

FLU-25-01

4500 40th Street N., Lealman



4500 40th St. N.

The “Property” – 4500 40th St. N., St. Petersburg (unincorporated)

Pinellas County Zoning District – Residential-4 (R-4)

Existing Future Land Use Category – Residential Urban (RU)

Countywide Plan Category – Residential Low Medium (RLM)

Property is located in the Lealman Community Redevelopment Area (Lealman CRA)



4500 40th St. N.

Lot Size: 0.21 acres

Requesting use change from Duplex to Triplex

Existing Dwelling Units:

- 1) Single Family Home (approx. 1,350 sqft)
- 2) Garage Second Floor (approx. 1,300 sqft)

Requested additional Dwelling Unit:

- 1) Garage First Floor (approx. 1,300 sqft)
Redesign of existing garage space





JOHNSON POPE
BOKOR RUPPEL & BURNS, LLP
COUNSELORS AT LAW

Request

Amend the future land use map of Pinellas County of the Property from Residential Urban to Residential Medium.



FLU Categories

Current FLU Category – Residential Urban (RU)

Use Characteristics – includes the primary use of ‘residential’

Standards

- Shall not exceed 7.5 dwelling units per acre
- Shall not exceed 3.0 beds per permitted dwelling unit



FLU Categories

Requested FLU – Residential Medium (RM)

Use Characteristics – includes the primary use of ‘residential’

Standards

- Shall not exceed 7.5 dwelling units per acre
- Shall not exceed 3.0 beds per permitted dwelling unit



Compatibility

RM FLU Category is compatible with R-4 Zoning District

R-4 Zoning District is a “One, Two and Three Family Residential District”

The Property is compliant with the R-4 Zoning District



Request

Request is only for a Future Land Use Map Amendment
From RU to RM



Use

Current Use: Duplex

Requested Use: Triplex

Requested Use is compliant with existing Zoning District

Requested Use is compliant with existing Future Land Use Category, except for the dwelling units per acre requirement which is 7.5

Requested RM Future Land Use Category so that an additional dwelling unit can be added



Site Plan Changes

Applicant will not be building additional structures onto the Property

Applicant will repurpose the first floor of the garage

Second floor of the garage is currently used as a dwelling unit



Site Plan Changes

Property was at one time used as an auto-repair shop.

Garage remains consistent with that use, unnecessarily to the existing residential use, and does not serve a purpose.



Site Plan Changes

Applicant would remove the existing garage doors, and add compliant framework to accommodate residential use.

No additions.

No changes to
Impervious surface.

