



## LOCAL PLANNING AGENCY (LPA) STAFF REPORT

**Case Number:** ZON-20-5

**LPA Public Hearing:** August 13, 2020

**Applicant:** Habitat for Humanity of Pinellas Co.

**Representative:** Ken Rush

**Subject Property:** Approximately 0.35 acre located at 508 Braginton Street in Unincorporated Largo.

**Parcel ID:** 28/29/15/59526/000/0130



### REQUEST:

Zoning Atlas amendment from C-2 (General Commercial & Services) to R-4 (One, Two & Three Family Residential) on approximately 0.35 acre located at 508 Braginton Street in the unincorporated Largo area. The request would allow for up to three residential units. Three single family detached homes are proposed, one each on three separate lots.

### LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The Local Planning Agency finds that the proposed amendment to the Pinellas County Zoning Atlas is consistent with the Pinellas County Comprehensive Plan and recommends approval of the proposed amendment (The vote 7-0, in favor)

### PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Zoning Atlas amendment **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **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 (DRC) reviewed this application on July 17, 2020. The DRC Staff summary discussion and analysis follows:

The subject property is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and is zoned C-2, General Commercial & Services. The RU land use is generally incompatible with commercial

zoning. The site is currently vacant but once contained a single-family home that was recently demolished.

The new owner of the subject property, Habitat for Humanity of Pinellas County, Inc., wishes to build three single family detached homes. This would be made possible by the proposed R-4 zoning district, which allows single family detached lots to be as small as 5,000 square feet and 50 feet wide. The existing C-2 zoning district does not allow single family residential uses. The home previously on the property predated the zoning code (built in 1948) and was nonconforming.

The subject property is within an unincorporated enclave surrounded by the City of Largo. The area contains a mixture of various residential housing types. An apartment complex within Largo is adjacent to the north, mobile home parks are to the east and south across Braginton Street, and a single-family home is to the west.

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate for the subject property. The R-4 zoning will provide the opportunity for single family home development, which is compatible with the RU land use and the surrounding development pattern. The maximum residential density, which is based on the FLUM, is not increasing, therefore additional impacts to infrastructure are not anticipated. In general, the proposal is consistent with the Pinellas County Comprehensive Plan, will remove a general inconsistency between land use and zoning, and is appropriate for this location.

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#### **SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Residential Urban	C-2	Vacant
<b>Adjacent Properties:</b>			
<b>North</b>	Largo	Largo	Apartment Complex
<b>East</b>	Residential Urban	RMH	Mobile Home Park
<b>South</b>	Residential Urban	RMH	Mobile Home Park
<b>West</b>	Residential Urban	R-3	Single Family Home

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#### **IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN**

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

#### **FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT**

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Policy 1.2.4 Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

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**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 20, 2020

**CORRESPONDENCE RECEIVED TO DATE:** No correspondence received.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:** One person spoke in opposition virtual.

**ATTACHMENTS:** (Maps)