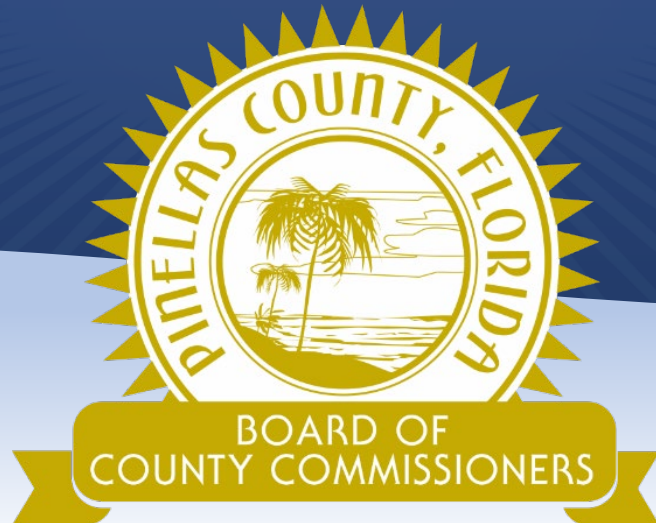


Jose E. Pagan Guzman

Case #s FLU-24-01 and ZON-24-01

June 11, 2024



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

Request

Subject Property: 0.15 acres located at 2520 55th Avenue North in Lealman

Future Land Use Map (FLUM) Amendment

- **From: RL, Residential Low**
- **To: CG, Commercial General**

Zoning Atlas Amendment

- **From: R-4, One, Two, and Three-Family Residential**
- **To: C-2, General Commercial and Services**

