



Pinellas County

Staff Report

File #: 19-2103A, **Version:** 1

Subject:

Case No. LU-23-11-19 (4700 46th Avenue North Land Trust, Florida Property Trustee Co, as Trustee)
A request for a Land Use change from Residential Urban to Residential Medium on approximately 1.69 acres located at 4700 46th Avenue North in Lealman.

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. LU-23-11-19 is recommended for approval:

- 1.) An Ordinance approving the application of 4700 46th Avenue North Land Trust for a change in land use from Residential Urban to Residential Medium, regarding approximately 1.69 acres located at 4700 46th Avenue North.
- The applicant is seeking a land use change on 1.69 acres of land that currently contains a 12-unit apartment building. If granted, the amendment will allow for additional residential density (up to 13 additional dwelling units).
 - The applicant is proposing to construct an additional apartment building.
 - The Local Planning Agency unanimously recommended approval of the request (vote 5-0).

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

The subject property is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and is zoned RM, Multi-Family residential. The site currently contains a 12-unit multi-family residential building that was constructed in 1973. It is located within the Lealman Community Redevelopment Area (CRA).

The applicant wishes to develop additional multi-family units on the subject property, which will require a FLUM amendment to increase allowable density. The existing RU category allows up to 7.5 units per acre, whereas the requested RM category allows up to 15 units per acre. If approved, up to 13 additional units could be built on the property subject to site plan review, for an overall total of 25 units. The existing RM zoning district is not proposed for amendment and an affordable housing density bonus is not being sought at this time.

In terms of surrounding uses, a single-family home and a mini-warehouse complex exist to the west, a mixture of single-family homes and duplexes are to the north across 46th Avenue North, and Joe's Creek curves along the east and south sides of the subject property. The 49th Street commercial corridor is a short distance to the west.

In general, the proposal is consistent with the Pinellas County Comprehensive Plan and the Lealman CRA and is appropriate for this location. The subject property is located in an area that provides a transition between the 49th Street North commercial corridor and the more concentrated single family uses to the east across Joe's Creek. Public transportation and other urban amenities are within walking distance. Further, no new use types will be introduced as the site has been developed as multi-family for over 45 years.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its November 14, 2019 public hearing (vote 5-0).

Surrounding property owners within 500 feet of the subject property were notified by mail. A sign advertising the public hearings was also posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Impact Assessment
Traffic Analysis
Ordinance
Boundary Survey
Power Point Presentation
Map of Public Notification
Legal Ad
Ad Map