



Pinellas County

Staff Report

File #: 21-2487A, Version: 1

Subject:

Case No. Q ZON-21-06 (FL Orange MU, LLC) (Companion to Agenda Item No. 28)

A request for a change of Zoning from R-4, One, Two, and Three Family Residential to RM, Multi-Family Residential on approximately 0.71 acre located at 5173 28th Street North, 2786 and 2782 52nd Avenue North in Lealman. (Quasi-Judicial Hearing)

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. FLU-21-02 is recommended for approval:

A Resolution approving the application of Florida Orange MU, LLC for a zoning change from R-4, One, Two, and Three Family Residential to RM, Multi-Family Residential on approximately 0.71 acre located at 5173 28th Street North, 2786 and 2782 52nd Avenue North in Lealman.

- The applicant is seeking a zoning change on a 0.71-acre vacant site.
- The applicant is proposing to develop multi-family housing (apartments). The requested RM zoning would allow this. The current R-4 zoning allows single family homes, duplexes, and triplexes.
- The applicant is also seeking a land use change under a separate case number.
- The Local Planning Agency unanimously recommended approval of the request; vote five - zero. No one appeared in favor or in opposition.
- No correspondence 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 site is a vacant property totaling approximately 0.71 acre located near the southeast intersection of 52nd Avenue North and 28th Street North in Lealman. Structures formerly on the property were recently demolished, including some that were nonconforming or housed nonconforming uses. The property is designated R-4, One (1) , Two (2) and Three (3) Family Residential on the Zoning Atlas, which allows single family detached homes, duplexes, and triplexes. The applicants wish to develop the site with an apartment building. To facilitate that use, they are proposing a Zoning Atlas amendment to RM, Multi-family Residential, which is intended to provide a broad range of residential development types and intensities. Maximum residential density is based on the Future Land Use Map (FLUM) category assigned to the property. Currently, up to seven (7)

residential units would be possible, however the applicants are pursuing a FLUM amendment via a separate public hearing item that would increase the maximum number of units to 11, or up to 16 if an affordable housing density bonus is pursued. The number and type of units built will ultimately depend on site plan and platting requirements such as setbacks, internal accessways and stormwater facilities.

The subject property is within the Lealman Community Redevelopment Area (CRA), which has objectives of redevelopment and revitalization, and is adjacent to a variety of residential use types. The property to the east is an 18-unit apartment complex, mobile home parks are to the south and west, and single-family homes are to the north across 52nd Avenue North. There is also a single-family home directly abutting the subject property on the southeast corner of the 52nd Avenue North and 28th Street North intersection. The zoning designation is R-4 on the properties to the north, RHM (Residential Mobile/Manufactured Home) to the south and west, and RM on the property to the east. There are also other RM-designated properties developed with apartment buildings within the general vicinity further to the east, southeast and northwest. The 54th Avenue North arterial roadway corridor is three blocks to the north and the abutting 28th Street North is a collector roadway with transit service.

Staff is of the opinion that the proposed RM zoning district is appropriate at this location. 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 Pinellas County Comprehensive Plan and furthers the revitalization objectives of the Lealman CRA. More particularly, the request will help forward the goals of the CRA for achieving a mix of diverse housing stock, encourage reinvestment in the existing neighborhood and allow for a residential project that responds to the community's housing needs and vision.

Background Information:

The LPA recommended approval of the request during its August 12, 2021 public hearing; vote Five (5) - Zero (0).

Surrounding property owners within 400 feet of the subject site were notified by mail. A sign advertising the public hearings was posted on the subject site.

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
Conceptual Site Plan & Topographic Survey
Public Notification Map

Power Point Presentation
Legal Ad
Legal Ad Map