Variance (proposed): lot width and lot size

Existing Use: Single-Family Residence

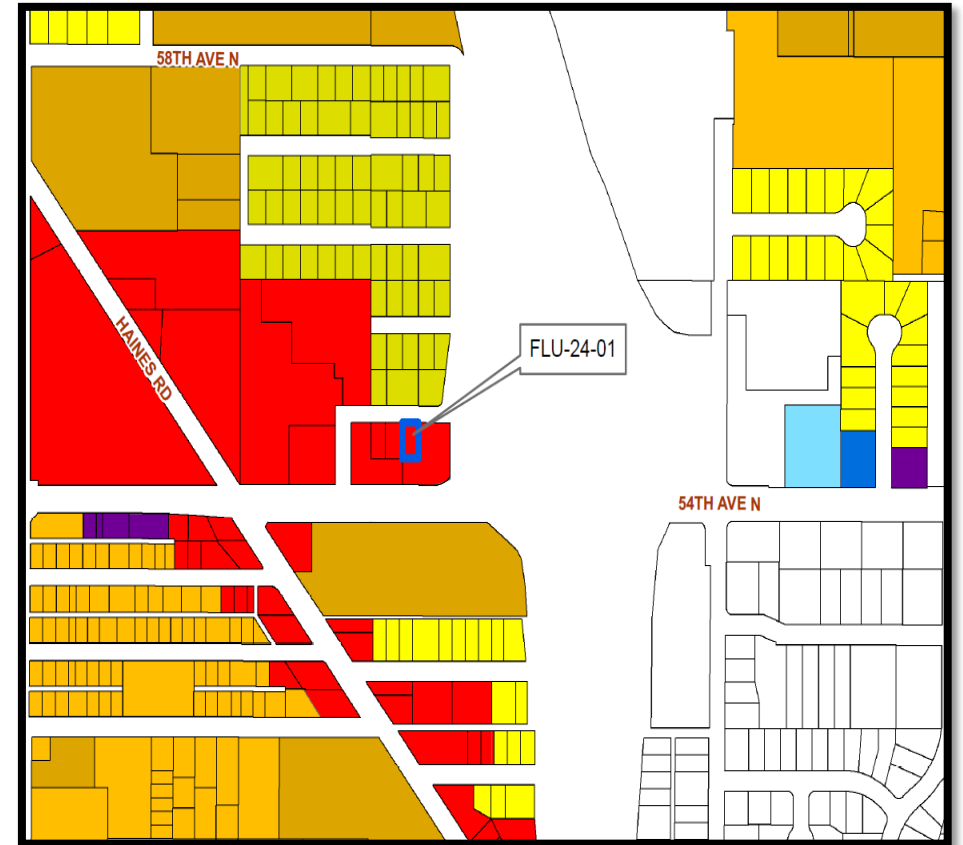
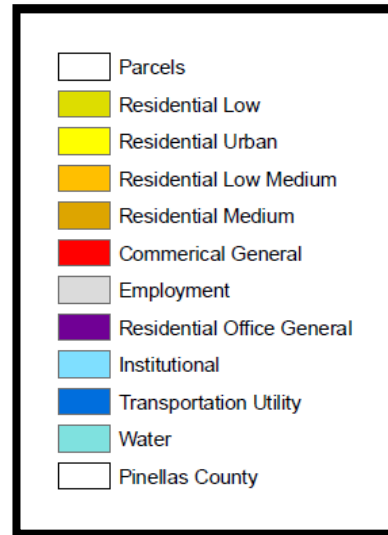
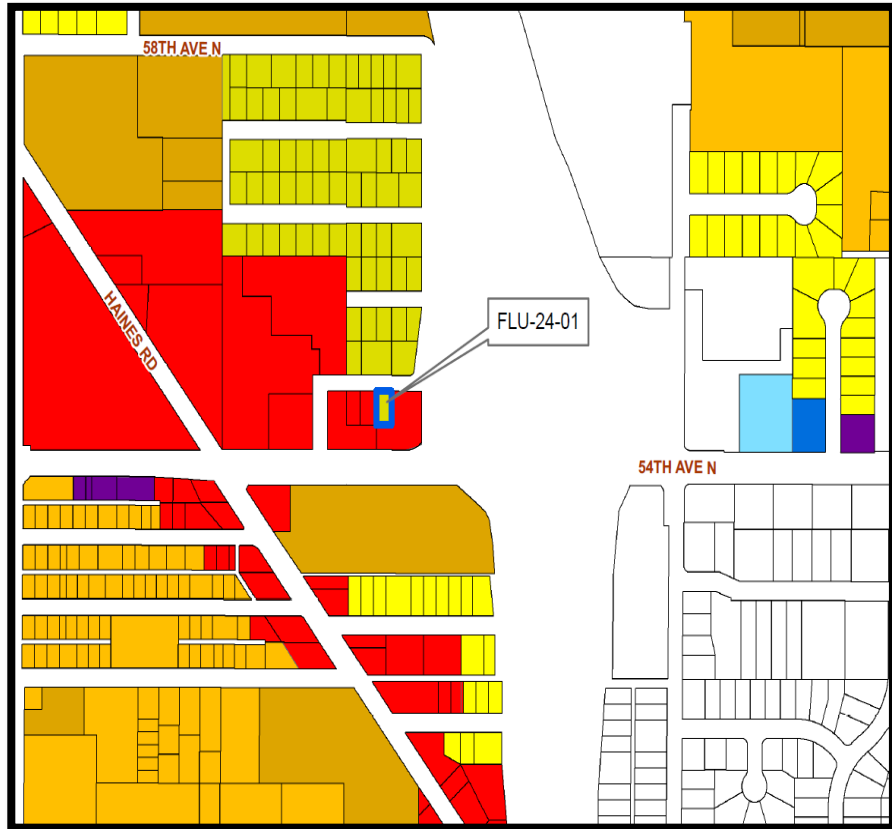
Proposed Use: Office



