



# Pinellas County

## Staff Report

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File #: 21-2486A, Version: 1

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### **Subject:**

Case No. FLU-21-02 (FL Orange MU, LLC) (Companion to Agenda Item No. 29)

A request for a change of land use from Residential Low Medium to Residential Medium on approximately 0.71 acre located at 5173 28th Street North, 2786 and 2782 52nd Avenue North in Lealman. (Legislative)

### **Recommended Action:**

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

An Ordinance approving the application of Florida Orange MU, LLC for a land use change from Residential Low Medium to Residential Medium on approximately 0.71 acre located at 5173 28<sup>th</sup> Street North, 2786 and 2782 52<sup>nd</sup> Avenue North in Lealman.

- The applicant is seeking a land use change on a 0.71-acre vacant site.
- The applicant is proposing to develop multi-family housing (apartments). The request would increase the maximum density by five units per acre. The maximum number of residential units would therefore increase from seven to 11, or from 11 to 16 if an affordable housing density bonus is sought and obtained.
- The applicant is also seeking a zoning change under a separate case number.
- The Local Planning Agency unanimously recommended approval of the request; vote five - zero. No one appeared in favor or in opposition.
- 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 subject property consists of a vacant property totaling approximately 0.71 acre located near the southeast intersection of 52nd Avenue North and 28th Street North in Lealman. Structures formerly on the property were recently demolished, including some that were nonconforming or housed nonconforming uses. The property is designated RLM on the Future Land Use Map (FLUM), which allows up to 10 residential units per acre. The applicant wishes to develop the site for residential purposes at a higher density than what is currently allowed. A FLUM amendment to RM is requested, which allows up to 15 residential units per acre. The proposed RM category would allow up to 11 residential units on the property based on its acreage, or up to 16 if an affordable housing density

bonus is pursued. By comparison, the existing RLM category would allow up to seven (7) residential units, or up to 11 with a density bonus. The ultimate number and type of units built, however, would depend on the property's zoning, as well as site plan and platting requirements such as setbacks, internal accessways and stormwater facilities. The applicant is also pursuing a zoning amendment via a separate public hearing item that would allow for multi-family housing. The current zoning allows for single family detached dwellings, duplexes, and triplexes.

The subject property is within the Lealman Community Redevelopment Area (CRA), which has objectives of redevelopment and revitalization, and is adjacent to a variety of residential uses. The property to the east is an 18-unit apartment complex, mobile home parks are to the south and west, and single-family homes are to the north across 52nd Avenue North. There is also a single-family home directly abutting the subject property on the southeast corner of the 52nd Avenue North and 28th Street North intersection. The land use designation is RLM on the properties to the north, south and east, and RM on the property to the west. There are also other RM-designated properties further to the south and east. The 54th Avenue North arterial roadway corridor is three (3) blocks to the north and the abutting 28th Street North is a collector roadway with transit service.

The proposal could generate approximately 27 additional average daily vehicle trips on the surrounding roads. The nearest level of service (LOS) regulated roadway is 28th Street North, which is not 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 amendment and subject property are consistent with the purpose and locational criteria of the RM land use category. The request is generally compatible with the surrounding area and its existing mix of uses and variety of residential housing densities. It is also consistent with the Pinellas County Comprehensive Plan, will not cause significant impacts to infrastructure, and furthers the revitalization objectives of the Lealman CRA. The request should help encourage reinvestment in the existing neighborhood by employing a transitional density/intensity method and allow for a residential project that responds to the community's housing needs and vision. It is anticipated that this request will also require approval from the Countywide Planning Authority.

**Background Information:**

The LPA recommended approval of the request during its August 12, 2021 public hearing; vote Five (5) - Zero (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

Ordinance

Conceptual Site Plan/Topographic Survey

Public Notification Map

Power Point Presentation

Legal Ad

Legal Ad Map