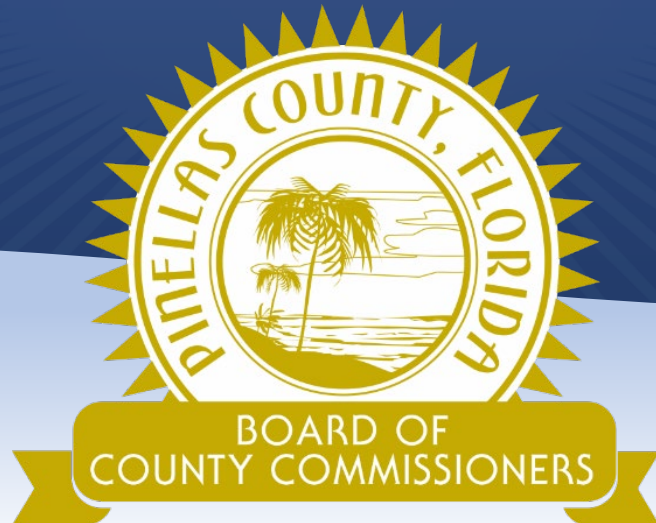


Board of County Commissioners

Case # ZON-24-02

June 11, 2024



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

Request



Subject Property: 0.29 acres located at 4940 41st Avenue North in Lealman

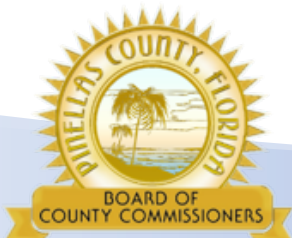
Zoning Atlas Amendment

- **From: LO, Limited Office**
- **To: R-3, Single-Family Residential**

Existing Use: Office

