



# Pinellas County

## Staff Report

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File #: 21-1037A, Version: 1

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### **Subject:**

Case No. Q Z/LU-21-02 (Canada 2014, LLC)

A request for a zoning change from R-4, One, Two, and Three Family Residential to E-2, Employment-2 and a land use change from Residential Urban to Commercial General on approximately 0.69 acre located at 8119 46th Avenue North in west Lealman.

### **Recommended Action:**

Based upon evidence and findings contained in the staff report and attachments, Case No. Z/LU-21-02 is recommended for approval:

- 1.) An Ordinance approving the application of Canada 2014, LLC for a land use change from Residential Urban to Commercial General on approximately 0.69 acre located at 8119 46<sup>th</sup> Avenue North in west Lealman.
- 2.) A Resolution approving a zoning change from R-4, One, Two, and Three Family Residential to E-2, Employment-2.
  - The applicant is seeking land use and zoning changes on a 0.69-acre property that contains a vacant single-family home that is in disrepair.
  - The applicant is proposing to construct a pool contractor business. Currently only residential uses are allowed on the subject property. Up to five residential units could be built under the current designations.
  - The Local Planning Agency recommended approval of the request (vote 7-0); no one from the public spoke in favor or in opposition at the hearing.
  - One letter in opposition was received with a primary concern of incompatibility.

### **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 subject property consists of a 0.69-acre parcel located at 8119 46th Avenue North in west Lealman. It is currently occupied by a vacant single-family home that is in a deteriorated condition. It fronts the north side of 46th Avenue North, which is a collector roadway, and is approximately 0.15 mile east of Park Street, which is a minor arterial. The property is designated Residential Urban (RU) on the Future Land Use Map (FLUM), which allows up to 7.5 residential units per acre, and it is zoned R-4, One, Two & Three Family Residential, which allows single family detached homes, duplexes and triplexes. Up to five residential units could be built under the current designations. A pool contractor business is proposed, including an office, warehouse, and some screened outdoor

storage. To facilitate these uses, a FLUM amendment to Commercial General (CG) is proposed, along with a zoning change to E-2, Employment-2. The E-2 district is being sought instead of a commercial district because it more fully allows for warehousing and outdoor storage uses.

The surrounding area contains a mix of commercial, employment, office, and residential use types. The subject property is immediately adjacent to a 55-unit apartment complex to the north and west, an office and a vacant 17-foot wide County-owned parcel to the east, and a mobile home park and vacant County-owned land to the south across 46th Avenue North. Multiple CG and E-2 designated properties (the same designations being sought by this application) exist a short distance to the west on the opposite side of the apartment complex. Office-designated properties are adjacent to the east and a node of commercial and employment uses exist further to the east along both sides of 46th Avenue North. The Board approved land use and zoning changes from residential to office on the adjacent property to the east in 2019.

Comparing the current development potential of the subject property with the potential uses associated with the requested CG FLUM designation, the proposal could generate approximately 30 additional average daily vehicle trips on 46th Avenue North. In this location, 46th Avenue North is operating at a peak hour level of service (LOS) D with a volume to capacity (V/C) ratio of 0.593. Neither 46th Avenue North nor Park Street are considered deficient. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways.

Staff is of the opinion that the proposed CG FLUM category and E-2 zoning district are appropriate based on the subject property's proximity to locations with the same or similar designations, general compatibility with the surrounding area which contains a broad range of uses, anticipated limited impacts to infrastructure, and consistency with the Pinellas County Comprehensive Plan.

**Background Information:**

The Local Planning Agency (LPA) recommended approval of the request during its May 13, 2021 public hearing (Vote 7-0).

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

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Carol Stricklin, Director, Housing and Community Development

**Partners:**

N/A

**Attachments:**

LPA Report  
Case Maps  
Impact Assessment  
Traffic Analysis  
Resolution

Ordinance  
Response to Question # 13  
Topographic Survey  
Public Notification Map  
Correspondence  
Power Point Presentation  
Legal Ad  
Lega Ad Map