



# Pinellas County

## Staff Report

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**File #:** 20-1766A, **Version:** 1

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### **Subject:**

Case No. Q ZON-20-6 (Allen Lee Gadoury)

A request for a zoning change from R-4, One, Two and Three Family Residential to C-2, General Commercial and Services on approximately 0.13 acre located at 4219 54th Avenue North in Lealman (a portion of parcel 34-30-16-64746-001-0040).

### **Recommended Action:**

Based upon evidence and findings contained in the staff report and attachments, Case No. ZON-20-6 is recommended for approval:

A Resolution approving the application of Allen Lee Gadoury for a change in zoning from R-4, One, Two and Three Family Residential to C-2, General Commercial and Services.

- The applicant is seeking a zoning change on the western 0.13-acre portion of a parcel.
- The amendment area is currently vacant.
- The amendment area's proposed use is vehicle parking for the plumbing business that occupies the portion of the property currently zoned C-2.
- The proposed use is compatible with the adjacent and nearby commercial properties along the 54<sup>th</sup> Avenue North corridor.
- The zoning change will provide for consistent C-2 zoning on the entire 0.93-acre property and is more compatible with the property's Commercial General land use designation than the R-4 zoning currently applied to the amendment area.
- The Local Planning Agency unanimously recommended approval of the request (vote 7-0). No one appeared in favor or in opposition.
- No correspondence in favor or in opposition 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 consists of the western 0.13-acre residentially-zoned portion of an overall 0.93-acre property that contains a plumbing business. The part of the property outside of the amendment area is zoned C-2. This amendment area is vacant and proposed to be used for vehicle parking related to the plumbing business.

Any expansion of the business on the site will require the appropriate site plan review. If granted, the

amendment will provide a consistent zoning on the property and recognize the established commercial use. The amendment to C-2 is also consistent and compatible with the existing Commercial General (CG) future land use category assigned to the property.

The subject property is located within the Lealman Community Redevelopment Area (CRA). The 54<sup>th</sup> Avenue North corridor in the general area is primarily commercial in nature with residential uses behind the main road frontage. The site is adjacent to residential on the west and north and various commercial developments to the east and south.

In general, the requested zoning amendment is appropriate and consistent with the Pinellas County Comprehensive Plan. The requested C-2 designation will provide unified zoning on the property and is compatible with the surrounding land uses and development pattern.

**Background Information:**

The Local Planning Agency (LPA) unanimously recommended approval of the request during its August 13, 2020 public hearing (Vote 7-0).

Surrounding property owners within 300 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:**

Brian Lowack, Interim Director, Housing & Community Development

**Partners:**

N/A

**Attachments:**

LPA Report

Maps

Resolution

Boundary Survey

Power Point Presentation

Map of Public Notification