Proposed Use: Single-Family Residence

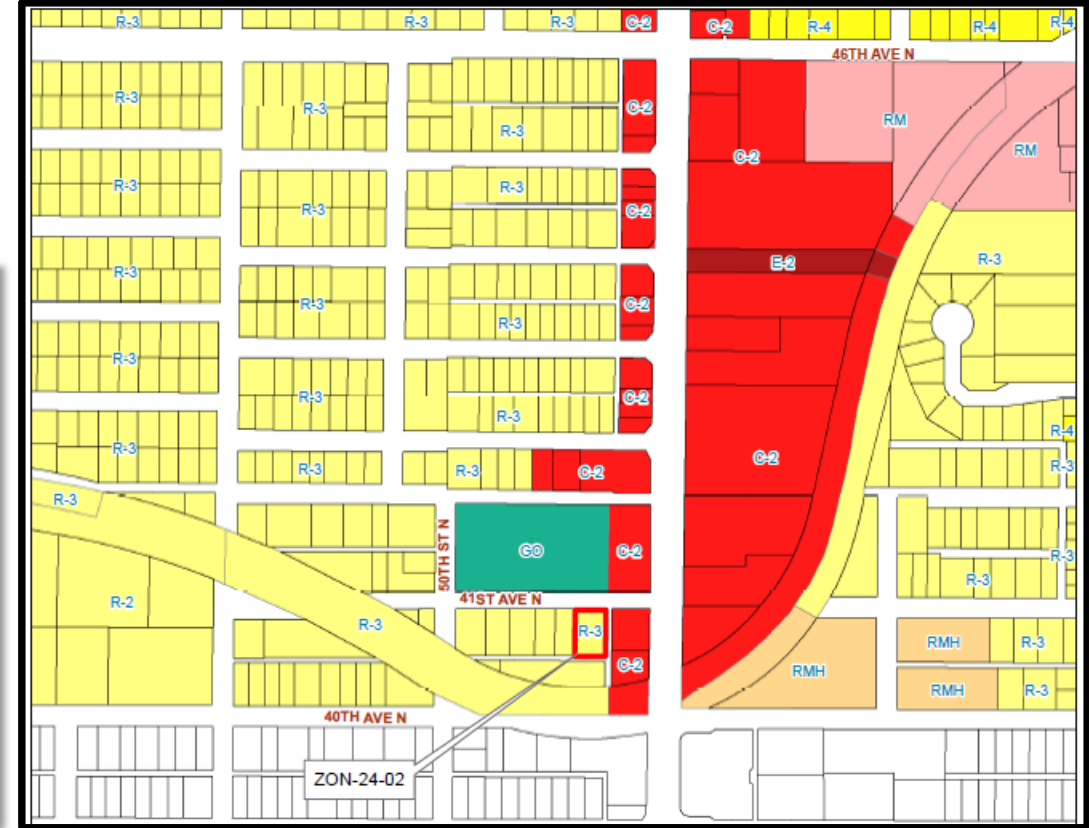
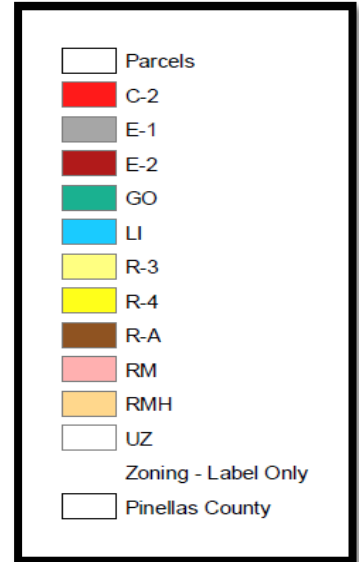
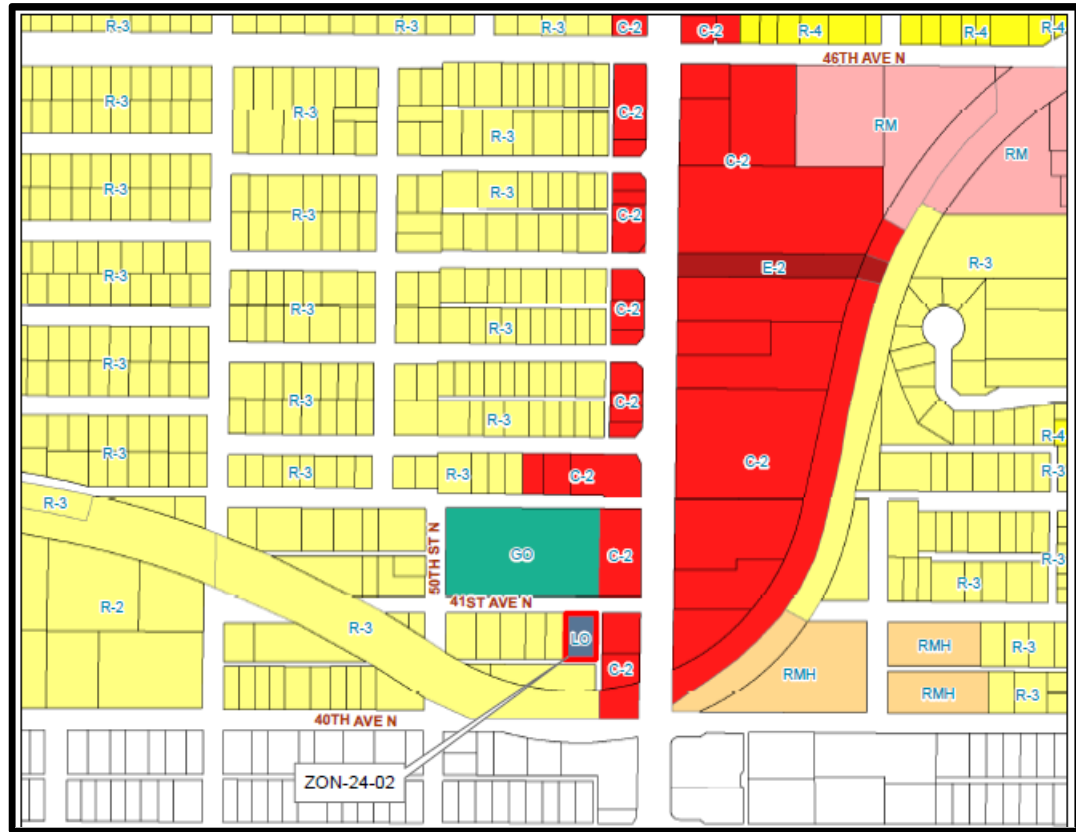
- The applicant is requesting a zoning change on the property to R-3, Single-Family Residential, to construct two single-family homes. The current zoning designation of LO does not allow for residential uses, except for a live work dwelling.



