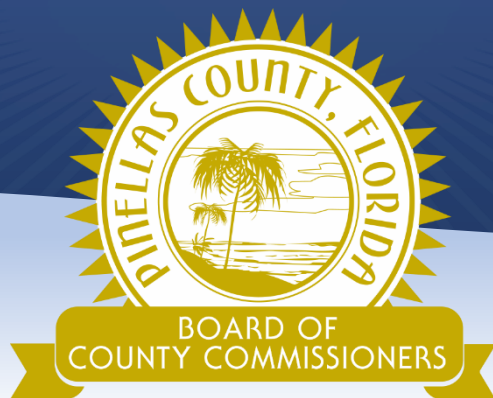


Green Energy for North America, LLC

Case No. FLU-25-09

January 20, 2026



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

Request



Subject Property

Approximately 18.43 acres at 13400 Pine Street in unincorporated Largo

Future Land Use Map Amendment

From: Residential Urban (RU)

To: Residential Medium (RM)

Zoning (*no change*)

Residential Planned Development (RPD)

Current Use

Vacant (former construction & debris landfill and borrow pit)

Proposed Use

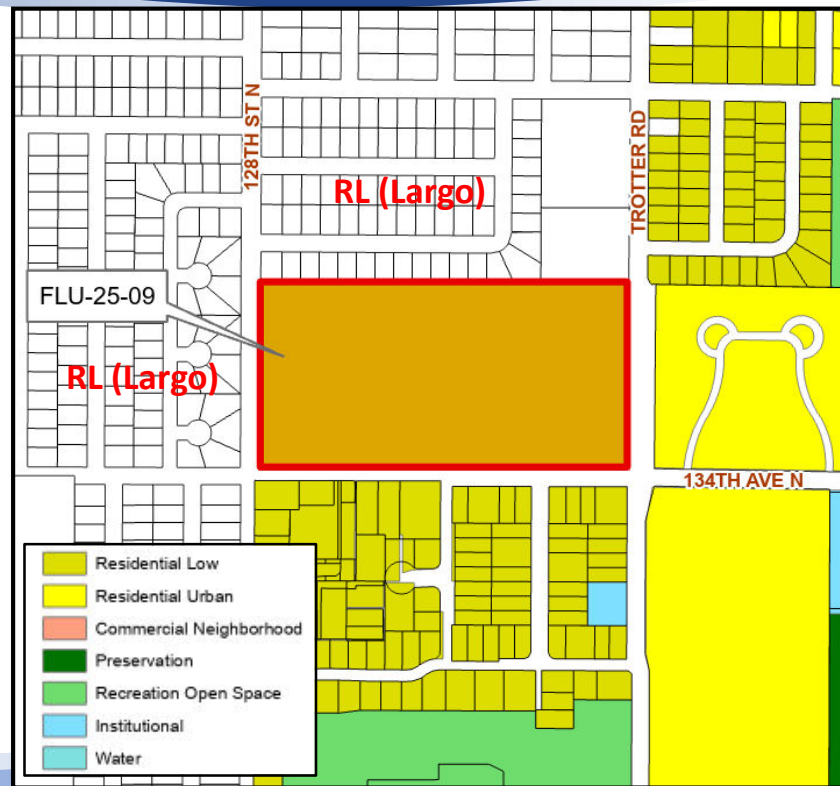
Multi-family housing



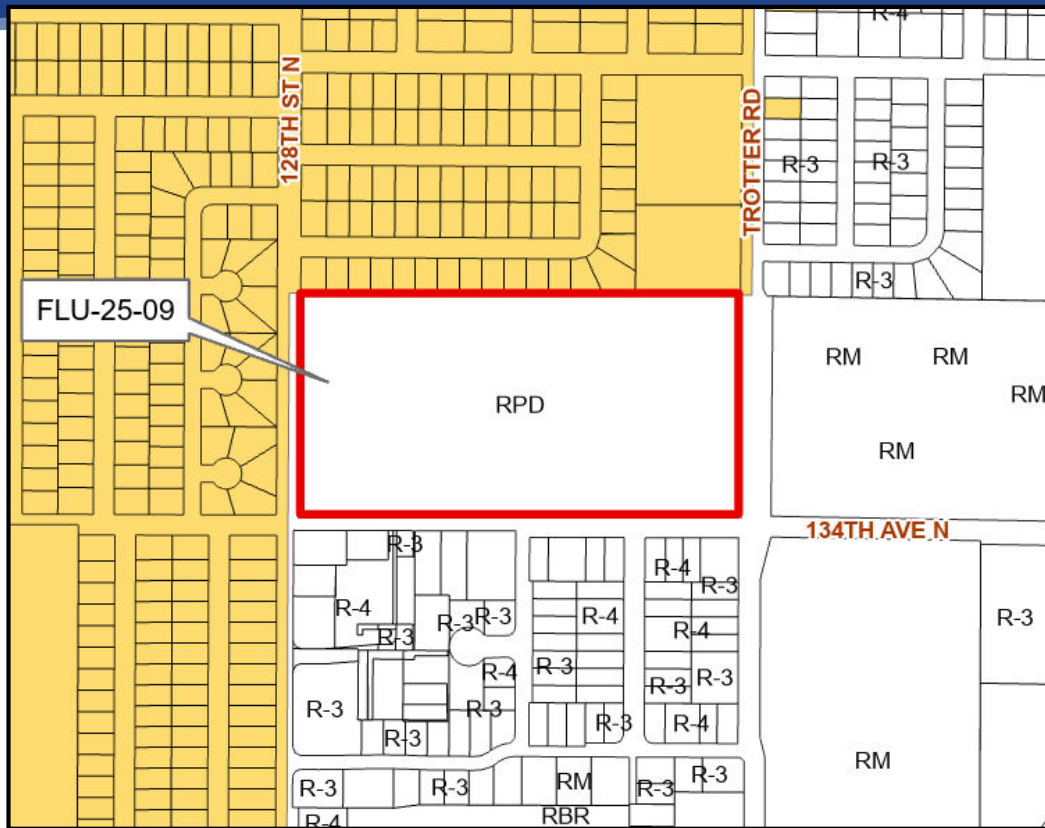
Location



Future Land Use - Request



Zoning



Site Photos



**SW corner of
subject property
looking NE**

Site Photos



**NE corner of
subject property
looking SW**

Site Photos



**Pine Street south
approaching
134th Avenue**



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Site Photos



**Trotter Road
north, north of
134th Avenue**



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Site Photos



**134th Avenue
east at Pine
Street**

Future Land Use

Current RU Land Use

- **Allows residential, institutional, rec/open space**
- ***And* office, personal service/office support, and retail/commercial (with limitations)**
- **Generally appropriate...**
 - *to locations between major employment centers and community and regional shopping centers*
 - *in areas where use and development characteristics are urban residential in nature*
 - *in areas serving as a transition between more suburban and more urban residential areas*
- **7.5 residential units per acre – *up to 138 dwelling units***
- **0.4 FAR for nonresidential uses**

Future Land Use



Proposed RM Land Use

- **Allows residential, institutional, rec/open space**
- **And office, personal service/ office support, and retail/commercial (with limitations)**
- **Generally appropriate...**
 - *to locations in close proximity to major employment centers and community and regional shopping centers*
 - *in areas where use and development characteristics are medium-density residential in nature*
 - *as a transition between less urban and more urban residential and mixed-use areas*
 - *In close proximity to and may have direct access from the arterial and thoroughfare highway network*
- **15 residential units per acre – up to 276 dwelling units**
- **0.5 FAR for nonresidential uses**



RPD, Residential Planned Development

- **Allows a full range of residential dwelling types**
- **Allows complementing nonresidential uses**
