Green Energy for North America, LLC

Case No. FLU-25-09 November 18, 2025





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

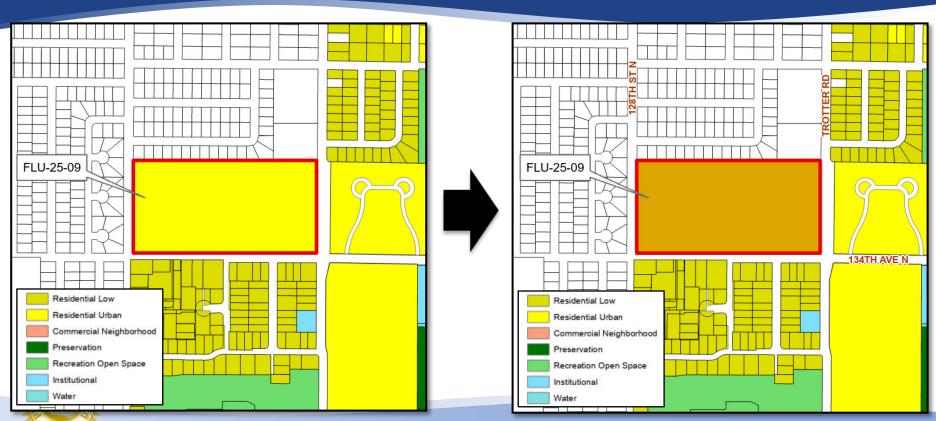






Future Land Use - Request

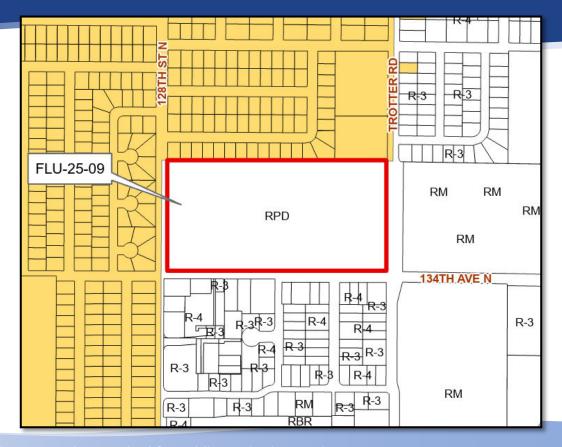




BOARD OF COUNTY COMMISSIONERS

Zoning











SW corner of subject property looking NE







NE corner of subject property looking SW







Pine Street south approaching 134th Avenue







Trotter Road north, north of 134th Avenue







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

Zoning



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), which 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 - 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

