



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: FLU-23-08

LPA Public Hearing: December 13, 2023

Applicant: Igor Melnichuk

Representative: Alex Rios

Subject Property: Approximately 1.02 acres located at 3320 70th Avenue North in Lealman

Parcel ID(s): 35-30-16-03240-000-0630



REQUEST:

Future Land Use Map (FLUM) amendment from Residential Low (RL) to Residential Urban (RU). The request would allow for additional residential dwelling units on property currently developed with a single family residence. The applicant intends to demolish the single family residence and build eight townhomes.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed Future Land Use Map amendment consistent with the Pinellas County Comprehensive Plan and recommends approval by the Board of County Commissioners. (The vote was 7-0, in favor).

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed 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.
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SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on November 13, 2023. The DRC Staff summary discussion and analysis follows:

The subject property consists of 1.02 acres located at 3320 70th Avenue North in Lealman, approximately 800 feet east of 34th Street N (aka, US Highway 19), slightly north of the Haines Road-34th Street N intersection. The site is currently developed with a single family residence. According to the submitted application, the applicant intends to redevelop the property with eight townhomes. The current RL land use designation allows for townhomes and up to five (5) total dwelling units on the property. The proposed RU designation would also allow for townhomes and up to eight (8) dwelling units, an overall gross increase of three (3) dwelling units, thus the request for a land use amendment. The RU designation would also allow some, limited nonresidential uses including office, personal service/office support, and retail/commercial. The proposal of such nonresidential uses would require a Zoning Atlas amendment.

The current zoning classification is R-4, One, Two and Three Family Residential district. The R-4 district permits both single family and townhome residential dwelling units; thus, a rezoning would not be required to redevelop the property with townhomes as expressly desired by the applicant. As such, no change in zoning is currently proposed.

Surrounding Uses, Land Use Designations and Zoning Districts

The subject property is located along the south side of 70th Avenue N in Lealman, approximately 800 feet east of 34th Street N (aka, US Highway 19). Unimproved alleyways are adjacent to the west and south property lines, respectively. There are properties with single family residences in all directions. Properties to the east and south consist of narrow, deep lots, mostly approximately 50 feet wide by 300 feet deep. Properties to the north are much shallower in depth, but with similar narrow widths; and properties directly to the west (across the unimproved alley) are much smaller at approximately 50 feet in width and 110' in depth.

Less than 400 feet to the west begins the City of Pinellas Park, and the land uses change from residential to mostly retail/commercial as you approach 34th Street N and Haines Road. The Shoppes at Park Place, a major retail/commercial node, exists along 34th Street N between 70th Avenue N and Park Boulevard. It consists of a Target, Home Depot, movie theater, and numerous other retail stores and restaurants. This shopping center is within a typical 5-minute walk radius of the subject property.

Land use designations on properties to the north, east and south are RL, and property to the west is designated RU. One property to the northwest is designated Residential Low Medium (RLM). All property surrounding the subject property is zoned R-4, which permits a range of single family detached and attached dwelling units, including townhomes.

Flood Risk

The subject property is neither within the Coastal High Hazard Area (CHHA) nor the Coastal Storm Area (CSA). The subject property lies within Flood Zone X which is out of the 500-year floodplain. The subject property is also within Evacuation Zone D.

Conclusion

The DRC staff believes that the proposed land use amendment from Residential Low (RL) to Residential Urban (RU) is appropriate for the subject property and general area. The desired use of townhomes is currently permitted on the subject property as well as all other surrounding properties. The change in land use would allow the property owner an additional three (3) dwelling units at a density that is consistent with properties directly to the west. While some nonresidential uses are permitted under the RU designation, they could not be built without a request and approval to change the zoning on a property surrounded entirely by residential homes. In addition, retail/commercial development exists less than 400 feet to the west and intensifies approaching 34th Street N. A nominal increase in residential density on the subject property is an appropriate transition, given the proximity to the more intensive retail/commercial node to the west and the higher density single family residential directly adjacent to the west.

The DRC also finds the amendment is consistent with the Pinellas County Comprehensive Plan (see specifically cited goal, objectives and policy listed below).

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low	R-4	Single family
Adjacent Properties:			
North	Residential Low / Residential Low Medium	R-4	Single family
East	Residential Low	R-4	Single family
South	Residential Low	R-4	Single family
West	Residential Urban	R-4	Single family

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

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

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

Goal 1: Provide a variety of land use character areas to meet the needs of a diverse population and support thriving, resilient, quality communities.

Objective 1.1 Establish Land Use Categories that respond to the unique challenges of infill and (re)development within Unincorporated Pinellas County.

Objective 1.2 Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.

Policy 1.2.2 Consider creative regulatory solutions to support (re)development.

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: January 30, 2024

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: None.

ATTACHMENTS: Maps and impacts analysis.