- **Development parameters (e.g., height, lot size) are flexible**
- **Requires approval of a Development Master Plan (DMP) by the Board at a public hearing**
 - Has not been submitted

Additional Information - History



Previous FLUM Amendment

- In 2004, from Residential Low (5 units per acre) to Residential Urban (7.5 units per acre)

Development Agreement (DA)

- FLUM change included a DA to allow 207 multi-family dwelling units
- Included an affordable housing density bonus
- Included concept plan and affordability parameters
- Never built, expired

Special Exception (Type-2 Use)

- Approved by Board of Adjustment in 2015
- 207-unit affordable housing development with concept plan
- Never built, expired

Affordable Housing Development (AHD)

- Applicant has expressed interest in building an AHD
- Could allow up to 414 dwelling units with a 50% density bonus as in past approvals (with Residential Medium FLUM amendment)
- No specific AHD request has been submitted at this time



Additional Information - History



Board of County Commissioners (BCC) Meeting – November 18, 2025

- **Applicant representative requested continuance from the BCC at the meeting**
- **Applicant unable to attend meeting due to conflict**
- **BCC granted continuance to January 20, 2026**



Additional Information - Impacts



Potential Traffic Impacts

- **ITE Trip Generation, based on FLUM designations**
 - 627 *additional* daily trips (ADT)
 - 55 *additional* AM peak hour trips
 - 70 *additional* PM peak hour trips

Flood Risk / Environmental

- **Low flood risk**
- **Property is not within the Coastal High Hazard Area (CHHA) or Coastal Storm Area (CSA)**
- **Past C&D landfill may require environmental remediation**



Recommendation



Proposed Future Land Use Map Amendment

- **Subject property is surrounded mostly by long-standing, lower density single family neighborhoods to the north, south, and west**
- **Compatibility concerns with much of the surrounding community**
- **The three adjacent corridors are minor in function and have limited capacity**
- **Past approvals for multi-family on this property included additional assurances such as binding concept plans and affordability parameters**
- **Would allow up to 69 additional units more than approved in past requests, but without accompanying assurances as to how the project would be laid out/built**
- **Inconsistent with the Comprehensive Plan**

Staff recommends Denial

Local Planning Agency recommended Denial (vote 4-2) at the October 8, 2025, meeting