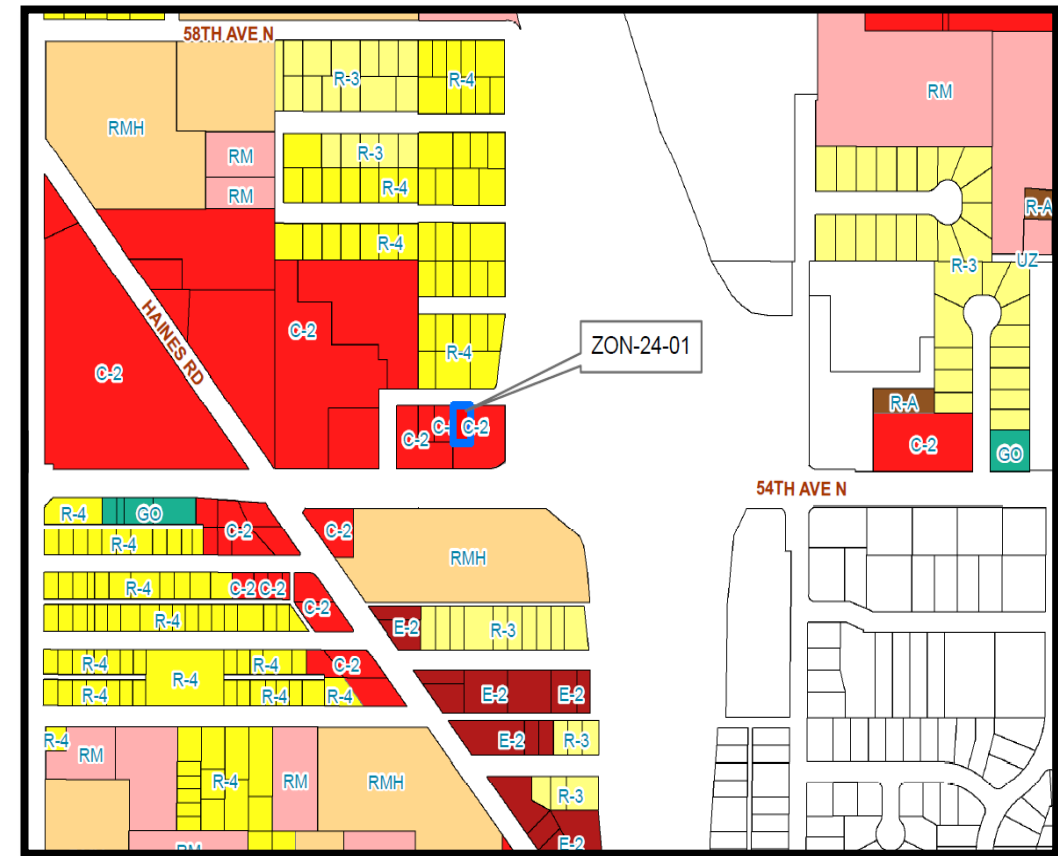
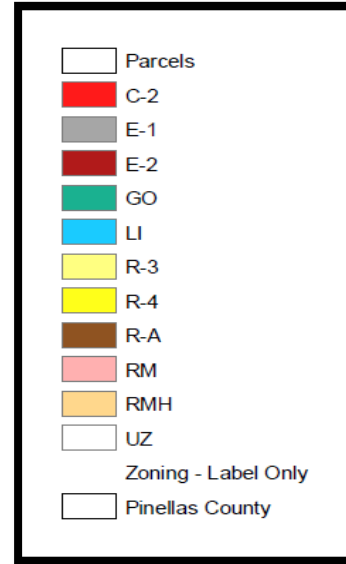
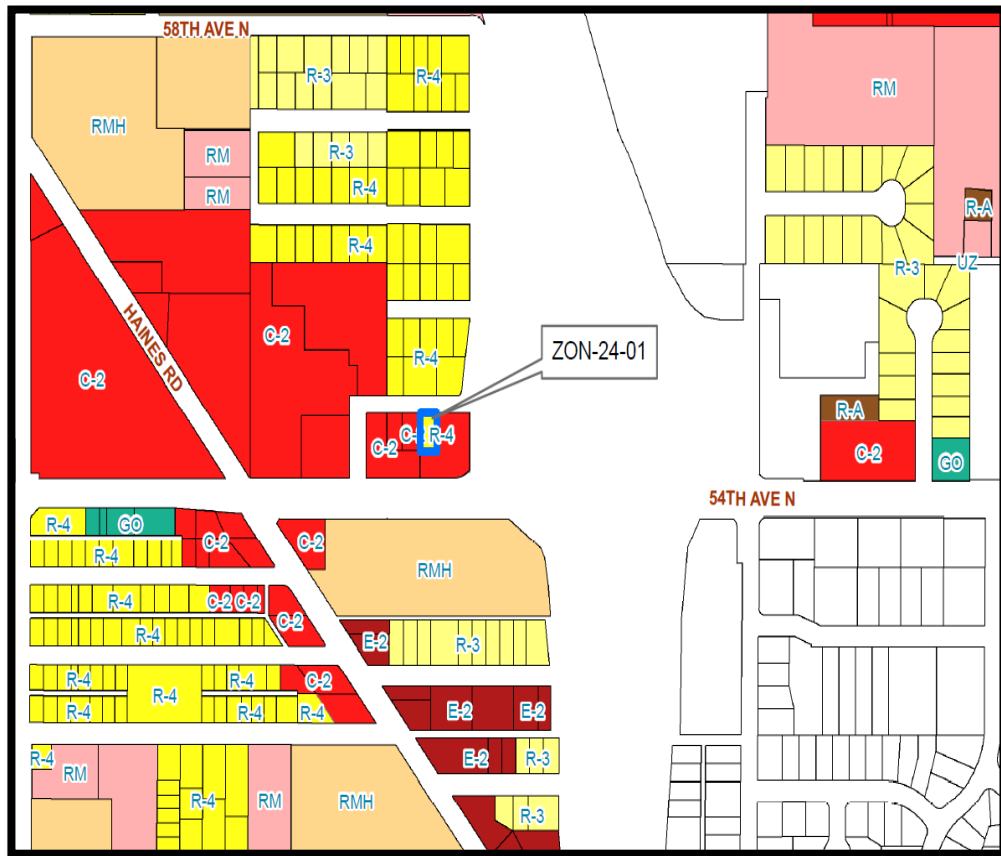
Location



