

4685 Park Street, LLC

Case #s FLU-23-05 & ZON-23-06

October 31, 2023



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

Request

Subject Property: 1.58 acres at 4685 Park Street North in Lealman

Subject Amendment Area: 0.19 acre

Future Land Use Map (FLUM) Amendment

From: RU, Residential Urban **To:** CG, Commercial General

Zoning Atlas Amendment

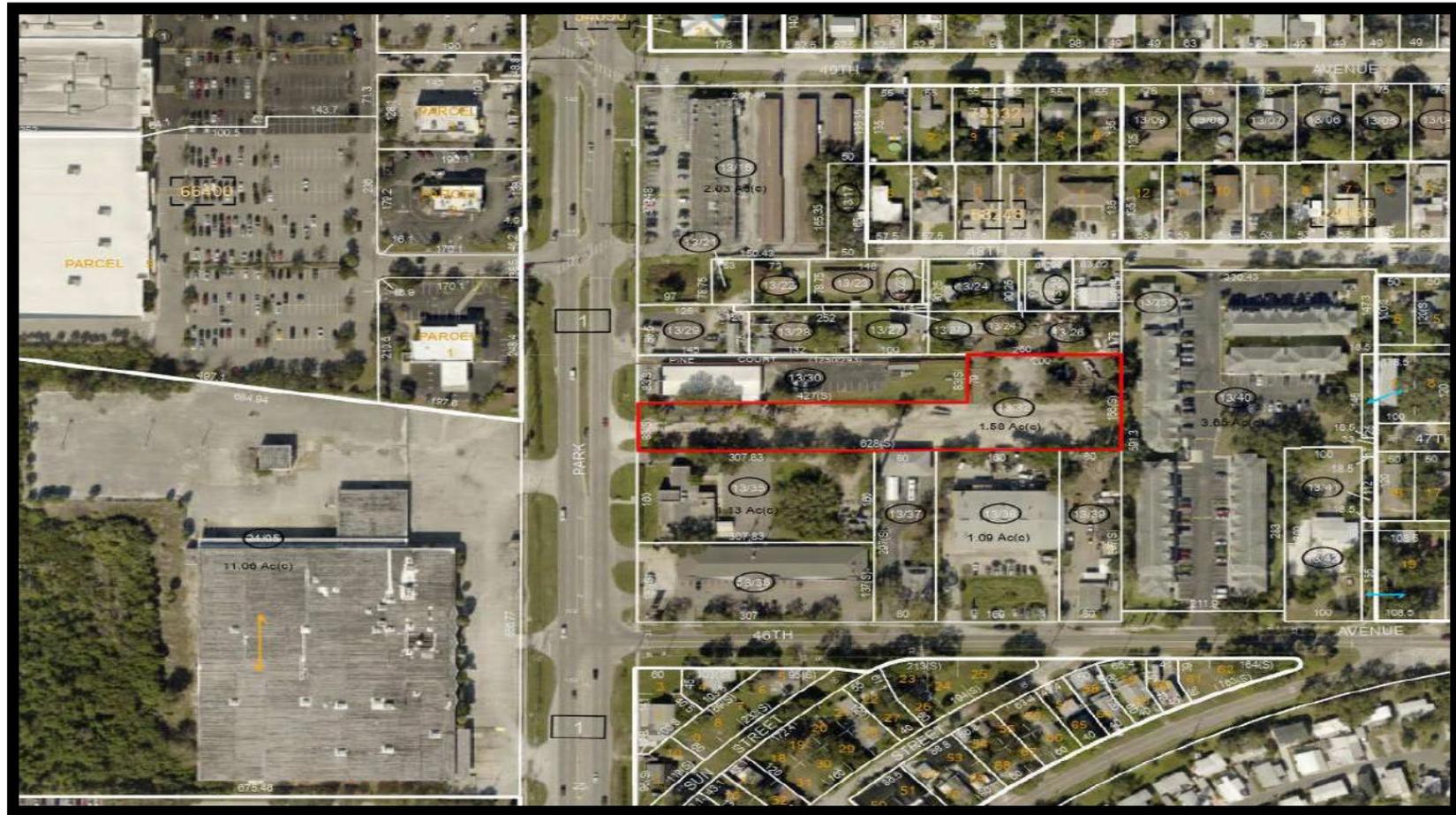
From: R-4, One, Two, and Three-Family Residential **To:** E-2, Employment 2

