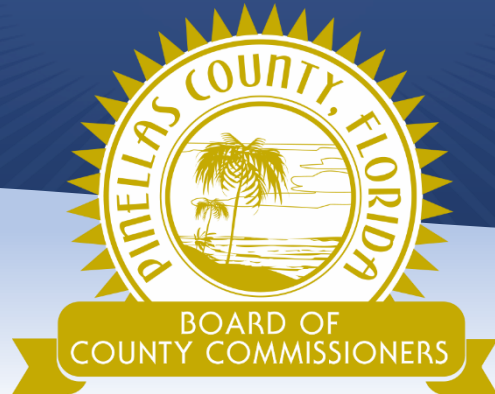


Board of County Commissioners

Case #ZLU-20-08

October 20, 2020



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

Request

Subject Area

**Approximately 5.7 acres consisting of 19 parcels in Lealman
South side of 58th Ave N on both sides of 40th St N
Owned by Pinellas County Land Assembly Trust – Lealman Housing Finance Authority**

Future Land Use Amendment (5.7 acres)

**From: Residential Urban – 7.5 units per acre maximum
To: Residential Low Medium – 10 units per acre maximum**

Zoning Atlas Amendment (3.95 acres)

**From: R-4, One, Two & Three Family Residential
To: RM, Multi-family Residential**

Existing Uses

Multi-family, single family detached, duplexes, vacant

Proposed Use

Multi-family residential (apartments)



Location



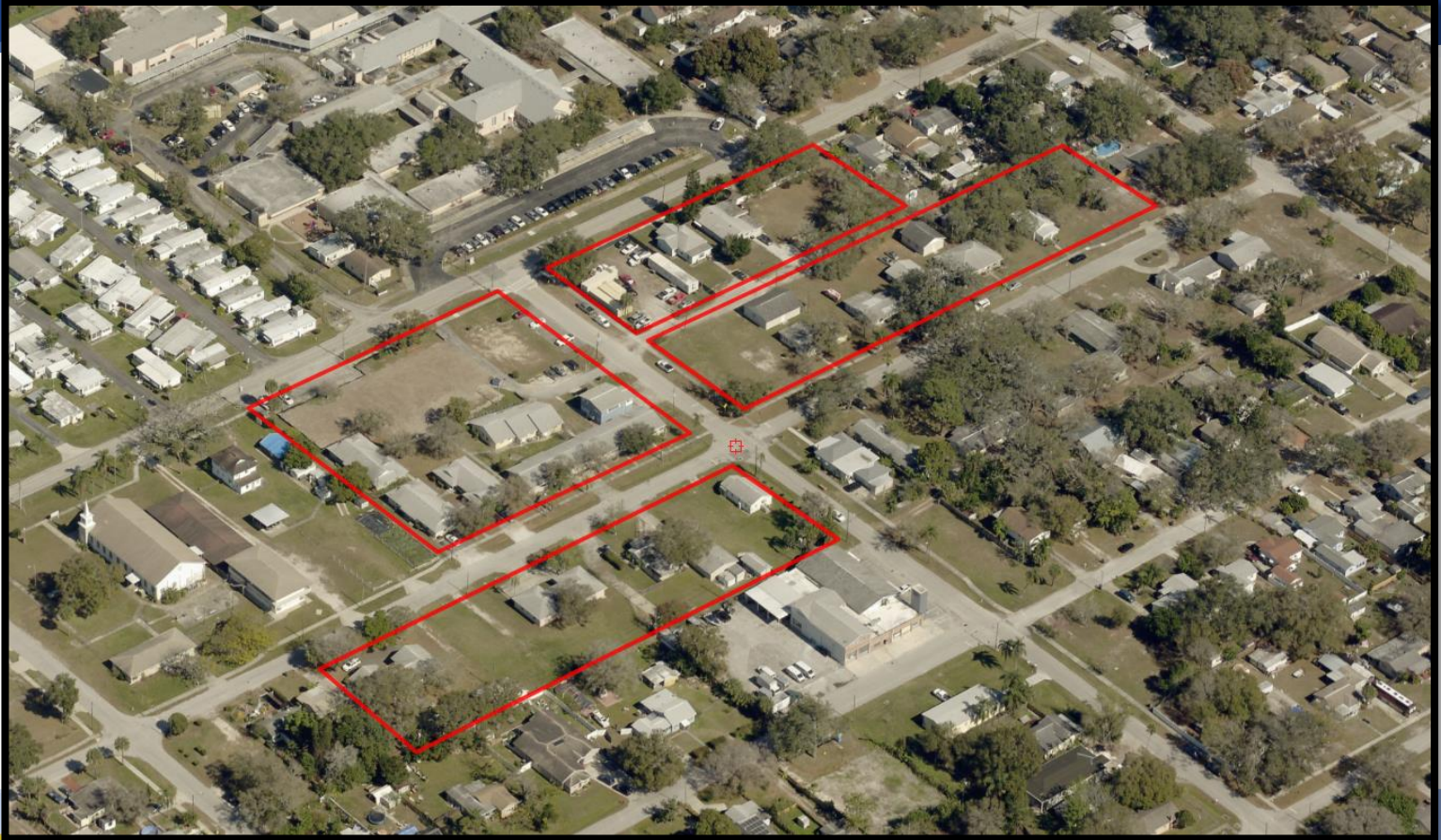
Surrounding property owners within 500 feet were notified by mail.

Zoning/Future Land Use



| | |
|--|----------------------------|
| | Parcels |
| | Zoning - Label Only |
| | Residential Low |
| | Residential Urban |
| | Residential Medium |
| | Commercial Neighborhood |
| | Commercial General |
| | Employment |
| | Residential Office Limited |
| | Residential Office General |
| | Recreation Open Space |
| | Institutional |
| | Transportation Utility |
| | Water |

Site Photos



Site Photos – multi-family dwellings



SW corner of 58th Ave N & 40th St N

Site Photos – single family dwellings



NW corner of 57th Ave N & 40th St N



South side of 58th Ave N east of 40th St N

Additional Information

Intended Use

Redevelop the subject property with new apartments

RLM could allow up to 14 additional units at base density

Affordable housing density bonus is not a part of this application

A 'by-right' use (staff review) in both R-4 and RM zoning districts

A density bonus could allow up to 86 total units (64 if no land use change)

Site plan review may impact final number of units

| Future Land Use Map Category | Maximum Number of Residential Units |
|------------------------------|-------------------------------------|
| Residential Urban (RU) | 43 |
| with a density bonus | 64 |
| Residential Low Medium (RLM) | 57 |
| with a density bonus | 86 |



Additional Information

Potential Impacts

Multi-family units generate fewer vehicle trips than single family
Approval could generate 37 fewer average daily trips at base density
155 additional trips if density bonus is applied

Lealman Community Redevelopment Area

Subject property is within the Lealman CRA
Proposal is consistent with its objectives of redevelopment and revitalization

Recommendation

Proposed amendments are appropriate

Generally compatible with the surrounding area

Furthers the objectives of the Lealman CRA

Consistent with the Comprehensive Plan

Staff recommends Approval

Local Planning Agency – recommended approval (7-0 vote)

