



Pinellas County

Staff Report

File #: 23-1487A, Version: 1

Subject:

Case No. ZON-23-06 (4685 Park Street, LLC)

A request for a Zoning change from R-4, one, two, and three Family Residential to E-2, Employment-2 on approximately 0.19 acres located at 4685 Park Street in west Lealman. (Quasi-Judicial)
(Companion to Item No. 4)

Recommended Action:

Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-23-06 is recommended for approval:

A resolution approving the application of 4685 Park Street, LLC for a zoning change from one, two, and three Family Residential (R-A) to Employment-2.

- The applicant is seeking a zoning change on a 0.19-acre portion of a larger parcel and the proposed use is RV and boat storage.
- The request would consolidate the entire parcel under one zoning district.
- The subject property is surrounded by a broad range of uses.
- The applicant is also seeking a land use change under a separate case number.
- The Local Planning Agency recommended approval of the request (vote 7-0). No one appeared in opposition and no correspondence has been received.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

The amendment area is an approximately 0.19-acre portion of a larger 1.58-acre parcel located at 4685 Park Street North in west Lealman. The site is currently vacant and was historically used as a towing yard. The applicant wishes to utilize the property for an RV and boat storage use. A zoning change to E-2, is being requested to facilitate the proposed use.

The larger parcel within which the amendment area is located shares a split zoning designation of E-2 and R-4, One (1), Two (2) and Three (3)-Family Residential District. The proposed E-2 district is intended to provide locations for light manufacturing, assembly, storage/warehousing, and other similar land-use activities. The existing R-4 zoning, however, does not allow non-residential uses. Importantly, concurrently with this zoning change application, the applicant is also pursuing a Future Land Use Map (FLUM) amendment of the subject property from Residential Urban (RU) to

Commercial General (CG) (Case # FLU-23-05).

The proposed zoning amendment to E-2 would allow a broad range of nonresidential uses that are consistent with the surrounding uses along Park Street. The subject property is located approximately 1,950 feet south of the intersection of Tyrone Boulevard and the area contains a variety of uses that consist of a mix of retail, medical and general offices, warehousing, and residential uses within the parcel's vicinity. Across Park Street to the west of the subject parcel is warehousing and retail, and a contractor's office is directly south. To the east of the property is an apartment complex and to the north is a vacant single-family residential lot. The subject property is not within the Coastal Storm Area and has a low flood risk.

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate for the subject property and is compatible with the surrounding development pattern. Approval would consolidate the entire parcel under one zoning district. Staff also finds the amendment is consistent with the Pinellas County Comprehensive Plan, subject to the approval of the companion FLUM amendment case.

Background Information:

The LPA unanimously recommended approval of the request during its September 13, 2023, public hearing (Vote 7-0).

Surrounding property owners within 400 feet of the subject property were notified by mail. A sign advertising the public hearings was posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
Certification of Ownership
Concept Plan
Survey
Legal Ad
Legal Ad Map
PowerPoint Presentation