Future Land Use Map (FLUM)



Zoning Atlas



Site Photos



Site Photos

Looking West

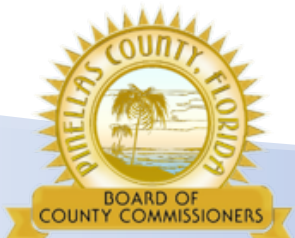


Looking East



Current RL Land Use

- Intended primarily for low density residential uses with some limited institutional and nonresidential uses
- Allows residential, institutional, transport/utility, ancillary nonresidential, rec/open space
- 5 residential units per acre
- 0.4 Floor Area Ratio (FAR) for nonresidential uses

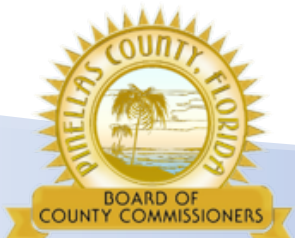


Additional Information – Land Use



Proposed CG Land Use

- Allows residential, retail commercial, office, personal service, commercial/business service, research/development-light, manufacturing-light
- 24 residential units per acre
- 0.55 FAR for nonresidential uses
- 55 additional vehicular trips per day



Additional Information - Zoning

Current R-4 Zoning

- Allows for single-family detached, single-family attached (maximum of three dwelling units), duplex, or triplex development
- Maximum building height of 35 feet