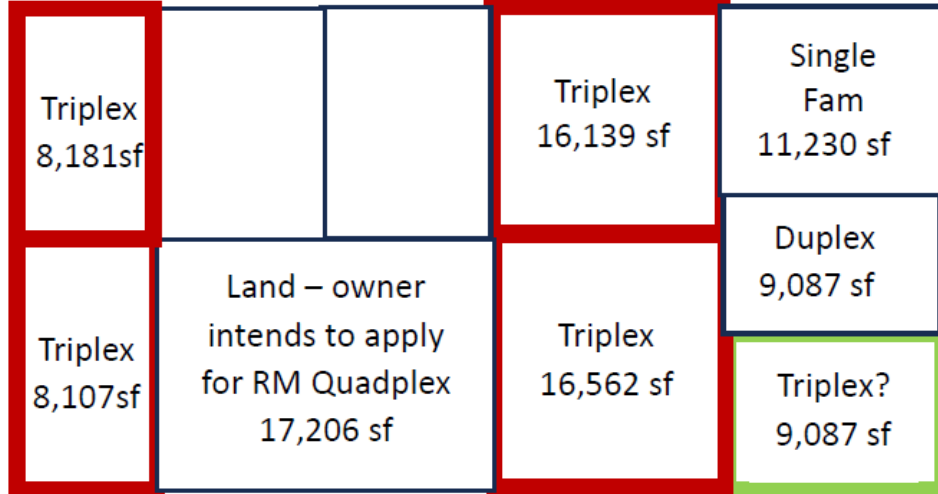


Surrounding Area

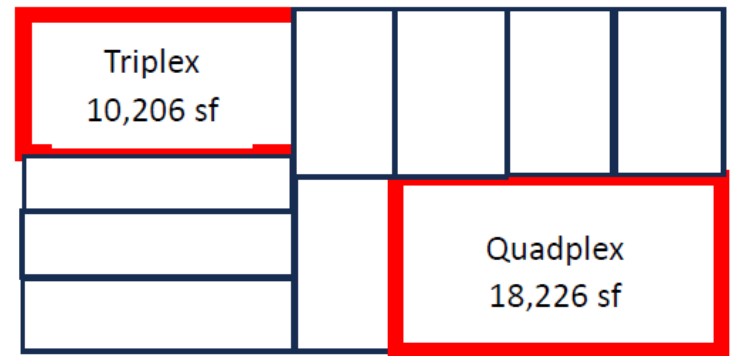
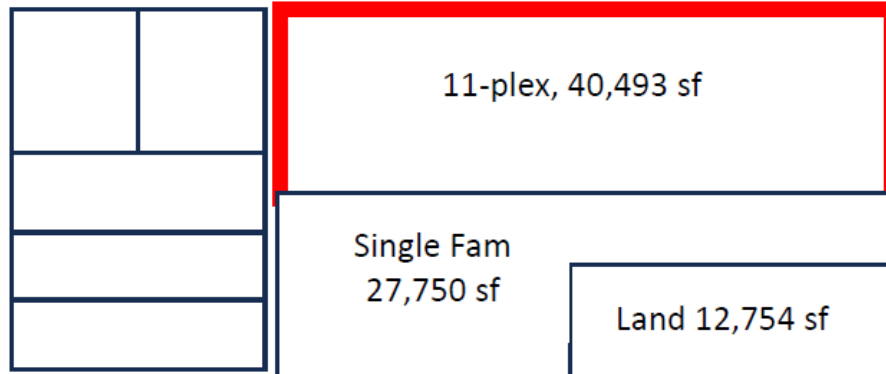
RM accommodations have been made in surrounding area.

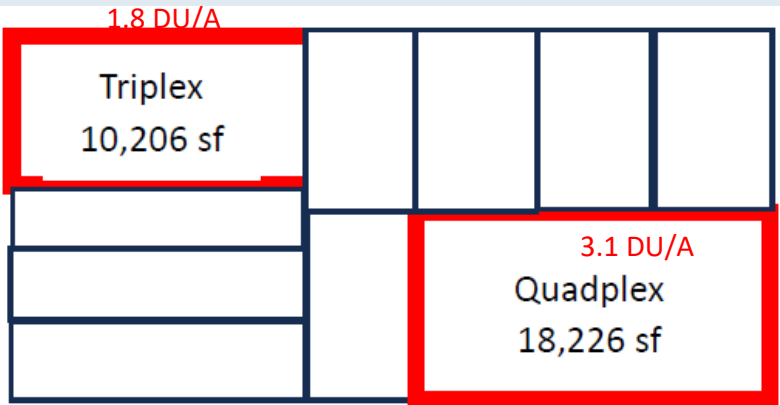
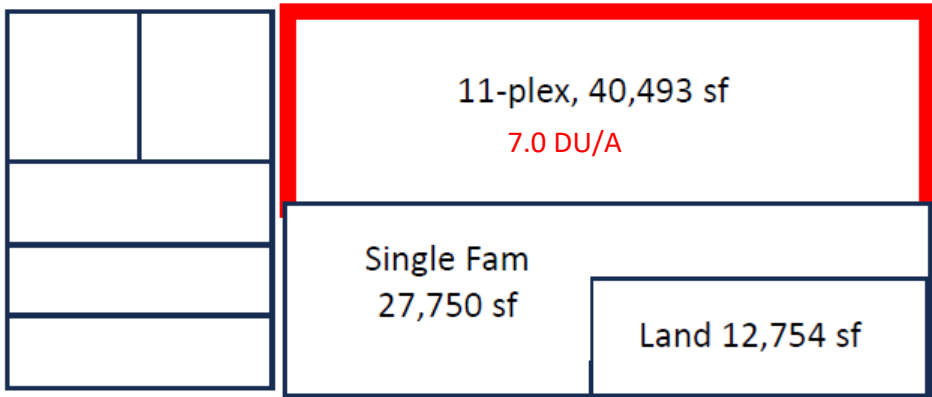
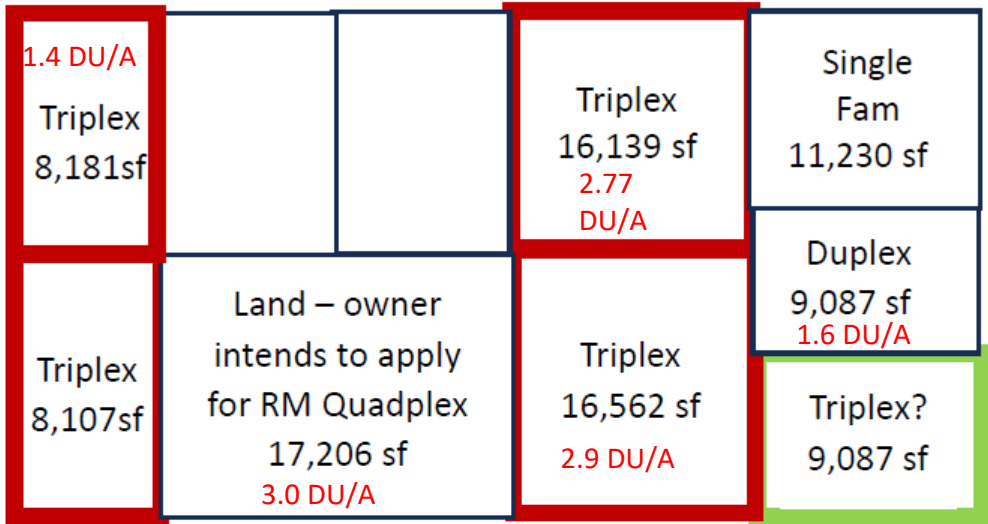


