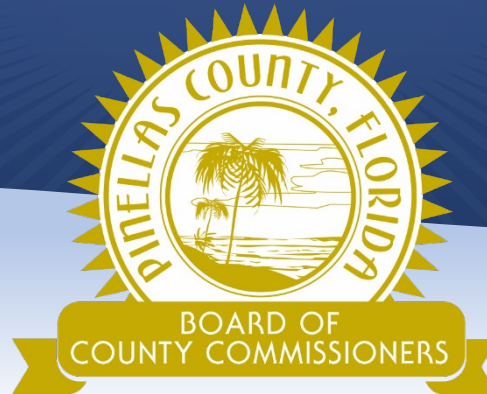


Board of County Commissioners

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 54th 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

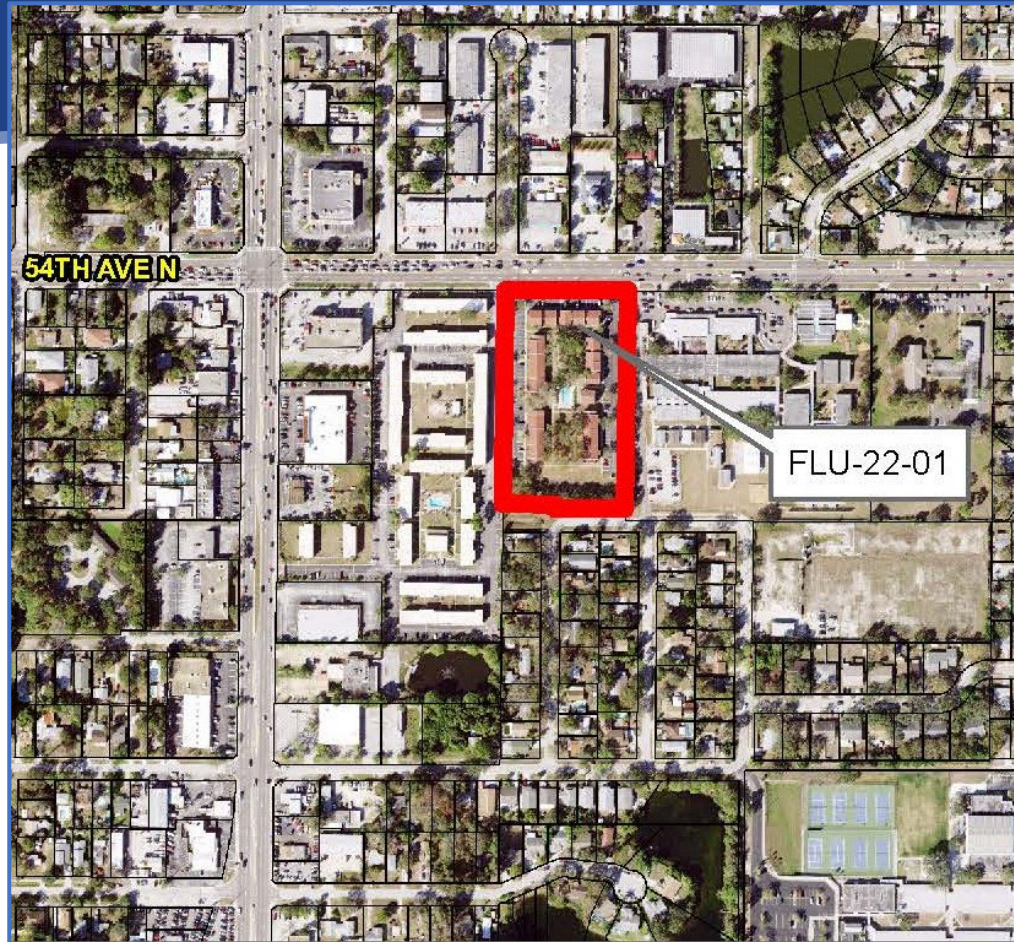
No zoning atlas amendment proposed

Existing Use: Multi-family housing

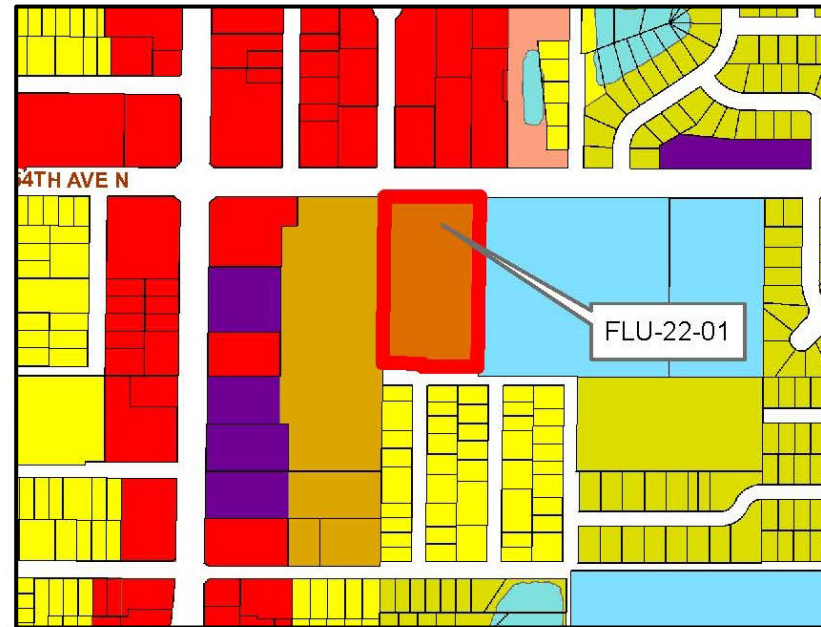
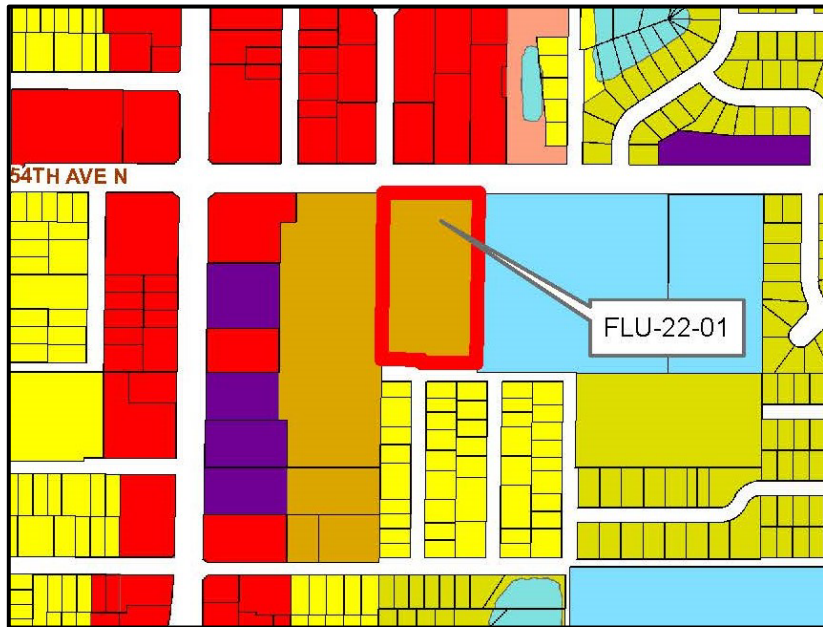
Proposed Use: Additional multi-family housing units (25 to 30 units)



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