Additional Information - Zoning

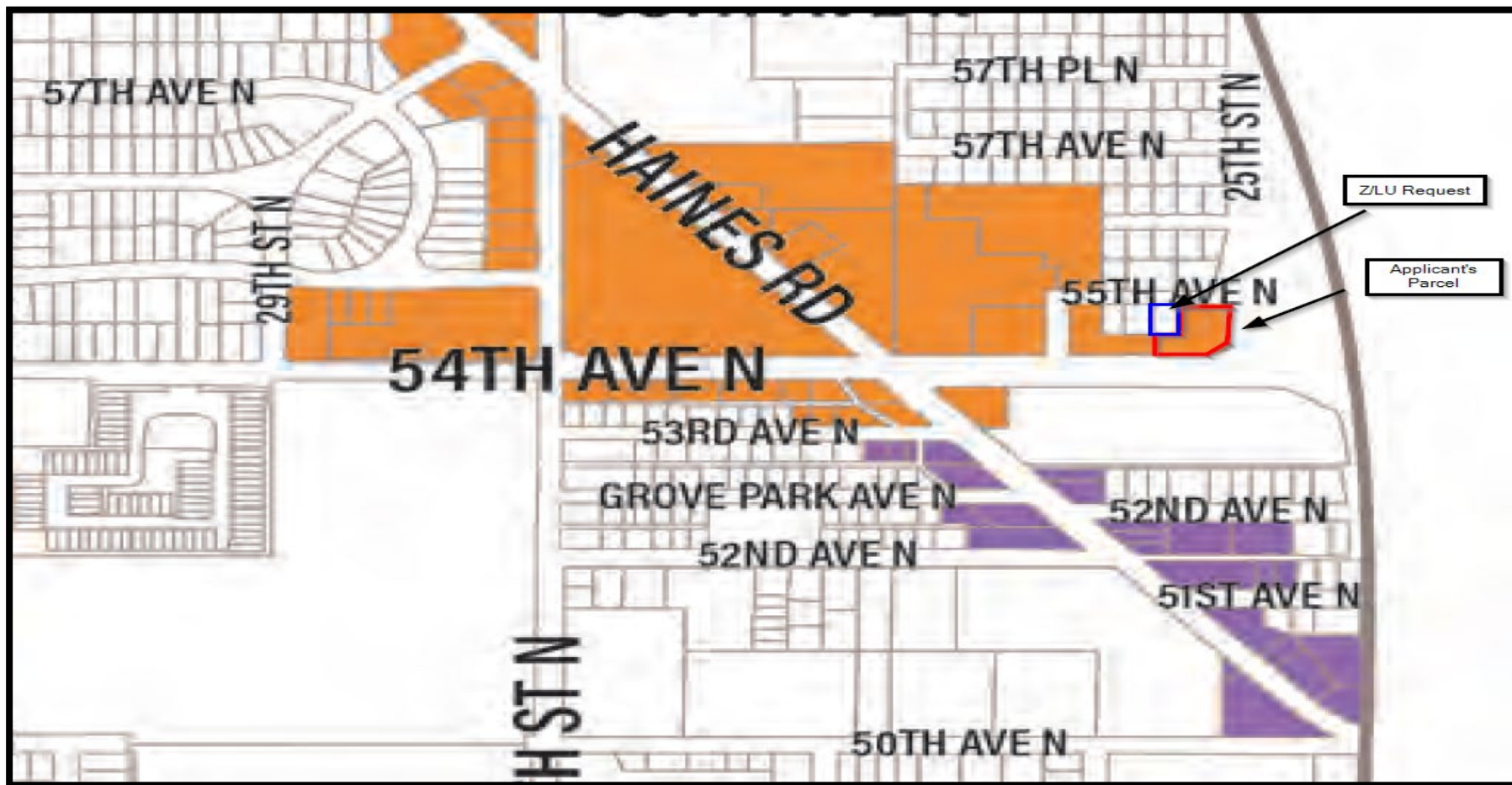
Proposed C-2 Zoning

- Allows a variety of uses (e.g., general office, retail commercial, commercial/business services, etc.)
- Located within commercial nodes, along certain corridors, and/or in areas that transition from more intensive uses
- Would allow office as a primary use

Lealman Form-Based Code

LEALMAN FBC DISTRICT MAP

- COMMERCE DISTRICT (C)
- NEIGHBORHOOD PARK DISTRICT (NP)
- LOCAL TRADE DISTRICT (LT)
- RECREATION / OPEN SPACE



Additional Information – Zoning (Variance)

- In addition to the zoning change request, the owner is requesting a Variance to the minimum lot width and minimum lot area requirement in the C-2 zoning district.
- The subject property is a substandard platted lot of record from a 1924 subdivision that predates the Pinellas County Land Development Code.

Requested Variance:

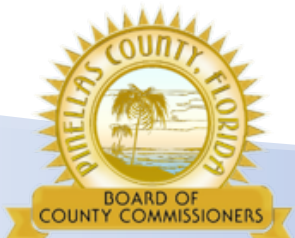
- Establish a 6,420 square-foot lot where 10,000 square feet is the minimum lot size allowed in the C-2 zoning district.
- Reduce minimum lot width requirement from 80 feet to 60 feet in a C-2 zone.
- The Development Review Committee staff had no objection to the conditional approval of this request as it appears to meet the Criteria for Granting Variances found in Section 138-231 of the Pinellas County Land Development Code.

Public Notice and Correspondence



Public Notice and Correspondence

- Property owner notices sent – within 300 feet of subject property
- One email letter of correspondence received



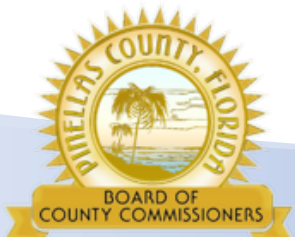
Recommendation – Land Use (FLU-24-01)

Proposed Land Use Amendment (RL to CG)

- All adjacent property designated CG. Only remaining residentially designated property on block.
- Property would combine with applicant's contiguous business operations located on the adjacent property to the east and south.
- CG land use can be considered an appropriate transition in addition to the implementation of the Lealman Form-Based Code that would allow a variety of non-residential uses.
- Consistent with the Comprehensive Plan

Development Review Committee recommends Approval

Local Planning Agency recommends Approval



Recommendation – Zoning (ZON-24-01) and Variance



Proposed Zoning Amendment (R-4 to C-2) and Variance

- Surrounding area has a wide range of uses
 - Mixture of commercial, office, and residential
- Request would allow for the conversion of a single-family home into an office to support the adjacent business
- A large portion of this area will be in the Lealman Form-Based Code which supports retail/commercial and other office-based uses
- Would bring redevelopment and related improvements into the CRA
- Consistent with the Comprehensive Plan
- **Development Review Committee recommends Approval**
- **Local Planning Agency recommends Approval**

