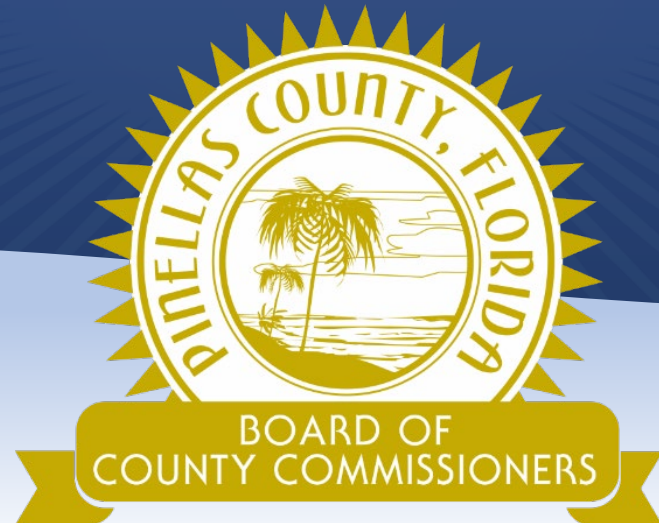


Board of County Commissioners

Case #s FLU-24-02 & ZON-24-04

October 29, 2024



Our Vision:
To Be the Standard for
Public Service in America.

Request

Subject Property: 0.26 acres located at 1310 Gooden Crossing in unincorporated Largo

Future Land Use Map (FLUM) Amendment

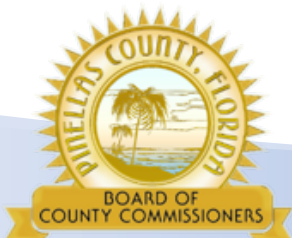
- **From: Commercial Neighborhood (CN)**
- **To: Residential Low (RL)**

Zoning Atlas Amendment

- **From: C-1, Neighborhood Commercial**
- **To: R-3, Single Family Residential**

Existing Use: Vacant

Proposed Use: Single Family Residential (two units)



