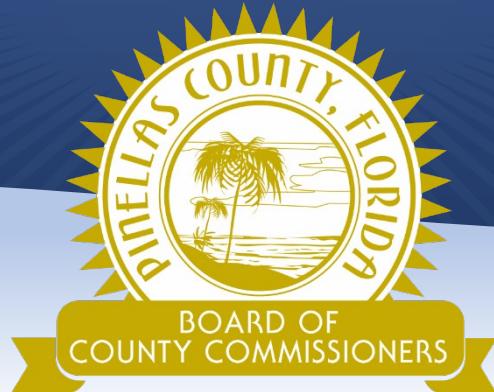


# Board of County Commissioners

Case # FLU-22-01

June 21, 2022



**Our Vision:**  
To Be the Standard for  
Public Service in America.

# Request

## Subject Property

Approximately 4.3 acres located at 6464 54<sup>th</sup> Avenue North in west Lealman

## Future Land Use Map (FLUM) Amendment

**From:** Residential Urban (RM)

**To:** Residential High (RH)

## Zoning Atlas

RM, Multi-family Residential

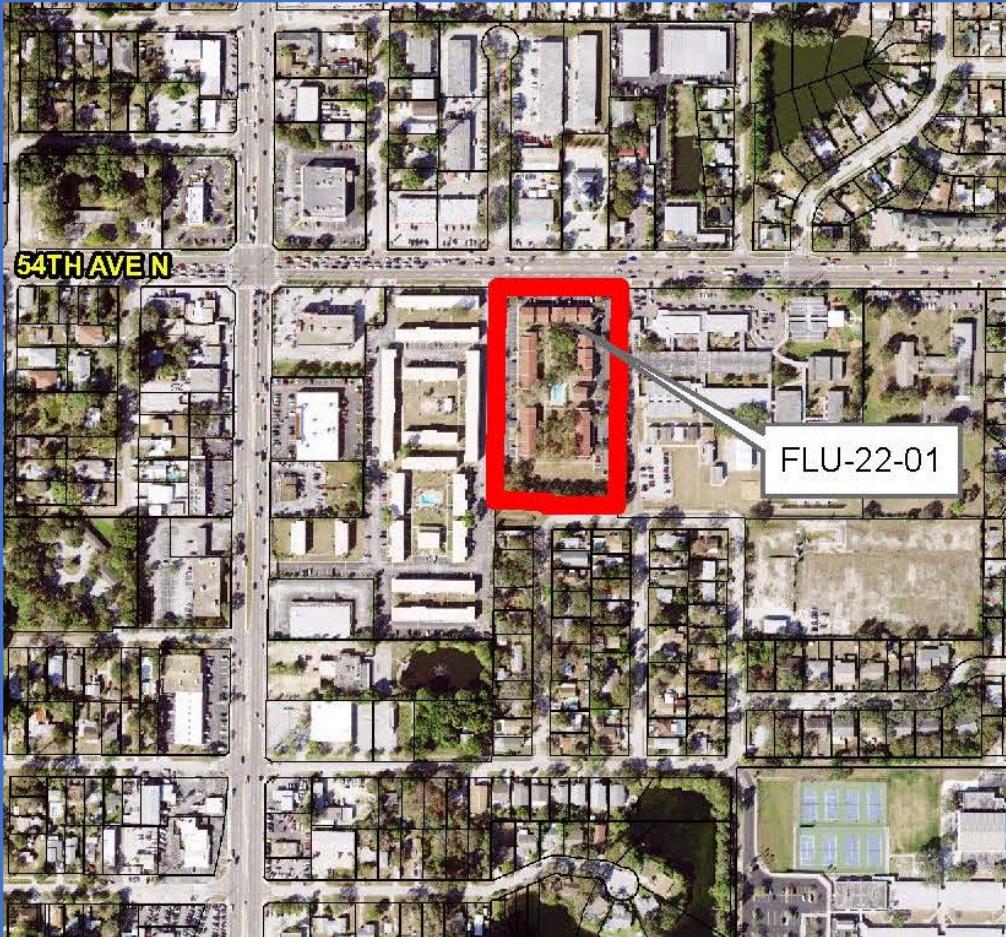
*No zoning atlas amendment proposed*

## Existing Use: Multi-family housing

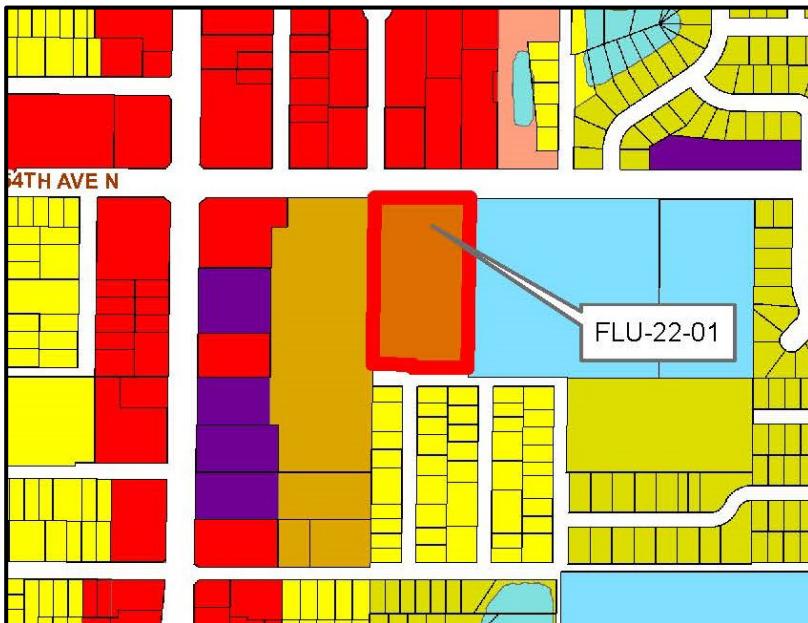
## Proposed Use: Additional multi-family housing units (25 to 30 units)



# Location



# Future Land Use Map (FLUM)



- Parcels
- Residential Low
- Residential Urban
- Residential Low Medium
- Residential Medium
- Residential High
- Commercial Neighborhood
- Commercial General
- Residential Office General
- Residential Office Retail
- Preservation
- Institutional
- Water
- Pinellas County



# Zoning Atlas



# Site Photos



**Looking south at subject property**



# Site Photos



Looking east on 54<sup>th</sup> Avenue North



Looking west on 54<sup>th</sup> Avenue North

# Additional Information – Land Use

## Current RM Land Use

- Allows residential, institutional, utilities, rec/open space
- 15 residential units per acre maximum
- 0.5 Floor Area Ratio (FAR) for nonresidential uses