Existing Use: Vacant

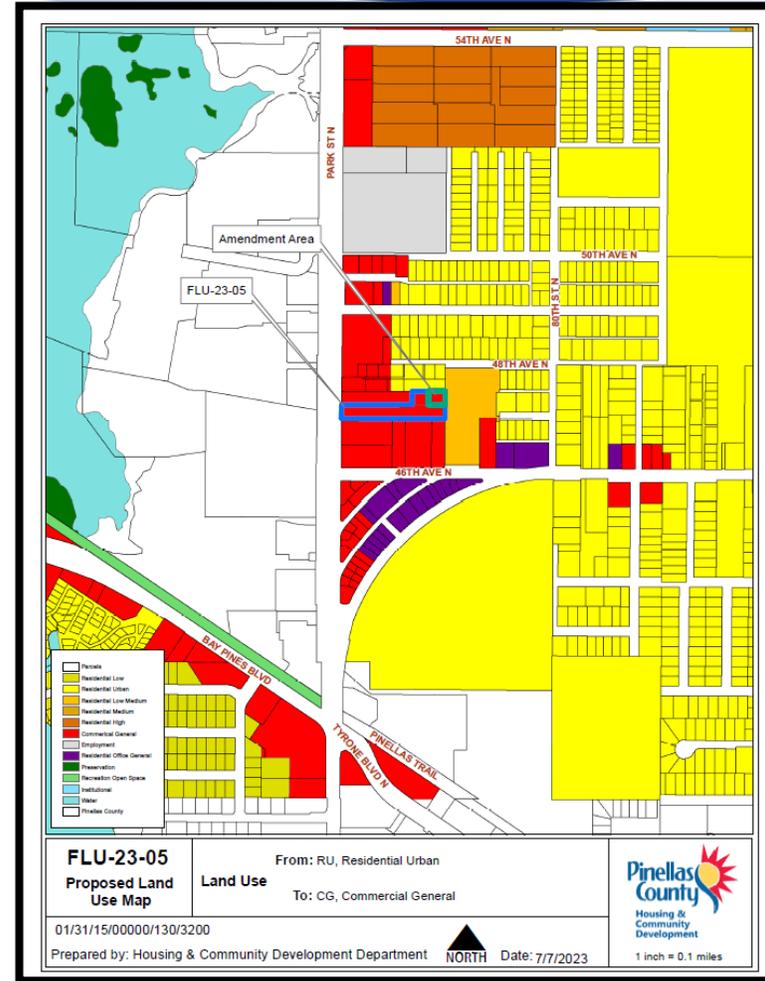
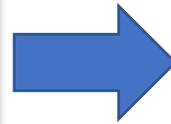
