



# Pinellas County

## Staff Report

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**File #:** 18-752A, **Version:** 1

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### **Subject:**

Q Z/LU-07-05-18 (Tin Danh)

A request for a zoning change from R-4, One Two and Three Family Residential to C-2, General Retail Commercial and Limited Services and a land use change from Residential Urban to Commercial General on approximately 0.10 acre located on the west side of 40th Street North, approximately 90 feet south of 54th Avenue North in Lealman (a portion of 03/31/16/51048/041/0130).

### **Recommended Action:**

Adoption of Case No. Q Z/LU-07-05-18 approving:

- 1) An Ordinance approving the application of Tin Danh for a change in land use from Residential Urban to Commercial General, and
- 2) A Resolution approving a change in zoning from R-4, One, Two & Three Family Residential to C-2, General Retail Commercial & Limited Services, regarding approximately 0.10 acre located on the west side of 40th Street North approximately 90 feet south of 54th Avenue North.

### **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 consists of the northern 0.10 acre of a parcel on the west side of 40th Street North approximately 90 feet south of 54th Avenue North in Lealman. This parcel is currently vacant. The site is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and is zoned R-4, One, Two, and Three-Family Residential. The property owner is looking to combine this 0.10 acre portion with the property to the north to expand his current auto repair business. This expansion will require changes to the FLUM and Zoning Atlas. They are proposing a FLUM amendment to Commercial General and a zoning change to C-2, General Retail Commercial & Limited Services for just the 0.10 acre portion. The rest of the overall parcel will retain the RU FLUM designation and R-4 zoning. The amendment of the 0.10 acre portion will align with the current southerly depth of the adjacent commercial designated parcels that front 54th Avenue North.

Commercial uses exist to the north and west of the amendment area. Single-family homes are located to the east across 40<sup>th</sup> Street North and a duplex is located adjacent on the south. The owner of the amendment area also owns the adjacent properties to the north, west and south.

Due to the small size of the amendment area, the proposal is not anticipated to cause significant infrastructure impacts.

The subject property is within the Lealman Community Redevelopment Area (CRA), and the request is consistent with the CRA's objectives of redevelopment and revitalization. The subject property, if combined with the property to the north, is located on 54<sup>th</sup> Avenue North, which has been designated as one of the major commercial redevelopment corridors in the Lealman CRA.

**Background Information:**

The Local Planning Agency (LPA) unanimously recommended approval of the request during its May 9, 2018 public hearing (Vote 6-0).

Mailed notice of the public hearings for this case were sent to the owners (as provided by Pinellas County Property Appraiser records) of properties within 300 feet of the subject parcel.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Renea Vincent, Director, Planning

**Partners:**

N/A

**Attachments:**

LPA Report  
Case Maps  
Impact Assessment  
Traffic Analysis  
Resolution  
Ordinance  
Correspondence  
Boundary Survey  
Power Point Presentation  
Legal Ad  
Ad Map