Nonconforming Uses



Properties boarded in **RED** are nonconforming properties in immediate area of Applicant's Property





Additional Requirements (Parking)

Parking- Sec. 138-4090

1.5 vehicles per unit
At 3 units – Total is 5
parking spaces for a
Triplex



Additional Requirements (Driveway)

No more than thirty (30) feet of driveway per side of Property



Additional Requirements (Flood)

The Property is not located in a Coastal High Hazard, or Coastal Storm Area.

The Property exists in Flood Zone X.

The Property is not in an Evacuation Zone.



Additional Requirements (Other)

Applicant is not adding additional structures to the Property

Impervious Surface Ratio

Requirement: 25%

Actual: 25.07 %

Flares need to be squared off 5'x5'

Concrete pour must be 3-feet from neighboring property line



Pinellas Comprehensive Plan (Future Land Use)

FLU POLICY 1.1.1: Future Land Use Categories established by Pinellas County will be consistent with the Countywide Plan Map.

FLU OBJECTIVE 1.2:

Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.

FLU POLICY 1.2.2:

Consider creative regulatory solutions to support (re)development.

FLU OBJECTIVE 2.2:

Encourage new population and employment growth in areas where existing infrastructure, housing, jobs, and services are available to support (re)development.

FLU OBJECTIVE 3.1:

Increase development and design flexibility to encourage a greater diversity of housing types in Unincorporated Pinellas County.



Pinellas Comprehensive Plan (Housing)

FLU POLICY 1.1.2: Future Land Use Categories will be established to prescribe (1) the purpose and intent, (2) standards pertaining to the density and intensity of development, (3) use characteristics, (4) locational characteristics.

HOU OBJECTIVE 1.1:

Ensure that ample, affordable, safe and sound housing is available to accommodate current and projected housing needs and market demand.

HOU STRATEGY 1.1.1.2:

(Re)development of housing should promote sustainable development, such as:
Efficient use of land.

HOU STRATEGY 1.3.1.2:

Utilize the Land Development Code to support a mix of affordable housing development opportunities, such as:

Evaluate the opportunity to allow for duplexes, triplexes and fourplexes in single-family zoning districts, where the design of which is in keeping with the intended character.