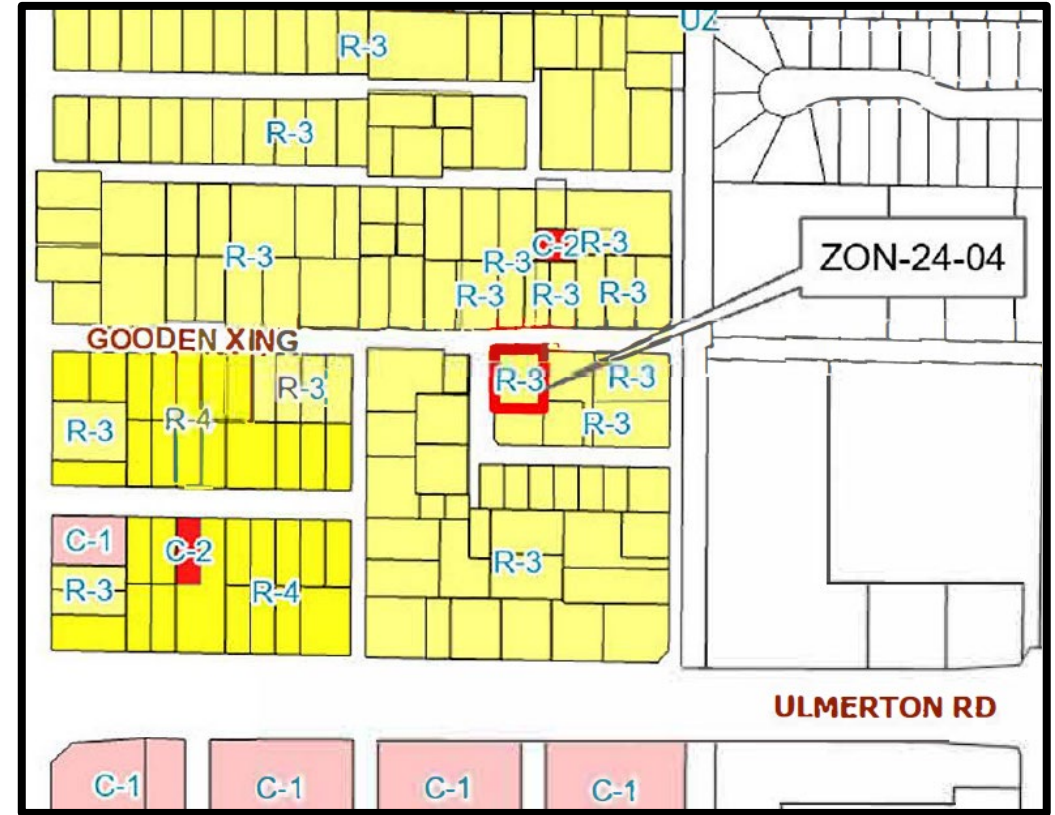
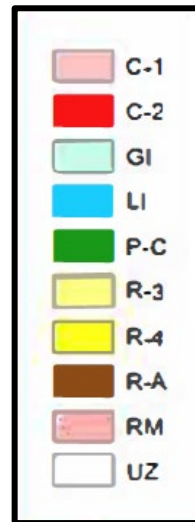
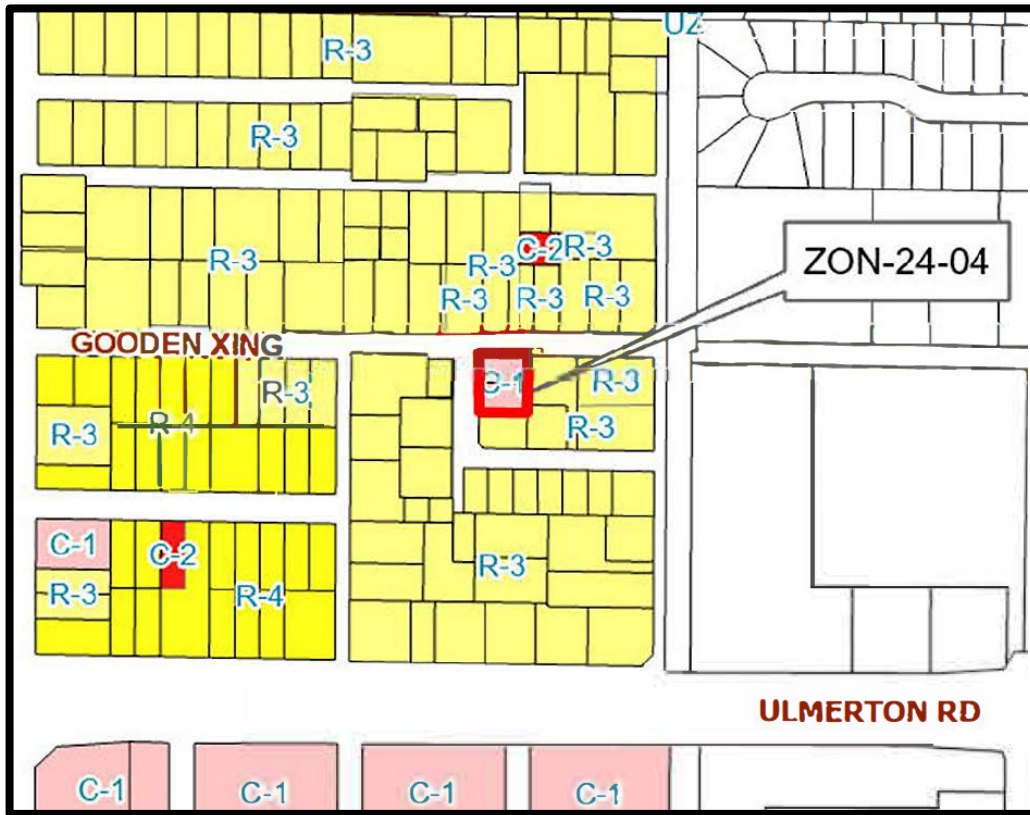
Location



