



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-24-04

LPA Public Hearing: September 11, 2024

Applicant: Habitat for Humanity of Pinellas County, Inc.

Representative: Sean King, CSO,
Habitat for Humanity of Pinellas and West Pasco Counties



Subject Property: Approximately 0.26 acre located at 1310 Gooden Crossing in unincorporated Largo.

Parcel ID(s): 04/30/15/00000/430/5800 & 5810

REQUEST:

A Zoning Atlas amendment from C-1, Neighborhood Commercial to R-3, Single-Family Residential on approximately 0.26 acre located at 1310 Gooden Crossing in unincorporated Largo.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed Zoning Atlas amendment consistent with the Pinellas County Comprehensive Plan and recommends approval by the Board of County Commissioners. (The vote was 5-0, in favor, with one board member recused).

Development Review Committee (DRC) RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Zoning Atlas amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report and subject to Future Land Use Map amendment in Case No. FLU-24-02.
 - **Staff further recommends** that the LPA recommend **approval** of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.
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SUMMARY REPORT

The Development Review Committee reviewed and analyzed this application on August 12, 2024. The Staff summary discussion and analysis follows:

The subject site consists of two parcels and is approximately 0.26 acre, located at 1310 Gooden Crossing in unincorporated Largo. The site was historically improved as a place of worship but was recently razed. The subject site is designated Commercial Neighborhood (CN) on the Future Land Use Map (FLUM) and zoned C-1, Neighborhood Commercial. Habitat for Humanity of Pinellas County wishes to develop the two vacant properties into affordable housing, single-family residential homes, which are not permitted under the current land use and zoning designations. The applicant is proposing a FLUM amendment (case # FLU-24-02) to Residential Low (RL), which allows up to 5.0 residential units per acre, and a zoning change to R-3, Single-Family Residential, which requires minimum lot sizes of 6,000 square feet. The proposed RL category would allow one single-family home on each lot, based on its acreage. By comparison, the existing CN designation does not allow any residential use. If both requests are approved, the zoning and land use will be compatible and consistent.

Surrounding Uses and Zoning Designations

The subject property is identified in an area that is predominantly low-density single-family residential with the same or similar land use and zoning designations. Across Gooden Crossing and 13th Lane Southwest to the north and west, as well as to the south and east, contain single-family residential lots.

Flood Risk

The subject property has a low flood risk and is not within the Coastal High Hazard Area or Coastal Storm Area.

Conclusion

Staff concludes that the proposed amendment to the RL land use category and R-3 zoning is appropriate for the subject property and is compatible with the surrounding development pattern. The proposed request will provide opportunities to support single-family affordable housing development that is compatible at a density and scale with the surrounding development pattern in the area. Additional impacts to infrastructure are not anticipated. In general, the proposal is consistent with the Pinellas County Comprehensive Plan (see specifically cited goals, objectives, policies, and strategies listed below), subject to the approval of the companion FLUM amendment case.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Commercial Neighborhood	C-1	Vacant
Adjacent Properties:			
North	Residential Low (RL)	R-3	Single-Family Residence
South	Residential Low (RL)	R-3	Single-Family Residence
East	Residential Low (RL)	R-3	Single-Family Residence
West	Residential Low (RL)	R-3	Single-Family Residence

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted goals, objectives, policies, and strategies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE ELEMENT

- Goal 1: Provide a variety of land use character areas to meet the needs of a diverse population and support thriving, resilient, quality communities.
- Objective 1.2 Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.
- Policy 1.2.2 Consider creative regulatory solutions to support (re)development.
- Strategy 2.3.1.2 Place housing in proximity to employment opportunities, services, and amenities.
- Objective 3.1 Increase development and design flexibility to encourage a greater diversity of housing types in Unincorporated Pinellas County.
- Policy 3.1.3 Encourage the implementation of affordable housing developments (AHDs) as defined in the Land Development Code.

HOUSING ELEMENT

- Objective 1.1 Ensure that ample, affordable, safe, and sound housing is available to accommodate current and projected housing needs and market demand.
- Policy 1.1.1 Support a land use pattern that provides a wide range of housing options at varying densities, sizes, types, and tenures in appropriate locations.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: October 29, 2024, at 6:00 p.m.

CORRESPONDENCE RECEIVED TO DATE: No correspondence has been received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: None

ATTACHMENTS: (Maps)