## Proposed RH Land Use

- Allows residential, institutional, utilities, rec/open space
- 30 residential units per acre maximum
- 0.6 FAR for nonresidential uses
- Potential traffic impacts of 422 additional daily trips\*



# Additional Information - Zoning

## Current RM Zoning

- **Permits a range of residential use types from single-family to multi-family**
- **Maximum building height from 35-50 feet, depending on use type**
- **Minimum 10% common open space required**
- **6-ft wall/fence required from single-family lots**
- **Limited potential nonresidential uses via Type-2 Use approval**

*No proposed change in zoning*



# Additional Information

- **Immediate area is urbanized and developed with a range of residential and nonresidential uses**
- **Subject property is currently developed with multi-family residential homes**
- **Subject property has a low flood risk**
- **Not within the Coastal Storm Area**



# Recommendation – Land Use (FLU-22-01)

## Proposed Land Use Amendment (RM to RH)

- Subject property currently developed with multi-family residential homes
- Frontage and access from 54<sup>th</sup> Avenue North
- Highly developed area of west Lealman
- Compatible with surrounding land uses
- Does not increase residential density in the CSA
- Consistent with the Comprehensive Plan

**Development Review Committee staff recommends Approval**

**Local Planning Agency – recommended Approval (5-0 vote)**

