



# Pinellas County

## Staff Report

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File #: 22-0898A, Version: 1

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### **Subject:**

Case No. FLU-22-01 (Northridge SP, LLC)

A request for a change of Land Use from Residential Medium to Residential High on approximately 4.3 acres located at 6464 54th Avenue North in west Lealman.

### **Recommended Action:**

Based upon evidence and findings contained in the staff report and attachments, Case No. FLU-22-01 is recommended for approval:

An Ordinance approving the application of Northridge SP, LLC for a Land Use change from Residential Medium to Residential High on approximately 4.3 acres located at 6464 54th Avenue North in west Lealman.

- The applicant is seeking a Land Use change on an approximate 4.3-acre property currently developed with multi-family residential dwelling units.
- The applicant would like to construct additional multiple family dwelling units on the subject property; however, no official proposal has been received to-date.
- There is no companion zoning case associated with this case.
- The Local Planning Agency unanimously recommended approval of this 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 Service to the Public and our Customers

5.2 Be responsible stewards of the public's resources

### **Summary:**

The subject property consists of a 4.3-acre parcel located at 6464 54th Avenue North in west Lealman, on the south side of the road and approximately 630 feet east of 66th Street North. It is developed with an apartment complex and associated amenities, such as a swimming pool. The applicant is proposing to amend the Future Land Use designation from RM to RH. The change as proposed would allow additional residential density on the property, from up to 15 dwelling units per acre to up to 30 dwelling units per acre. The applicant would like to construct additional multiple family dwelling units on the subject property.

The property is zoned RM, Multi-family Residential which is intended to provide a broad range of residential development types and intensities. There is no associated rezoning application proposed

at this time. The proposed land use change is compatible with the RM zoning district.

The 54th Avenue North and 66th Street North area of west Lealman is an area of generally higher land use intensity that includes mostly Commercial General (CG) and Residential/Office General (ROG) future land use designations. These two land use designations allow for up to 24 dwelling units per acres and 15 dwelling units per acre, respectively, as well as many nonresidential land uses.

**Surrounding Uses, Land Use and Zoning Designations:**

The subject property is located along 54th Avenue North in an area with a strong mix of use types including retail, commercial, single family, multi-family and manufactured housing, and institutional uses such as religious institutions and schools. The property directly to the west has an RM land use designation and includes a separate residential apartment complex. The property to the east is designated Institutional (I) and is the home to Blanton Elementary School. Behind the subject property to the south is a single-family residential neighborhood designated Residential Urban (RU). To the north across 54th Avenue North is a religious institution and a retail store, both properties designated as Commercial General (CG). Overall, the 54th Avenue North corridor has an eclectic mix of varying residential and nonresidential land use designations.

The subject property is zoned RM, Multi-family Residential as is the apartment complex directly to the west. To the east, the elementary school is zoned R-A, Residential Agriculture. The single-family residential neighborhood directly to the south is zoned R-3, Single-family Residential. Property directly north of the subject property, on the north side of 54th Avenue North, is zoned C-2, General Commercial and Services. Overall, the 54th Avenue North corridor has an eclectic mix of varying residential and nonresidential zoning classifications.

**Flood Risk:**

The subject property has a low flood risk. It is not within the Coastal High Hazard Area (CHHA) or the Coastal Storm Area (CSA).

**Conclusion and Summary Recommendation:**

Development Review Committee (DRC) staff is of the opinion that the proposed RH land use change is appropriate when considering the existing use of the subject property as well as existing uses in the broader area. It is also consistent with the Pinellas County Comprehensive Plan. The LPA found the application consistent with the Comprehensive Plan and recommended approval by the BCC. No persons appeared at the LPA hearing to speak either in favor or in opposition to the request.

Staff's recommendation is to approve the requested FLUM amendment. The primary consideration for this recommendation is based upon evidence and findings contained in the staff report and attachments.

**Background Information:**

The LPA recommended approval of the request during its May 12, 2022 public hearing (Vote 5-0).

Surrounding property owners were notified by mail. Signs advertising the public hearings were posted at the subject property.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Carol Stricklin, Director, Housing and Community Development

**Partners:**

N/A

**Attachments:**

LPA Report

Case Maps

Impact Assessment

Traffic Analysis

Title Search Report

Public Notification Map

Power Point Presentation

Survey Maps 1 & 2

Legal Ad

Legal Ad Map