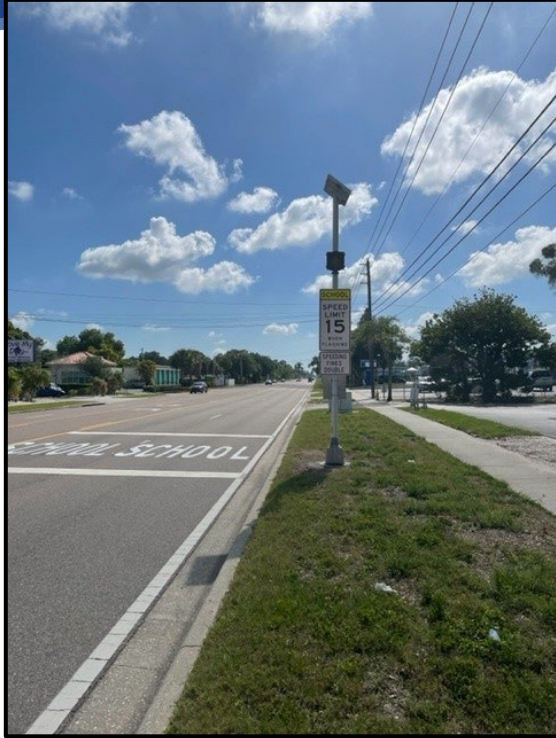


Site Photos



Looking south at subject property

Site Photos



Looking east on 54th Avenue North



Looking west on 54th Avenue North

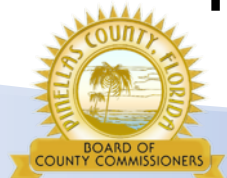
Additional Information – Land Use

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***

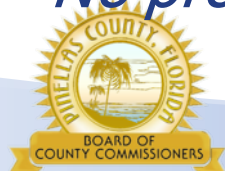


Additional Information - Zoning

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 54th 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)

