

# LOCAL PLANNING AGENCY (LPA) STAFF REPORT



**Case Number:** Z/LU-05-02-18

**LPA Public Hearing:** February 8, 2018

**Applicant:** Educational Partnership of St. Petersburg, LP

**Representative:** Jacob Stowers, Contemporary Housing Alternatives of Fla, Inc.

**Subject Property:** 1.34 acres located at 4500 43<sup>rd</sup> St. N & 4312 46<sup>th</sup> Ave. N in Lealman

**Parcel ID(s):** 03/31/16/01134/003/0010 & 0160



## REQUEST:

Future Land Use Map (FLUM) amendment from Residential Urban and Institutional to Residential Medium and a Zoning Atlas amendment from R-4 (One, Two & Three Family Residential) to RM-12.5 (Residential Multiple Family, 12.5 units per acre) on approximately 1.34 acres located at 4500 43<sup>rd</sup> Street North and 4312 46<sup>th</sup> Avenue North in Lealman. The request would allow for multifamily residential development at up to 12.5 units per acre.

## LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas are consistent with the Pinellas County Comprehensive, and recommends Approval of the request. (The vote was 5-0 in favor)

## PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Development Agreement amendment **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed Development Agreement amendment to the Pinellas County Board of County Commissioners.

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## SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on January 8, 2018. The PRC Staff summary discussion and analysis follows:

The subject property consists of two parcels totaling 1.34 acres on the west side of 43<sup>rd</sup> Street North between 45<sup>th</sup> and 46<sup>th</sup> Avenues North in Lealman. The property contains a private educational facility that was granted special exception approval in the 1970s. It is designated Institutional (I) and Residential Urban (RU) on the Future Land Use Map (FLUM) and zoned R-4, One, Two & Three Family Residential. The property is under contract for purchase with the intent to construct multifamily housing, which will require changes to the FLUM and Zoning Atlas. A FLUM amendment to Residential Medium and a zoning change to RM-12.5, Residential Multiple Family, 12.5 units per acre are proposed. Up to 17 residential units could be built at a permitted density of 12.5 units per acre, subject to site plan review. The project developer is also considering an affordable housing density bonus, which would be reviewed separately by the Board of Adjustment via the special exception process.

### Surrounding Uses

Single family and duplex residences are adjacent to the subject property on three sides, to the south, east and west. All of these properties are zoned R-4, which permits single family homes, duplexes and triplexes. A parking area for Joe's Creek Greenway Park that is owned by the County exists to the north across 46<sup>th</sup> Avenue N., and a plant nursery business is to the northwest. Multifamily zoned parcels are within the general vicinity, the closest being approximately 260 feet to the northwest.

### 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 26 additional average daily vehicle trips on the surrounding roadway network. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways.

The subject property is within the City of St. Petersburg's potable water supply area and the County's wastewater treatment service area. The proposal could increase demand on potable water supply by approximately 127 gallons per day and decrease demand on wastewater treatment by approximately 409 gallons per day. In reference to solid waste, the proposal could reduce the amount of solid waste generated by approximately 17 tons per year.

### Lealman Community Redevelopment Area

The subject property is within the Lealman Community Redevelopment Area (CRA), and the request is consistent with the CRA's objectives of redevelopment and revitalization. The request will allow for a residential project that directly responds to the community's housing needs and vision for an improved urban form, as identified in Objectives Three (3) and Five (5) of the Lealman CRA Plan, respectively. More particularly, the request will help forward the goals of the CRA for achieving a mix of diverse housing stock through well-designed, high-quality construction for renters and homeowners at all price points, encourages reinvestment in existing neighborhoods by employing transitional density/intensity methods, and supports the public realm by creating more walkable communities that instill a sense of place.

### Conclusion

The proposed Residential Medium FLUM and RM-12.5 zoning designations are appropriate at this location. The request is generally compatible with the surrounding area, consistent with the Comprehensive Plan, will not cause significant impacts to infrastructure, and furthers the revitalization objectives of the Lealman CRA.

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### **SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Residential Urban & Institutional	R-4	Private Educational Facility

<b>Adjacent Properties:</b>			
<b>North</b>	Residential Urban	C-2	Joe's Creek Greenway Park
<b>East</b>	Residential Urban	R-4	Single-family & Duplex
<b>South</b>	Residential Urban	R-4	Single-family & Vacant
<b>West</b>	Residential Urban	R-4	Single-family

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## **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**

GOAL ONE: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

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 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

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.

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## **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:** March 20, 2018

**CORRESPONDENCE RECEIVED TO DATE:** One letter received in opposition.

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

**ATTACHMENTS: (Maps)**