



Pinellas County

Staff Report

File #: 24-0912A, **Version:** 1

Subject:

Case No. ZON-24-02 (Thuc Tri Cao)

A request for a zoning change from Limited Office to Single-Family Residential on approximately 0.29 acres located at 4940 41st Avenue North in Lealman. (Quasi-Judicial)

Recommended Action:

Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-24-02 is recommended for approval.

A resolution approving the application of Thuc Tri Cao for a zoning change from Limited Office to Single-Family Residential.

- The applicant is seeking a zoning change on a 0.29-acre parcel, and the proposed use is single-family residential.
- The subject property is located in an established residential area.
- The Local Planning Agency recommended approval of the request (vote 5-0). 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 approximately 0.29 acre, located at 4940 41st Avenue North in Lealman. The property is currently being used as an office and is designated Residential Office Limited (ROL) on the Future Land Use Map (FLUM) and zoned LO, Limited Office. The applicant is requesting a zoning change on the property to R-3, Single-Family Residential so he can use the property for single-family residential.

The existing LO zoning does not allow single-family residential uses. The proposed zoning amendment to R-3 would allow the proposed use. The proposed zoning change to R-3 would also be consistent with the adjacent residential uses along 41st Avenue North.

The subject area is adjacent to residential uses to the west that are zoned R-3, which is the same as requested by the applicant. There is a self-service carwash, separated by an alley to the east and a large daycare with corporate offices to the north. To the south are also single-family homes. The requested zoning designation of R-3 is compatible with the area and consistent with the surrounding development pattern. 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. In general, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

Background Information:

The LPA unanimously recommended approval of the request during its May 8, 2024, public hearing (Vote 5-0).

Surrounding property owners within 325 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:

Kevin McAndrew, Director, Building and Development Review Services

Partners:

N/A

Attachments:

LPA Report

Case Maps

Resolution

Certification of Ownership

Survey

Legal Ad

Legal Ad Map

PowerPoint Presentation