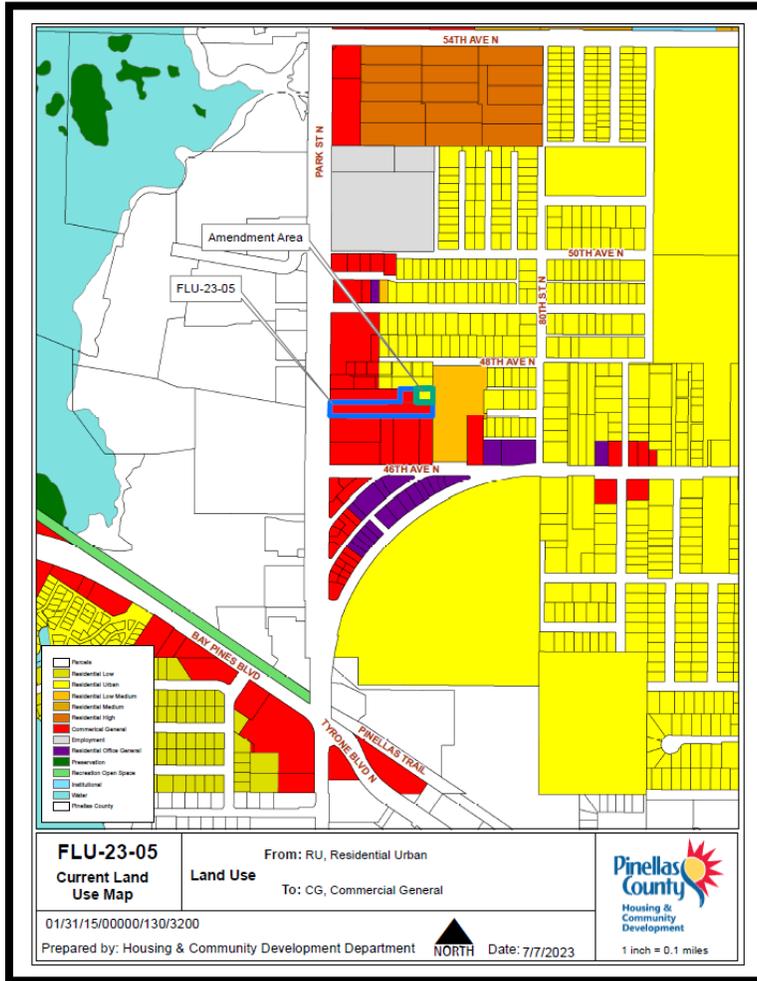
Proposed Use: RV and Boat Storage