Location

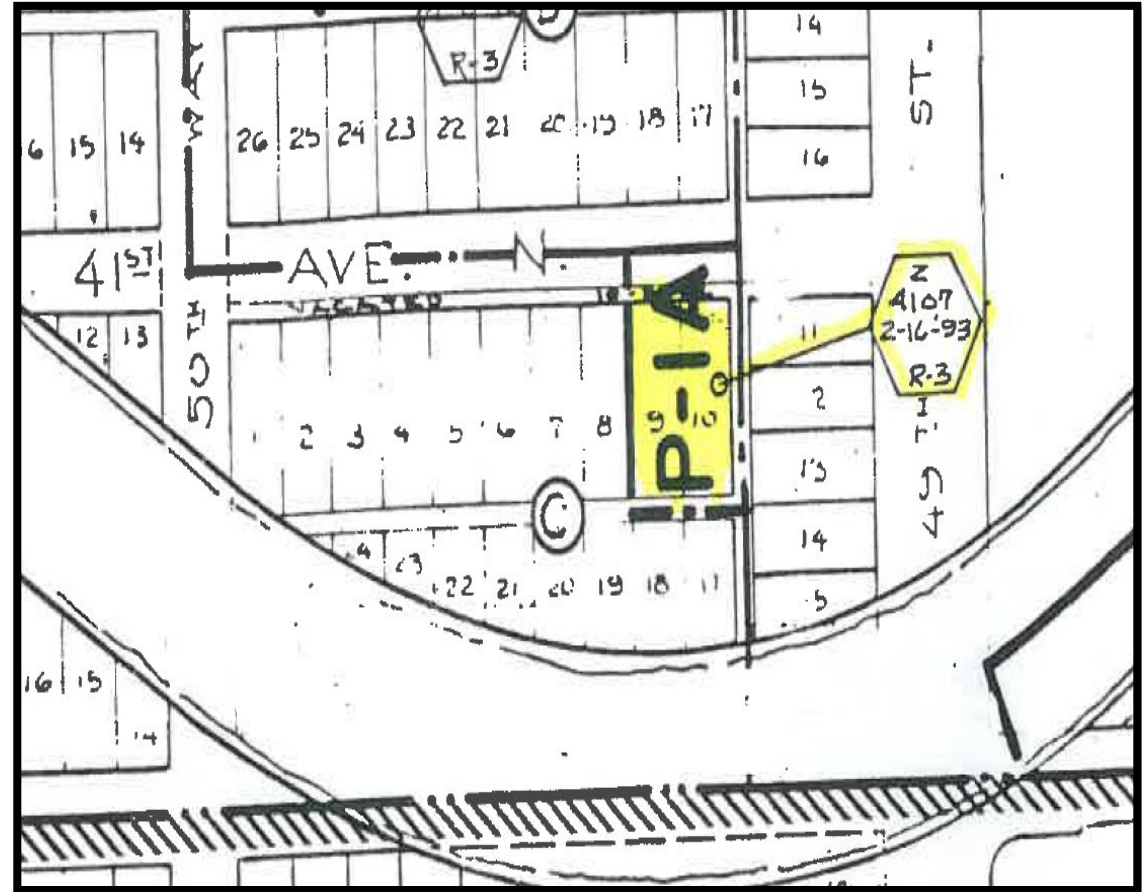


Zoning Atlas



Previous Zoning History

- **Property was rezoned in 1993 from R-3 (Residential) to P-1A (Office).**
- **This request would reverse that decision.**



Site Photos



Subject Site



Adjacent Residential Homes

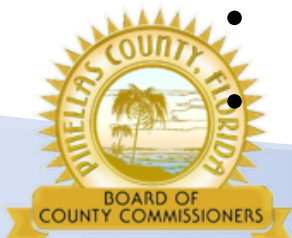
Additional Information - Zoning

Current LO (Limited Office) Zoning

- The current zoning designation of LO, allows a variety of limited office and professional uses, however, does not allow for residential uses, except for a live work dwelling.
- Maximum building height of 45 feet.

Proposed R-3 Zoning

- **Allows detached single-family residential**
- **Allows limited nonresidential uses**
 - Places of worship, daycare, school, fraternal clubs
 - Type 2 Use approval, including noticing and public hearing
- ***Does not* allow retail/commercial, personal services, office, etc.**
- **Maximum building height of 35 feet**



Recommendation – Zoning Atlas (ZON-24-02)



Proposed Zoning Atlas Change

- Property is on a local road within an established residential area.
- Not within the Coastal High Hazard Area (CHHA)
- Consistent with the Comprehensive Plan

Development Review Committee recommends Approval

Local Planning Agency – Recommended Approval (5-0 vote)