Pinellas Comprehensive Plan (Housing)

FLU POLICY 1.1.2: Future Land Use Categories will be established to prescribe (1) the purpose and intent, (2) standards pertaining to the density and intensity of development, (3) use characteristics, (4) locational characteristics.

- 1) **Purpose and Intent**: A triplex is still moderate, while filling the housing gaps needed in the County.
- 2) **Standards Pertaining to the density and intensity of development**: While density is increasing, the building footprint is the same.
- 3) **Use Characteristics**: Primary use is residential.
- 4) **Locational Characteristics**: Includes location in close proximity to employment centers and regional shopping centers; emphasis on transit service and recreation. (Four blocks east of 49th St. N.).



Countywide Plan Strategies

FLU POLICY 1.1.3: Maintain a Future Land Use Map (FLUM) that reflects the land use and growth strategy for Unincorporated Pinellas County.

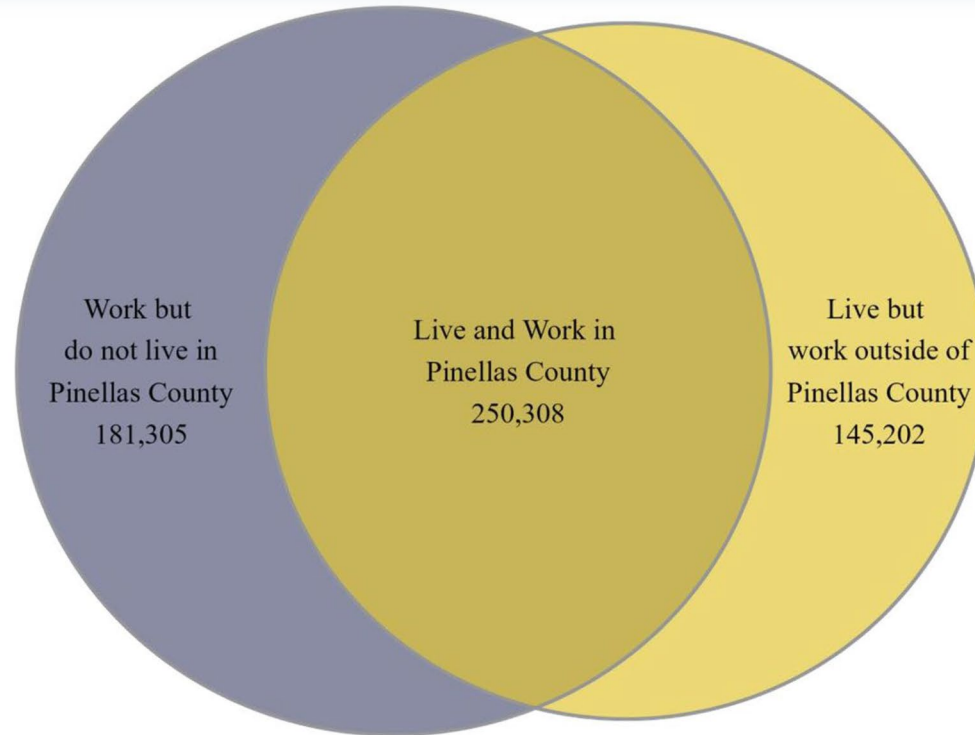
Missing Middle Housing – Housing that encompasses a range of smaller, multi-unit or clustered housing types (such as...triplex...), which are compatible in scale and design with single-family homes, and are designed to encourage walking, biking, and transit use.

One solution may be to provide a greater variety of housing types that can accommodate more people without changing the character of existing neighborhoods.