Location

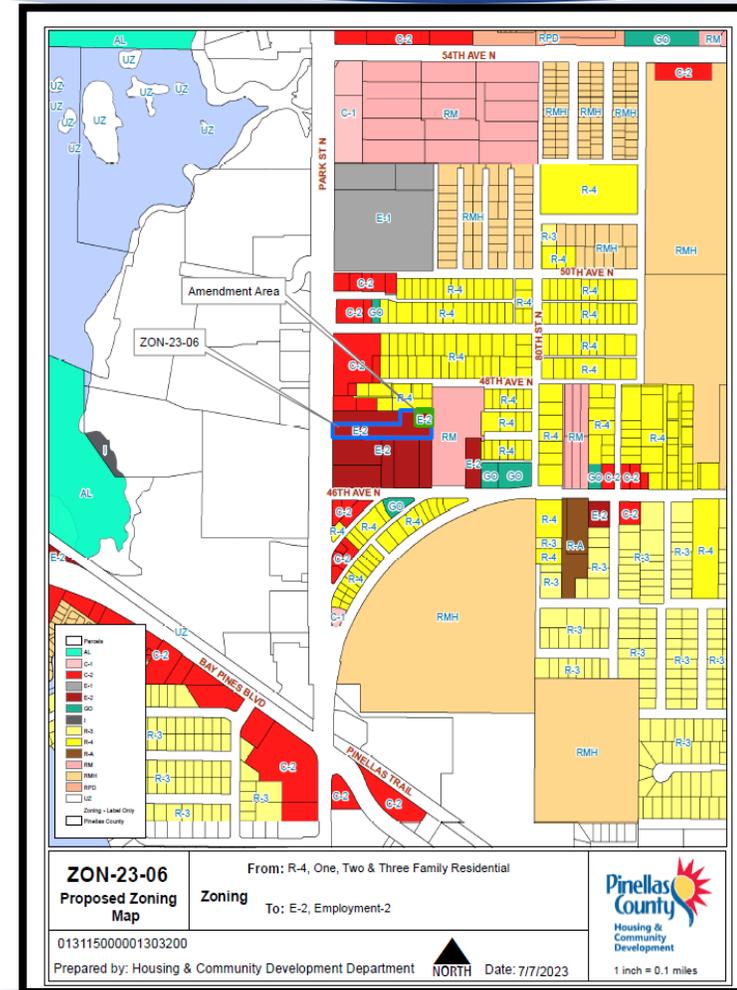
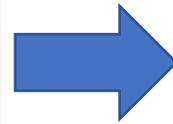
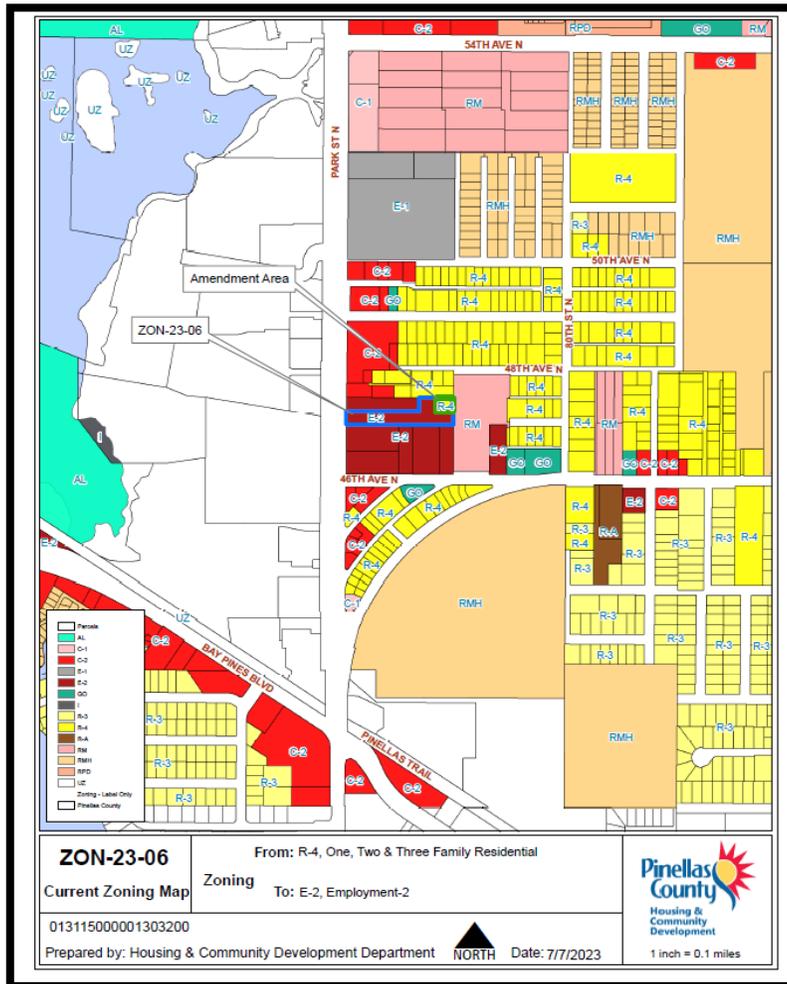


