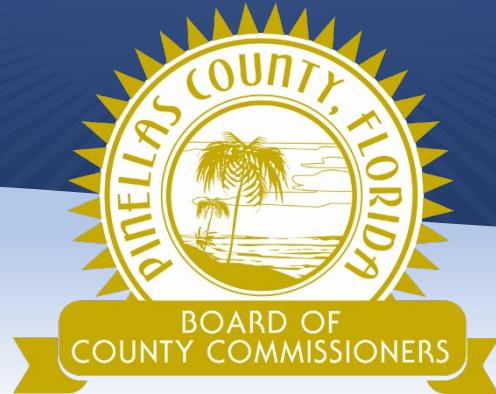


Board of County Commissioners

Case Nos. FLU-25-11 & ZON-25-09
January 20, 2026



Our Vision:
To Be the Standard for
Public Service in America.

Request – Future Land Use and Zoning

Subject Property

Approximately 3.49 acres located at 5200 62nd Avenue North in Lealman

Future Land Use Amendment

From: RL, Residential Low
To: E, Employment

Zoning Atlas Amendment

From: R-A, Residential Agriculture
To: E-1, Employment 1

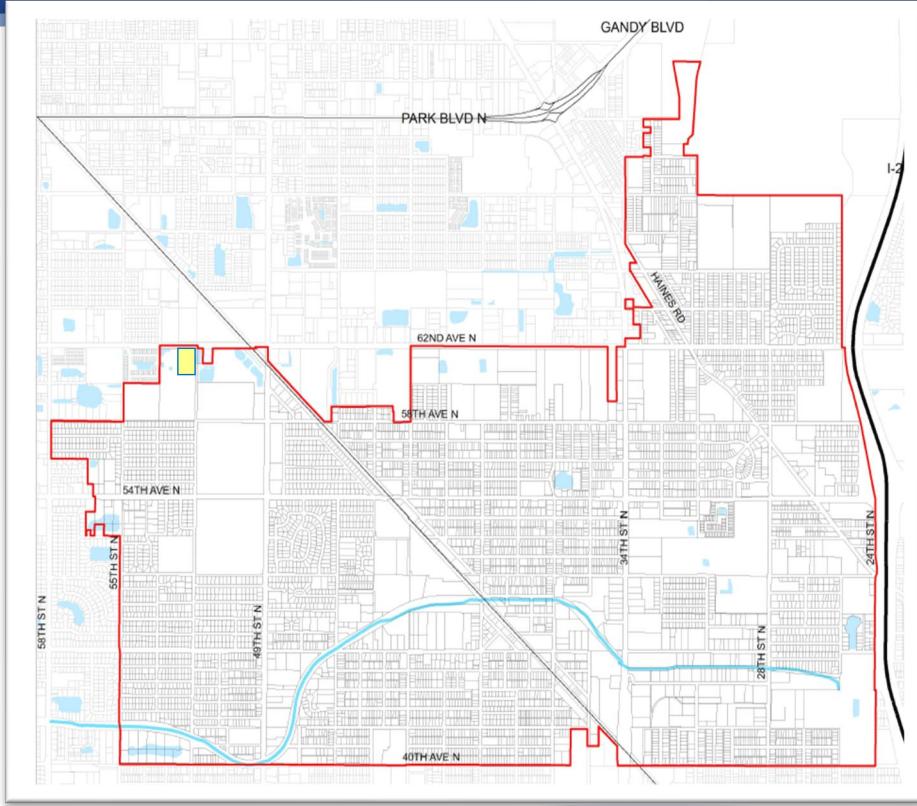
Proposed Use

Undetermined nonresidential use



Location

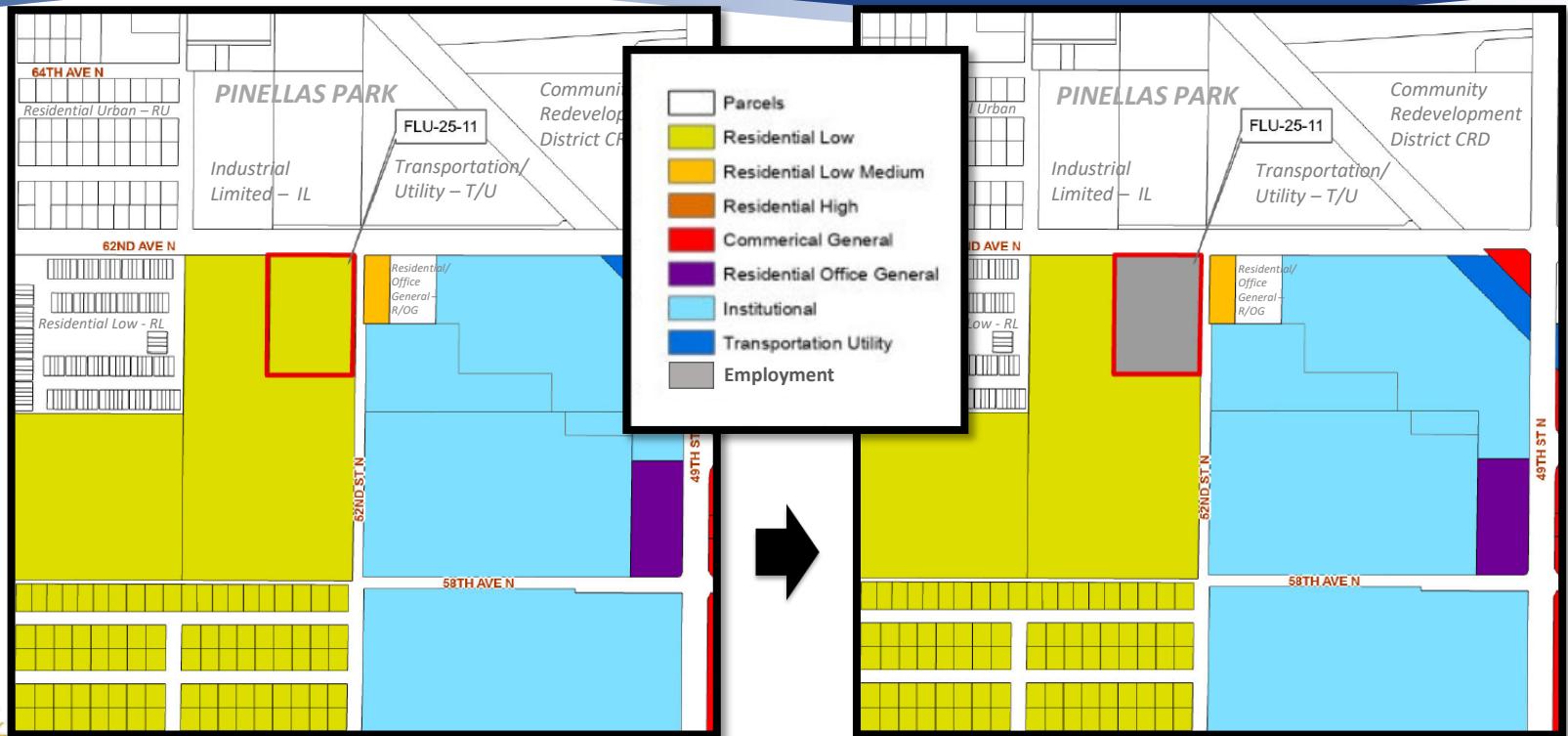
- Subject Property is located within **the Lealman Community Redevelopment Area**



