



# Pinellas County

## Staff Report

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File #: 23-2057A, Version: 1

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### **Subject:**

Case No. FLU-23-08 (Igor Melnichuk)

A request for a Future Land Use Map amendment from Residential Low to Residential Urban on approximately 1.02 acres located at 3320 70th Avenue North in Lealman.

### **Recommended Action:**

Based upon the evidence and findings contained in the staff report and attachments, Case No. FLU-23-08 is recommended for approval:

An ordinance approving the application of Igor Melnichuk for a Future Land Use Map (FLUM) amendment from Residential Low, (RL) to Residential Urban, (RU).

- The applicant is seeking a FLUM amendment on a 1.02-acre property in the Lealman Community Redevelopment Area.
- The applicant has expressed a desire to build residential townhomes on the subject property.
- The subject property is surrounded by various types of residential dwelling units, including single family detached and duplexes.
- The subject property is within walking distance from a busy retail/commercial node at the intersection of 34<sup>th</sup> Street North (also known as U.S. Highway 19) and 70<sup>th</sup> Avenue North.
- The Local Planning Agency recommended approval of the request (vote 7-0). No one appeared in opposition and 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 property consists of 1.02 acres located at 3320 70th Avenue North in Lealman, approximately 800 feet east of 34th Street N (aka, US Highway 19), slightly north of the Haines Road -34th Street N intersection. The site is currently developed with a single-family residence. According to the submitted application, the applicant intends to redevelop the property with eight townhomes.

The current RL land use designation allows for single family residential dwellings including townhomes and up to five (5) total dwelling units on the property. The proposed RU designation would also allow similar dwelling unit types and up to eight (8) dwelling units, an overall gross increase of three (3) dwelling units, thus the request for a land use amendment. In limited situations, the RU classification also allows for some nonresidential uses such as office, personal services, and

retail. (The proposal of such nonresidential uses on the subject property would require a Zoning Atlas amendment.) RU is intended for areas of urban low-density residential dwelling units.

The current zoning classification is R-4, One(1), Two (2) and Three (3) Family Residential district. The R-4 district permits single family including townhome residential dwelling units; thus, a rezoning would not be required to redevelop the property with townhomes as expressly desired by the applicant. As such, no change in zoning is currently proposed.

The subject property is located along the south side of 70th Avenue N. Unimproved alleyways are adjacent to the west and south property lines, respectively. There are properties with single family residences in all directions. Properties to the east and south consist of narrow, deep lots, mostly approximately 50 feet wide by 300 feet deep. Properties to the north are much shallower in depth, but with similar narrow widths; and properties directly to the west (across the unimproved alley) are much smaller at approximately 50 feet in width and 110' in depth.

Less than 400 feet to the west begins the City of Pinellas Park, and the land uses change from residential to mostly retail/commercial as you approach 34th Street N and Haines Road. The Shoppes at Park Place, a major retail/commercial node, exists along 34th Street N between 70th Avenue N and Park Boulevard. It consists of a Target, Home Depot, movie theater, and numerous other retail stores and restaurants. This shopping center is within a typical Five (5)-minute walk radius of the subject property.

The land use designation on properties to the north, east and south is RL, and property to the west is designated RU. One property to the northwest is designated Residential Low Medium (RLM). All property surrounding the subject property is zoned R-4, which permits a range of single family detached and attached dwelling units, including townhomes.

The subject property is neither within the Coastal High Hazard Area (CHHA) nor the Coastal Storm Area (CSA). The subject property lies within Flood Zone X which is out of the 500-year floodplain. The subject property is also within Evacuation Zone D

Staff finds that the proposed FLUM amendment from RL to RU is appropriate for the subject property and general area. The desired use of townhomes is currently permitted on the subject property as well as all other surrounding properties. The change in land use would allow the property owner an additional three (3) dwelling units at a density that is consistent with properties directly to the west. While some nonresidential uses are permitted under the RU designation, they could not be built without a request and approval to change the zoning on a property surrounded entirely by residential homes. In addition, retail/commercial development exists less than 400 feet to the west and intensifies approaching 34th Street N. A nominal increase in residential density on the subject property is an appropriate transition, given the proximity to the more intensive retail/commercial node to the west and the higher density single family residential directly adjacent to the west. Staff also finds the amendment to be consistent with the Pinellas County Comprehensive Plan.

**Background Information:**

The LPA unanimously recommended approval of the request during its December 13, 2023, public hearing (Vote 7-0).

Surrounding property owners within 400 feet of the subject property were notified by mail. A sign

advertising the public hearing was posted on the subject property.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Carol Stricklin, Director, Housing and Community Development

**Partners:**

N/A

**Attachments:**

LPA Report

Impacts Analysis

Transportation Analysis

Case Maps

Ordinance

Application

Owner and Encumbrance Report

Survey and Legal Description

Legal Ad

Legal Ad Map

Presentation