



Pinellas County

Staff Report

File #: 20-1768A, **Version:** 1

Subject:

Case No. Q Z/LU-20-08 (Pinellas County Land Assembly Trust - Lealman, Housing Finance Authority of Pinellas as Trustee)

A request for a zoning change from R-4, One, Two and Three Family Residential to RM, Multi-Family Residential (3.95 acres) and a Land Use change from Residential Urban to Residential Low Medium (5.7 acres) on approximately 5.7 acres located on the south side of 58th Avenue North and adjacent to both sides of 40th Street North in Lealman.

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. Q Z/LU-20-08 is recommended for approval:

- 1.) An ordinance approving the application of Pinellas County Land Assembly Trust - Lealman, Housing Finance Authority of Pinellas as Trustee for a change in land use from Residential Urban to Residential Low Medium (5.7 acres), and
 - 2.) A resolution approving a change in zoning from R-4, One, Two and Three Family Residential to RM, Multi-Family Residential (3.95 acres).
- The applicants are seeking a land use change on 5.7 acres and a zoning change on 3.95 acres of land that is currently a mixture of multi-family, single-family, duplexes, and vacant lots.
 - The amendments will allow for a variety of residential development types.
 - The applicants are proposing to construct apartments.
 - A subsequent action will be coming before the BCC for the approval of a proposed affordable housing project by Southport Community Development, Inc. for the redevelopment of the site. Southport proposes to construct an affordable rental housing apartment community which will feature one, two, and, three-bedroom affordable units.
 - The Southport proposal was submitted in response to a Request for Negotiations and is the top ranked proposal.
 - This project will produce approximately 86 affordable units under 80% AMI.
 - The Local Planning Agency unanimously recommended approval of the request (vote 7 -0). No one appeared in favor or in opposition.
 - No correspondence in favor or in opposition has been received.

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 consists of multiple parcels over four separate areas that cover a total of 5.7 acres. The four areas are separated by 40th Street North, 57th Avenue North and an alley. The property is owned by the Housing Finance Authority of Pinellas County as Trustee of the Pinellas County Land Assembly Trust - Lealman. The existing uses on the property include multi-family residential, single-family detached homes, duplexes, and a few vacant parcels. The land is wholly designated Residential Urban (RU) on the Future Land Use Map (FLUM), which allows up to 7.5 residential units per acre, and is zoned both R-4, One, Two, & Three Family Residential (3.95 acres) and RM, Multi-family Residential (1.75 acres).

The applicants plan to redevelop the subject property with apartments at a maximum base density of 10 units per acre, which will require changes to the FLUM and Zoning Atlas. A FLUM amendment to Residential Low Medium (RLM) on the entire subject property and a zoning change to RM on the portion that is currently zoned R-4 are proposed. The intent is also to eventually pursue a 50 percent affordable housing density bonus to increase the potential density to 15 units per acre. Affordable housing projects are 'by-right' uses in both the R-4 and RM zoning districts and do not require separate approval at a public hearing. The maximum number of units that could be permitted with approval of this case is 57. A subsequent affordable housing density bonus could increase that number to 86. Currently, 43 units is the maximum allowed under the RU category, or 64 units with a density bonus. Ultimately, the site plan review process will determine the final number of units, which could be impacted by site design, access requirements, stormwater needs, etc.

The surrounding area is comprised of a variety of uses but is primarily various forms of residential and institutional. The Lealman Elementary School and the Tropical Gardens mobile home park are to the north of the subject property across 58th Avenue North; single-family homes are to the east; single family, multi-family, offices and a vacant lot are to the south, and a single-family home and a place of worship are to the west. Most of the surrounding properties are zoned R-4 or RMH, Residential Mobile/Manufactured Home. Surrounding FLUM categories include RU and Institutional, which allows up to 12.5 residential units per acre. There is a large area of Residential Medium (RM), which allows up to 15 units per acre, on the north side of the nearby elementary school.

Comparing the current development potential of the subject property with the potential use associated with the requested RLM FLUM category, the proposal could generate approximately 37 fewer average daily vehicle trips on area roadways. The reduction, despite an increase in base density, is derived from multi-family residential units generating fewer average daily trips than single-family units. If, however, an affordable housing density bonus is applied in the future, there could be an overall increase of 155 average daily vehicle trips over the development potential based on the existing RU land use category.

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. It will help forward the goals of the CRA for achieving a mix of diverse housing stock, encouraging reinvestment in existing neighborhoods, and supporting the public realm by creating more walkable communities that instill a sense of place.

Overall, the request is generally compatible with the surrounding area and its existing mix of uses and variety of residential housing types. It is also consistent with the Comprehensive Plan and the Countywide Plan, will not cause significant impacts to infrastructure, and furthers the revitalization objectives of the Lealman CRA.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of all components of the request during its September 9, 2020 public hearing (Vote 7-0).

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

Fiscal Impact:

N/A

Staff Member Responsible:

Brian Lowack, Interim Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report
Maps
Impact Assessment Report
Traffic Analysis
Resolution
Ordinance
Aerial & Boundary Survey
Power Point Presentation
Map of Radius Search