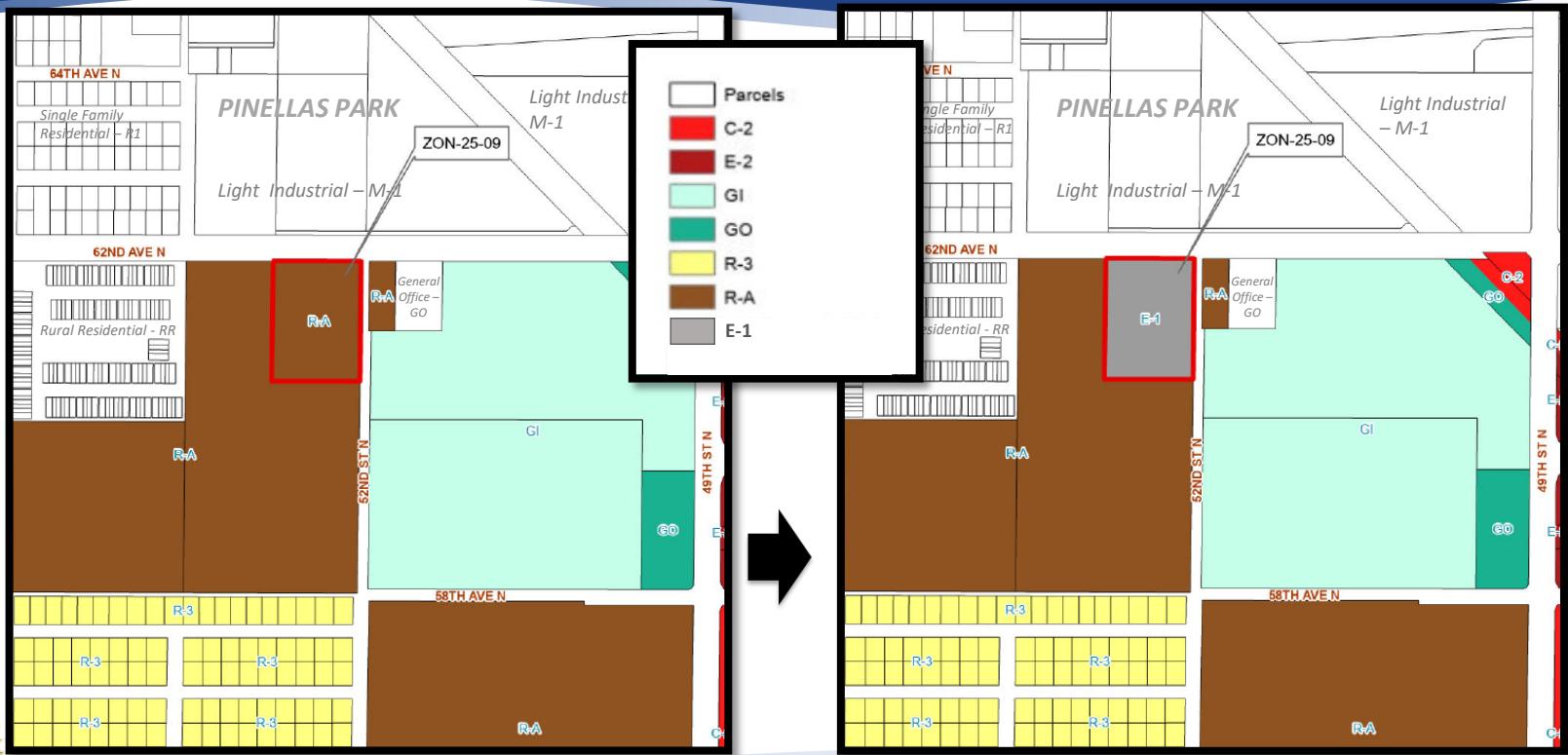
Location & Surrounding Uses



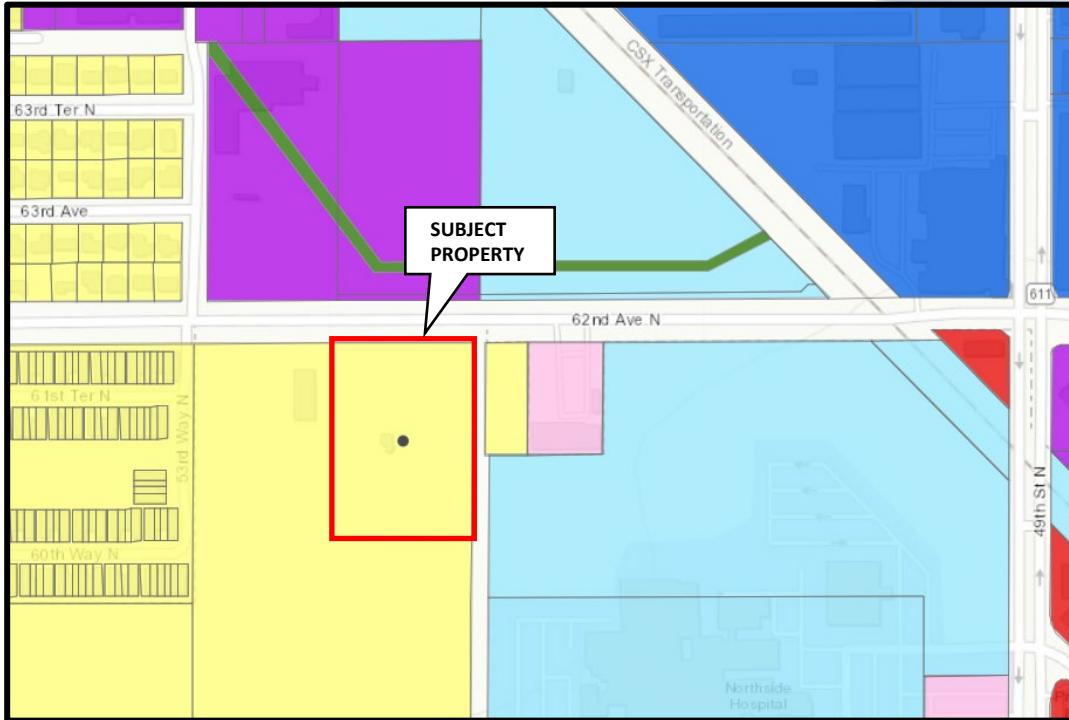
Future Land Use



Zoning



Countywide Map Future Land Use



Site Photos



**Facing south on 62nd
St N towards subject
property**



Site Photos

North of the subject property



Site Photos

Plumbing supply company to the north-west of the subject property.



Site Photos



**Looking towards 49th Street and facing east, from the subject property,
along 62nd Avenue North.**



Future Land Use – current

RL FLUM Category

- Allows residential uses
- And institutional, transportation/utility, ancillary nonresidential and recreation/open space
- Generally appropriate...
 - *for locations between major employment centers and community and regional shopping centers; or areas serving as transition between more suburban and more urban residential areas.*
- 5 residential units per acre
- 0.4 FAR for nonresidential uses



Future Land Use – proposed

E FLUM Category

- Allows research/development, manufacturing, wholesale/distribution, storage/warehouse.
- And office, accessory retail commercial, commercial/business service support, and transportation/utility.
- Primarily well-suited...
 - *to locations which encourage light-industrial use with minimal adverse impact on adjoining uses and with good access to transportation and utility facilities such as the major collector, arterial, and highway network.*
- 0.65 FAR
- Residential development is not permitted.



Zoning – current

R-A Zoning Category

- Allows for detached single-family residential lots (2 acre minimum) and a range of agricultural activities.
- The purpose of the R-A zoning is to *"provide for large residential lots of a size and character that can accommodate agricultural activities."*
- Maximum building height of 35 feet



Zoning – proposed

E-1 Zoning Category

- **Allows for employment uses, light manufacturing, industry, industrial support facilities, and certain public service functions**
