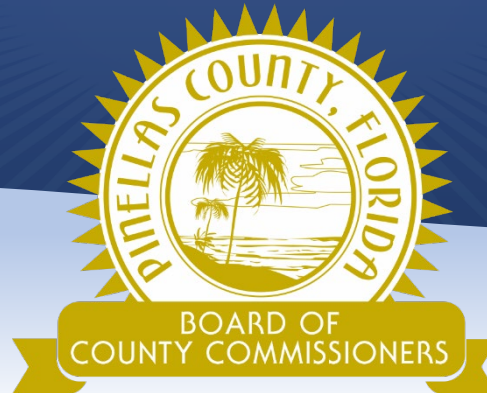


4500 40th Street North, Lealman

Case # FLU-25-01

May 20, 2025



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

Request



Subject Property: 0.21 acres located at 4500 40th Street North in Lealman

Future Land Use Map (FLUM) Amendment

From: Residential Urban (RU)

To: Residential Medium (RM)

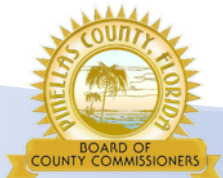
Zoning

R-4, One, Two and Three Family Residential District – *no change proposed*

Existing Use: two dwelling units

Proposed Use: three dwelling units (*applicant's expressed intent*)

Lealman Community Redevelopment Area (CRA)



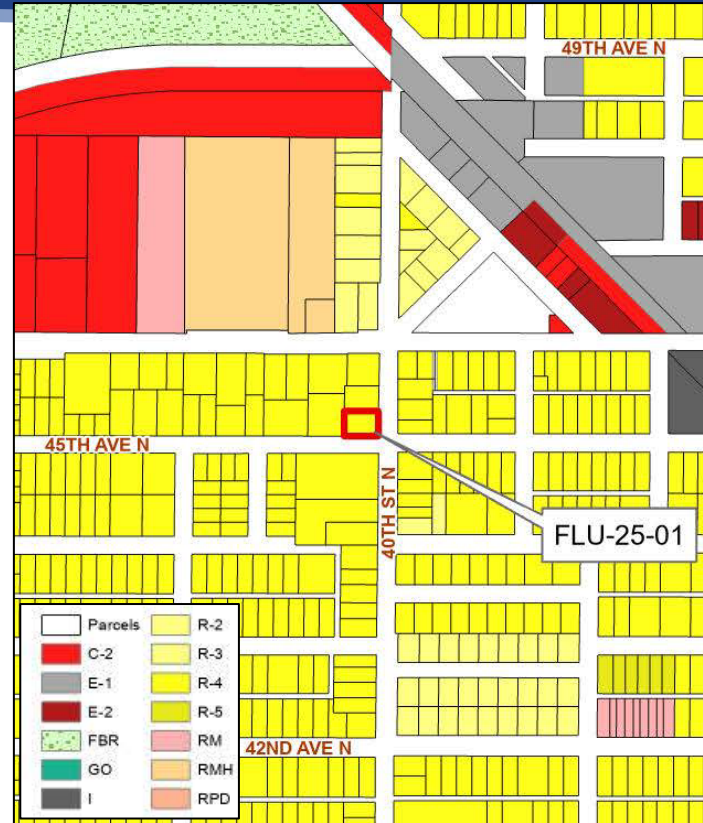
Location



Future Land Use Map (FLUM)



Zoning Atlas



Site Photos



Property frontage – 45th Avenue N

Site Photos



Property frontage – 40th Avenue N

Site Photos



Neighborhood – east of property

Site Photos

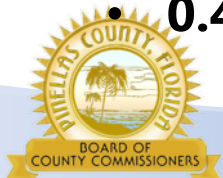


Neighborhood – west of property

Additional Information – Land Use

Current RU Land Use

- **Allows residential, institutional, rec/open space**
- **And office, personal service/ office support, and retail/commercial (with limitations)**
- **Generally appropriate...**
 - *to locations between major employment centers and community and regional shopping centers*
 - *in areas where use and development characteristics are urban residential in nature*
 - *in areas serving as a transition between more suburban and more urban residential areas*
- **7.5 residential units per acre**
- **0.4 FAR for nonresidential uses**



Additional Information – Land Use



Proposed RM Land Use

- **Allows residential, institutional, rec/open space**
- **And office, personal service/ office support, and retail/commercial (with limitations)**
- **Generally appropriate...**
 - *to locations in close proximity to major employment centers and community and regional shopping centers*
 - *in areas where use and development characteristics are medium-density residential in nature*
 - *as a transition between less urban and more urban residential and mixed-use areas*
 - *in close proximity to and may have direct access from the arterial and thoroughfare highway network*
- **15 residential units per acre**
- **0.5 FAR for nonresidential uses**



Additional Information - Zoning

All surrounding property in neighborhood is zoned R-4

R-4 Zoning District

- **Allows a full range of single-family residential**
 - Detached, duplex, triplex, townhomes
- **Allows limited nonresidential uses**
 - Places of worship, daycare, school, fraternal clubs
 - Type 2 Use approval, including noticing and public hearing
- **Does not allow retail/commercial, personal services, office, etc.**
- **Maximum building height of 35 feet**

Additional Information - Impacts

- **Density increase of 7.5 dwelling units per acre**
 - **Potential for 1 additional gross unit on subject property**
- **Traffic impacts – 7.2 additional trips per day (AADT)**
- **Outside Coastal High Hazard Area (CHHA) and Coastal Storm Area (CSA)**
- **Flood Zone X – outside of 500-year floodplain**
- **Non-Evacuation Zone**

Additional Information – Neighborhood



Neighboring Properties

- All properties have RU land use designations
- Number of permitted units is dependent on property size



Map No.	Address	Size (ac)	Exist	Permitted	Unit type(s)	Year built	Con-forming ?
(SP)	4500 40 th St	0.21	2 DU	2 DU	duplex	1955	YES
1	4540 40 th St	0.22	2 DU	2 DU	duplex	1985	YES
2	4033 45 th Av	0.38	3 DU	3 DU	triplex	1983	YES
3	4480 40 th St	0.93	11 DU	7 DU	SF; duplex(5)	1940-69	NO
4	4415 40 th St	0.23	3 DU	2 DU	SF; duplex	1952-54	NO
5	3993 45 th Av	0.12	1 DU	1 DU	SF	2003	YES
6	4515 40 th St	0.18	1 DU	1 DU	SF	1953	YES
7	46 th Av & 40 th St	1.55	17 DU	17 DU	MF	permitted	YES*

Public Notice and Correspondence

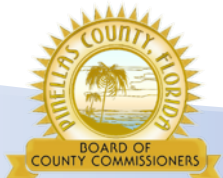


Public Notice and Correspondence

Property owner notices sent – within 300 feet of subject property.

Signs advertising the public hearing were posted on the subject property.

Six petitions in support have been received.



Recommendation

Proposed Land Use Amendment (RU to RM)

- **Land use change to RM is inappropriate for subject property and surrounding area**
 - Would create an isolated 0.21-acre RM designation completely surrounded by RU
- **All adjacent properties and vast majority of neighborhood is designated RU**
 - Approximately 1,250 feet from nearest RM-designated property
- **100% increase in density – 7.5 dwellings to 15 dwellings per acre**
- **Would also require a Countywide Plan Map amendment**
 - To be reviewed by Forward Pinellas, approved by Countywide Planning Authority

Development Review Committee recommends Denial

Local Planning Agency recommends Approval

