



# Pinellas County

## Staff Report

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File #: 22-0576A, Version: 1

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### **Subject:**

Case No. CW 22-05 - Pinellas County

Countywide Plan Map amendment from Residential Low Medium to Residential Medium, regarding 0.71 acres more or less, located at 5173 28th Street North and 2786 and 2782 52nd Avenue North.

### **Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 22-05, a proposal by Pinellas County to amend the Countywide Plan Map from Residential Low Medium to Residential Medium regarding 0.71 acres more or less, located at 5173 28<sup>th</sup> Street North and 2786 and 2782 52<sup>nd</sup> Avenue North.

- The amendment area is located near the southeast corner of the intersection of 52<sup>nd</sup> Avenue North and 28<sup>th</sup> Street North in the Lealman Community Redevelopment Area and consists of three currently vacant parcels.
- The amendment area is adjacent to a variety of residential uses, including an 18-unit apartment complex to the east, mobile home parks to the south and west, and single-family homes to the north across 52<sup>nd</sup> Avenue North.
- The applicant intends to develop the site for residential use at a higher density than allowed by the current land use designation, hence the proposed amendment to Residential Medium.
- The current Residential Low Medium category would allow up to 8 units. If approved, this amendment to Residential Medium would allow up to 11 dwelling units on the property, or up to 16 dwelling units if an affordable housing density bonus is pursued.
- The Lealman Community Redevelopment Area Advisory Committee was briefed on the proposal at their December 15, 2021 meeting.
- Forward Pinellas and the Planners Advisory Committee each unanimously recommended approval of the proposal.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

### **Summary:**

Forward Pinellas, in its role as the Pinellas Planning Council, voted 10-0 to recommend approval of the proposal. The Planners Advisory Committee recommended approval of this case by a vote of 15-0.

The Board of County Commissioners, at its January 25, 2022 meeting, adopted the related Case No. FLU 21-03: An Ordinance approving the application of Florida Orange MU, LLC for a land use change from Residential Low Medium to Residential Medium on approximately 0.71 acres located at 5173 28th Street North, 2786 and 2782 52nd Avenue North in Lealman.

**Background Information:**

Forward Pinellas documentation is attached

**Fiscal Impact:**

N/A.

**Staff Member Responsible:**

Rodney Chatman, Planning Division Manager, Forward Pinellas

**Partners:**

N/A

**Attachments:**

Ordinance

Case Maps

Forward Pinellas Staff Analysis

Draft PAC Minutes

PowerPoint Presentation/Site Visit Photos

Affidavit of Publication