



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: LU-23-11-19

LPA Public Hearing: November 14, 2019

Applicant: 4700 46th Avenue North Land Trust
Florida Property Trustee Co Tre

Representative: Katherine E. Cole, Esq.

Subject Property: Approximately 1.69 acres
located at 4700 46th Avenue North, Lealman.

PARCEL ID(S): 04/31/16/00000/410/1000



REQUEST:

Future Land Use Map amendment from Residential Urban to Residential Medium on approximately 1.69 acres located at 4700 46th Avenue North in Lealman. The request would allow a density increase from 7.5 to 15 units per acre. Additional multi-family units are proposed.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The Local Planning Agency finds that the proposed amendment to the Future Land Use Map is consistent with the Pinellas County Comprehensive Plan and recommends approval of the proposed amendment (5-0 vote, in favor).

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Future Land Use Map (FLUM) amendment **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed FLUM amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on October 14, 2019. The DRC Staff summary discussion and analysis follows:

The subject property is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and is zoned RM, Multi-Family residential. The site currently contains a 12-unit multi-family residential building that was constructed in 1973. It is located within the Lealman Community Redevelopment Area (CRA).

The applicant wishes to develop additional multi-family units on the subject property, which will require a FLUM amendment to increase allowable density. The existing RU category allows up to 7.5 units per acre, whereas the requested RM category allows up to 15. If approved, up to 13 additional units could be built on the property subject to site plan review, for an overall total of 25 units. The existing RM zoning district is not proposed for amendment and an affordable housing density bonus is not being sought at this time.

In terms of surrounding uses, a single-family home and a mini-warehouse complex exist to the west, a mixture of single-family homes and duplexes are to the north across 46th Avenue North, and Joe’s Creek curves along the east and south sides of the subject property. The 49th Street commercial corridor is a short distance to the west.

Transportation and Infrastructure Impacts

Comparing the current development potential of the subject property with the potential use associated with the requested RM FLUM designation, the proposal could generate approximately 79 additional average daily vehicle trips on the surrounding roadways. In this location, the nearest major road is 49th Street North, which is operating at a peak hour level of service (LOS) B with a volume to capacity (V/C) ratio of 0.606. It is not classified as a Deficient roadway.

The subject property is within the Pinellas County wastewater treatment and the City of St. Petersburg water supply service areas, respectively. The proposal could increase demands on potable water supplies and wastewater treatment facilities by approximately 2,400 and 1,800 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 20 tons per year.

Conclusion

Staff is of the opinion that the proposed FLUM amendment is appropriate. The subject property is located in an area that provides a transition between the 49th Street North commercial corridor and the more concentrated single family uses to the east across Joe’s Creek. Public transportation and other urban amenities are within walking distance. Further, no new use types will be introduced as the site has been developed with multi-family residences for over 45 years. In general, the proposal is consistent with the Pinellas County Comprehensive Plan and the Lealman CRA and is appropriate for this location.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Urban	RM	12 Unit Multi-Family Building
Adjacent Properties:			
North	Residential Urban	R-4	SFDs & Duplex

East	Residential Urban & Preservation	RM	Joe's Creek
South	Preservation	RM	Joe's Creek
West	Residential Urban & Commercial General	RM & C-2	SFD & Mini-Warehouse

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: December 10, 2019

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or in opposition.

ATTACHMENTS: (Maps)