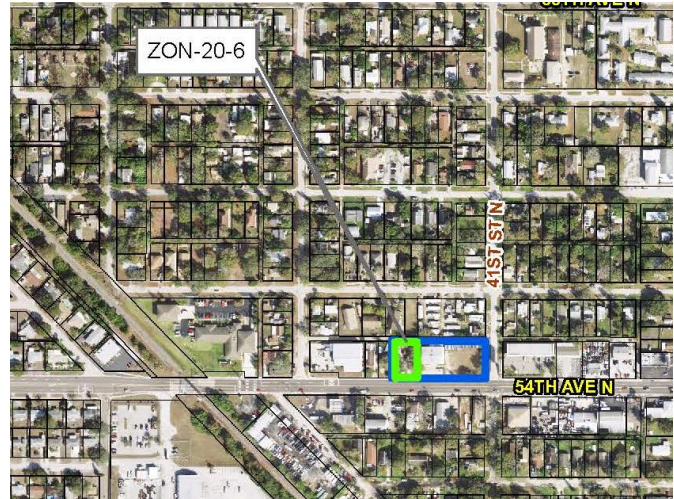
LPA Public Hearing: August 13, 2020

Applicant: Allen Lee Gadoury

Representative: N/A

Subject Property: Approximately 0.13 acre located at 4219 54th Avenue North in Lealman.

Parcel ID: A portion of 34/30/64746/001/0040



REQUEST:

Zoning Atlas amendment from R-4 (One, Two & Three Family Residential) to C-2 (General Commercial and Services) on approximately 0.13 acre located at 4219 54th Avenue North in Lealman. The request would bring the entire property in conformance with the Plumbing business on the site.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The Local Planning Agency finds that the proposed amendment to the Pinellas County Zoning Atlas is consistent with the Pinellas County Comprehensive Plan and recommends approval of the proposed amendment (The vote 7-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed zoning amendment **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed zoning amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on July 17, 2020. The DRC Staff summary discussion and analysis follows:

The amendment area consists of the western 0.13-acre residentially-zoned portion of an overall 0.93-acre property that contains a plumbing business. The part of the property outside of the amendment area is zoned C-2. This amendment area is vacant and proposed to be used for vehicle parking related to the plumbing business.

Any expansion of the business on the site will require the appropriate site plan review. If granted, the amendment will provide a consistent zoning on the property and recognize the established commercial use. The amendment to C-2 is also consistent and compatible with the existing Commercial General (CG) future land use category assigned to the property.

The subject property is within the Lealman Community Redevelopment Area (CRA). The 54th Avenue North corridor in the general area is primarily commercial in nature with residential uses behind the main road frontage. The site is adjacent to residential on the west and north and various commercial developments to the east and south.

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate and consistent with the Pinellas County Comprehensive Plan. The requested C-2 designation will provide unified zoning on the property and is compatible with the surrounding land uses and development pattern.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Commercial General	C-2	Vacant on Lot 7
Adjacent Properties:			
North	Residential Urban	R-4	Duplex
East	Commercial General	C-2	Plumbing Business
South	Commercial General	C-2	Auto Repair Business
West	Commercial General	R-4	Single Family Home

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

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

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Objective 1.12 Pinellas County shall promote the location of community or neighborhood commercial development within centers in order to achieve optimal land use relationships, avoid commercial intrusion and impacts into established neighborhoods, achieve compatibility with traffic movement objectives, minimize air pollution, and serve the immediate retail shopping needs of limited or defined geographic areas.

Policy 1.12.2 Pinellas County shall permit commercial development in a manner that will maintain the economic vitality of recognized and established commercial areas.

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: October 20, 2020

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or in opposition.

ATTACHMENTS: (Maps)