Future Land Use Map (FLUM): From RU to CG



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Zoning Map: From R-4 to E-2

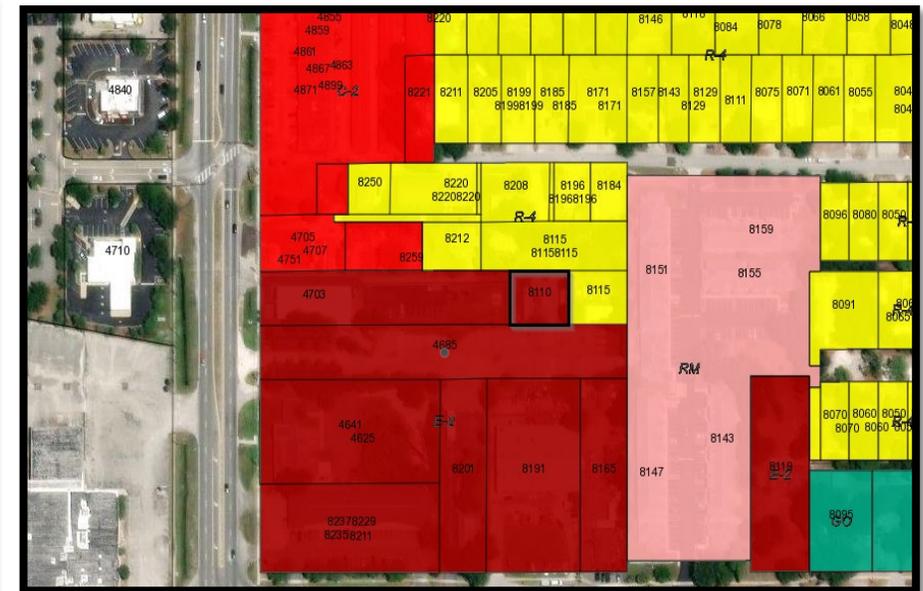


History of Parcel

- Historically used as a towing yard (Merton Knight Towing) in the late 1990s.
- Previous property owner obtained approval for a zoning and future land use change in 2001 to amend 0.18 acre of the adjacent northern half for the expansion of the former impound yard (amendment area reflected below).



Image from 1997



Site Photo (North)



Contractor's office to the north (Florida Solar LLC)

Site Photo (Northeast)



Looking NE at subject property and amendment area

Site Photo (South)



Chiropractic office to the south

Site Photo (West)



Looking across Park Street and surrounding businesses

Additional Information – Land Use

Current RU Land Use

- Allows residential, agriculture, institutional, office, personal service/office support, and recreation/open space.
- 7.5 residential units per acre
- 0.4 Floor Area Ratio (FAR) for nonresidential uses

Proposed CG Land Use

- Allows retail, residential, office, personal service/office support, storage/warehouse, light-manufacturing, commercial recreation, institutional, and commercial/business service.
- 24 residential units per acre
- 0.55 FAR for nonresidential uses
- Potential traffic impacts of 264 additional daily trips (retail)



Additional Information - Zoning

Current R-4 Zoning

- Allows single-family, two-family, three-family dwellings, single-family attached townhomes and other accessory uses.
- Maximum building height of 35'.
- Setbacks:
 - Front – 20'
 - Sides – 6'
 - Rear – 10'

Proposed E-2 Zoning

- Allows areas for general services, storage, and light fabrication. These areas are generally located on arterial highways.
- Maximum building height of 75' or 45' for portions of a building within 50' of residentially zoned property.
- Setbacks:
 - Front – 5'
 - Sides – 0' / 20' if abutting a residential district.
 - Rear – 0' / 20' if abutting a residential district.



Additional Site Information

- **Surrounding Uses**

- Park Street– 4-lane divided arterial roadway
- Retail/office/warehousing uses to north, west, and south
- Detached single-family and multifamily to the northeast and east

- **Flood Risk**

- Subject property is not within the Coastal High Hazard Area
- Evacuation Zone B
- Low flood risk



Recommendation – Land Use (FLU-23-05)

- **Proposed Land Use Amendment (RU to CG)**
 - **Subject property is located on an arterial roadway**
 - **Would consolidate the entire parcel within one FLUM category**
 - **Companion zoning case (ZON-23-06) supports the proposed use**
 - **Consistent with the Comprehensive Plan**
- **Development Review Committee recommends Approval**
- **Local Planning Agency – Recommended Approval (7-0 vote)**



Recommendation – Zoning (ZON-23-06)



- **Proposed Zoning Amendment (R-4 to E-2)**
 - **Surrounding area has a wide range of zoning designations and uses**
 - Mixture of commercial, office, employment, industrial, and residential
 - **Would consolidate the entire parcel within one zoning district**
 - **Subject property fronts an arterial roadway**
 - **Companion land use case (FLU-23-05) supports the proposed use**
 - **Consistent with the Comprehensive Plan**
- **Development Review Committee recommends Approval**
- **Local Planning Agency – Recommended Approval (7-0 vote)**