Advantage Pinellas: The local governments in the Advantage Pinellas Housing Compact have developed this Housing Action Plan: to *create more housing choices attainable by people at all income levels.*



Supporting Housing in Pinellas



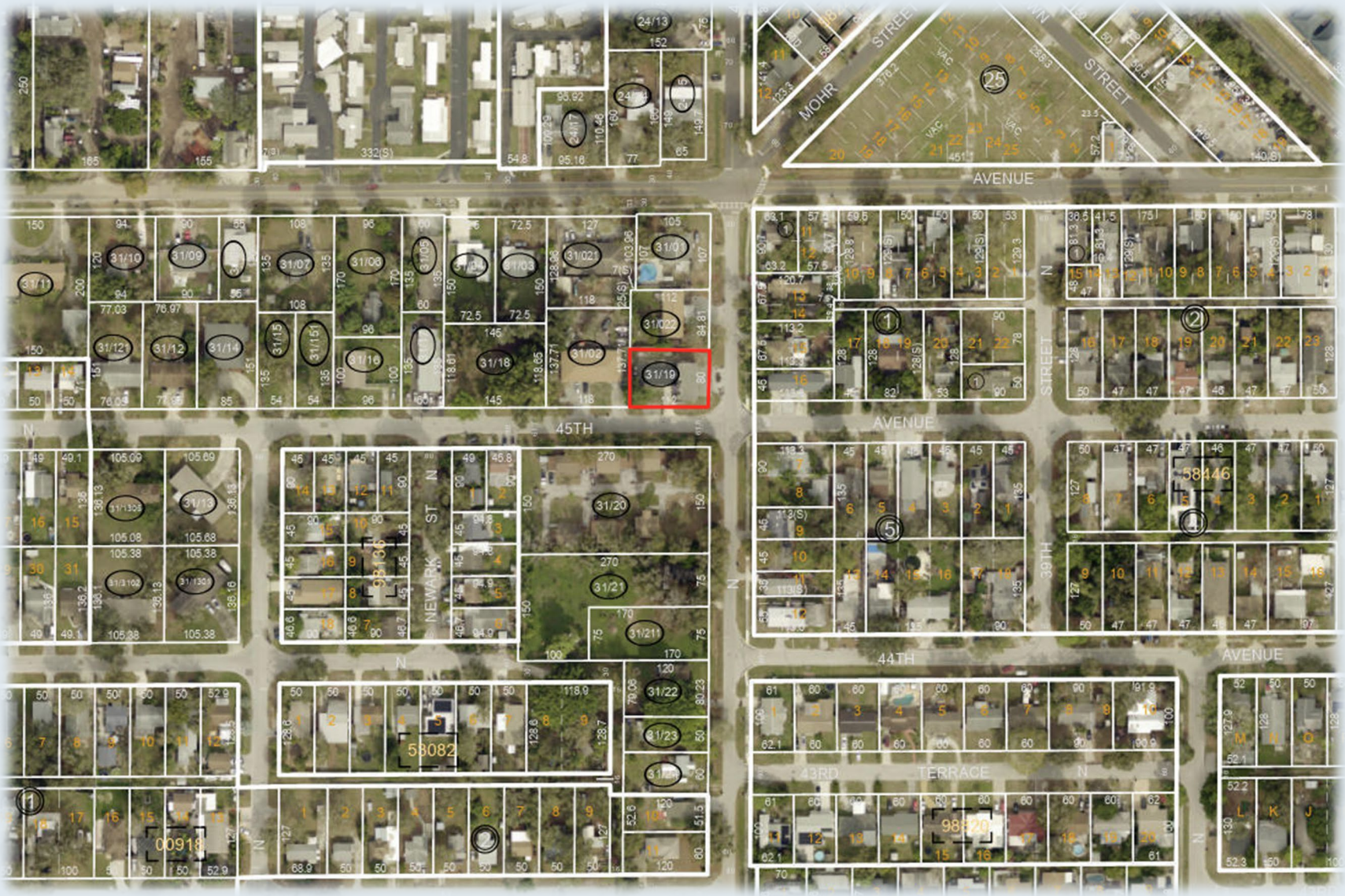
Source: U.S. Census Bureau, OnTheMap Application and Longitudinal Employer-Household Dynamics program.



FLU Policies

- **FLU POLICY 1.1.1: Future Land Use Categories established by Pinellas County will be consistent with the Countywide Plan Map.**
 - **HOU STRATEGY 1.1.1.1: The Future Land Use Map will designate areas for varying densities and types of housing, as implemented through the Land Development Code, considering: Employment and education locations**
 - **HOU STRATEGY 1.1.1.2: (Re)development of housing should promote sustainable development, such as: Efficient use of land**





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