



Pinellas County

Staff Report

File #: 19-1196A, **Version:** 1

Subject:

Case No. Q Z/LU-13-07-19 (Richard K. and Monica R. Schneider)

A request for a zoning change from R-4, One, Two and Three Family Residential to GO, General Office and a land use change from Residential Urban to Residential/Office General on approximately 0.39 acre located at 8095 46th Avenue North in Lealman.

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. Q Z/LU-13-07-19 is recommended for approval:

- 1.) An Ordinance approving the application of Richard K. and Monica R. Schneider for a change in land use from Residential Urban to Residential/Office General, and
 - 2.) A Resolution approving a change in zoning from R-4, One, Two and Three Family Residential to GO, General Office, regarding approximately 0.39 acre located at 8095 46th Avenue North.
- The applicants are seeking a zoning and land use change on 0.39 acre of land that currently contains a single family home. If granted, the amendments will allow for general office use.
 - The applicants are proposing to utilize the existing home as an office for their small business.
 - The Local Planning Agency unanimously recommended approval of the request (vote 6-0).

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 one parcel totaling 0.39 acre on 46th Avenue North in the west Lealman area. It is not located within the Lealman Community Redevelopment Area (CRA). The property currently contains a single family home that was built in 1938. It is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and zoned R-4, One, Two and Three Family Residential. The applicants wish to utilize the existing home as an office for their small business. They are proposing a FLUM amendment to Residential/Office General (R/OG) and a zoning change to GO, General Office. The changes would allow for a variety of office uses. The applicants have stated that there will be no storage of products or commercial vehicles on site, nor will there be customers. It is intended to provide a control center for phones and filing.

There are a mix of uses in the surrounding area. A pool contractor's office occupies the adjacent property to the east, a duplex and triplex are to the north, a mobile home park is to the south across 46th Avenue North and a single family home is to the west, beyond which is an apartment complex and an area with marine and auto repair businesses.

In general, the requested FLUM and zoning amendments are compatible with the surrounding land uses and development pattern. The proposed allowable maximum intensity could increase, but only minimal impacts to infrastructure are expected. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of all components of the request during its July 11, 2019 public hearing (Vote 6-0).

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

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Impact Assessment and Background Data
Traffic Analysis
Resolution
Ordinance
Boundary Survey
Power Point Presentation
Map of Radius Search
Legal Ad
Ad Map