Future Land Use Map (FLUM)



Zoning Atlas



Site Photos



Site Photos

Looking North



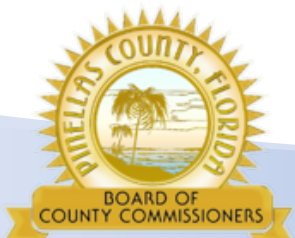
Looking West



Additional Information – Subject Property



- Subject property includes two lots
- Was historically improved as a place of worship but was recently razed
- Desire to develop with detached single family affordable housing
- Land Use and Zoning amendments would allow each lot to be developed with one single family home

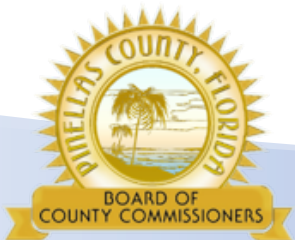


Additional Information – Land Use



Current CN Land Use

- Office, personal service, retail commercial, commercial/business service (neighborhood-scale)
- Limited institutional and manufacturing-light uses
- Residential uses are not permitted
- 0.3 Floor Area Ratio (FAR) for nonresidential uses

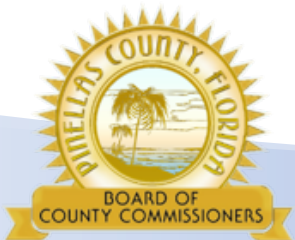


Additional Information – Land Use



Proposed RL Land Use

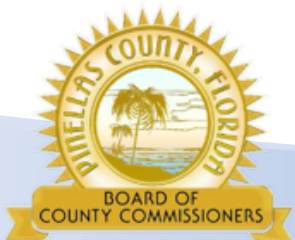
- Residential, and limited institutional and ancillary nonresidential uses
- 5 residential units per acre
- 0.4 FAR for nonresidential uses



Additional Information - Zoning

Current C-1 Zoning

- Limited office uses, restaurants, retail sales and services, banks, health clubs, daycare
- Intended for limited commercial development in or near neighborhoods in which they serve.
- Does not permit single family residential as a primary use.



Additional Information - Zoning

Proposed R-3 Zoning

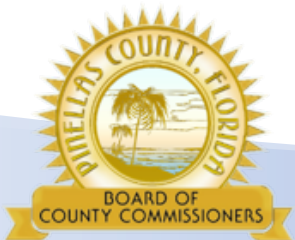
- Allows for single-family detached, community residential home, family day care, parks/recreation
- Minimum lot size of 6,000 square feet
- Maximum building height of 35 feet

Public Notice and Correspondence



Public Notice and Correspondence

- Property owner notices sent – within 250 feet of subject property
- No correspondence received.



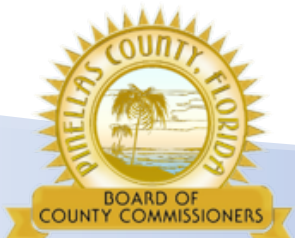
Recommendation – Land Use (FLU-24-02)

Proposed Land Use Amendment (CN to RL)

- Anticipated infrastructure and traffic impacts – insignificant
- Allows development that is compatible and at a density and scale with surrounding neighborhood
- Consistent with the Comprehensive Plan
- Density increase to 5 dwelling units per acre

Staff recommends Approval

Local Planning Agency recommends Approval (Vote 5-0)



Recommendation – Zoning (ZON-24-04)



Proposed Zoning Amendment (CN to R-3)

- Surrounding area is mostly single-family residential with the same or similar land use and zoning designations
- Request will provide opportunity to support single-family affordable housing development that is compatible at a density and scale with the surrounding neighborhood.
- Low flood risk and not within the Coastal High Hazard Area (CHHA)
- Consistent with the Pinellas County Comprehensive Plan.

Staff recommends Approval

Local Planning Agency recommends Approval (Vote 5-0)