- **The purpose of the E-1 zoning is to** *"provide for employment uses and lower intensity general industrial development which will have limited impacts on the surrounding areas."*
- **Maximum building height of 60 feet**
 - 45 feet within 50 feet of residentially zoned property



Additional Information

Lealman Community Redevelopment Area

- **Subject Property is located within the Lealman Community Redevelopment Area**
 - Lealman CRA Plan includes objectives and strategies aimed at, addressing the challenges and barriers to successful redevelopment and vitality.
 - Encourages infill development wherever appropriate, to redevelop underutilized parcels within the Lealman area.
 - Under Economic Development and Innovation Strategies, the Lealman CRA Plan emphasizes the need to maintain knowledge of vacant lands and buildings to encourage new investment and accommodate future development in the Area.



Additional Information

Potential Traffic Impacts

- Change in land use could generate up to an additional 485 vehicular trips, per day (ADT).
- 44% vehicle to capacity ratio (V/CR) along 62nd Avenue North

Flood Risk

- A portion of the subject property is within Flood Hazard Area AE with 1% annual flood risk.
- Property is neither within the Coastal Storm Area nor the Coastal High Hazard Area.
- Amendment will remove the potential for residential development within a flood hazard area.



Recommendation

Proposed Land Use and Zoning amendments

- Staff finds the proposed Future Land Use Map and Zoning Atlas amendments appropriate, especially when considering the site's frontage along 62nd Avenue North;
- Consistent with existing surrounding uses and similar nonresidential type uses occurring along 62nd Avenue North; and
- Consistent with the Comprehensive Plan and Lealman CRA Plan.

Staff recommends Approval

Local Planning Agency recommended approval at December 10, 2025 Hearing

Future Land Use Map Amendment – (Vote 6-0)

Zoning Atlas Amendment – (Vote 6-0)

