



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: FLU-25-09

LPA Public Hearing: October 8, 2025

Applicant: Green Energy for North America, LLC

Representative: Katie Cole, Hill Ward Henderson

Subject Property: Approximately 18.43 acres located at 13400 Pine Street in unincorporated Largo.

Parcel ID(s): 05-30-15-00000-440-0300



REQUEST:

Future Land Use Map (FLUM) amendment from Residential Urban (RU) to Residential Medium (RM).

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed Future Land Use Map amendment inconsistent with the Pinellas County Comprehensive Plan and recommends denial by the Board of County Commissioners. (The vote was 4-2, in favor of denial.)

Development Review Committee (DRC) RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Future Land Use Map amendment **inconsistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **denial** of the proposed Future Land Use Map amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on September 8, 2025. The staff summary discussion and analysis follow:

The subject property consists of one parcel totaling 18.43 acres located at 13400 Pine Street in the unincorporated Ridgecrest community. It is on the north side of 134th Avenue North between Pine Street and Trotter Road about 0.35 mile west of Ulmerton Road and borders the City of Largo to the north and west. The entire property is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and is zoned RPD, Residential Planned Development. The RU FLUM category allows a base residential density of 7.5 units per acre that would provide up to 138 units on the subject property.

The subject property was historically used as a construction and debris (C&D) landfill and borrow pit but is currently vacant. In 2004, the FLUM category was changed to RU from Residential Low (5.0 units per acre maximum) and a Development Agreement was approved to allow for 207 multifamily units via an affordable housing density bonus. The Development Agreement included a concept plan for the development and established affordability parameters for utilization of the density bonus. The project never commenced and the Development Agreement subsequently expired. In 2015, the Pinellas County Board of Adjustment approved a Special Exception (now called a Type-2 Use approval) that also allowed for a 207-unit affordable housing development on the subject property. That approval included a binding concept plan but has also since expired.

The current request contemplates developing the subject property with multifamily housing at a higher density than is allowed by the existing RU category. A FLUM amendment to Residential Medium (RM) is proposed. With a maximum density of 15.0 dwelling units per acre, RM would allow up to 276 residential units. The applicant has also indicated a desire to construct affordable housing but is not currently requesting an affordable housing density bonus and has not defined the affordability parameters. If the requested change to RM was approved and a 50 percent affordable housing density bonus were applied as in the past approvals, up to 414 units would be allowed. Importantly, the property's Residential Planned Development (RPD) zoning allows for multifamily residential but requires a Development Master Plan (DMP) to set parameters such as number and type of residential units, building height, setbacks, etc. The applicant is not seeking a DMP concurrently with this FLUM amendment request and no concept plan has been provided.

Surrounding Uses

The subject property is surrounded primarily by residential uses. Immediately adjacent to the north and across Pine Street to the west are single family detached homes within the City of Largo. A mix of single family detached homes and duplexes are to the south across 134th Street North and a multifamily affordable housing development is being constructed to the east across Trotter Road. Institutional uses including places of worship, a Boys & Girls Club, and a fire station are also in the general vicinity. The multifamily development being constructed to the east has the same RU FLUM category that the subject property currently has and is utilizing an affordable housing density bonus (approximately 11.25 units per acre). The surrounding single-family neighborhoods are designated Residential Low (RL) or are within the City of Largo. They are generally developed at around 4 to 5 units per acre. The nearest unincorporated RM-designated land is approximately 0.4 mile to the southeast across Ulmerton Road.

Flood Risk/Environmental

The subject property is not flood prone and is not within the Coastal High Hazard Area (CHHA) or the Coastal Storm Area (CSA). Its past use as a C&D landfill may require some environmental remediation, which would be determined during site plan review and permitting.

Transportation Impacts and Service Area

Comparing the current development potential of the subject property under the existing RU FLUM designation with that of the proposed RM designation, the proposal could generate approximately 627 additional daily vehicle trips, 55 additional AM peak hour trips, and 70 additional PM peak hour trips on the surrounding roadways. In comparison to the previously approved 207-unit development, the proposal could generate approximately 313, 28, and 35 additional daily, AM peak hour, and PM peak hour trips, respectively. A transportation management plan may be required as determined during site plan review. The subject property is within the County's potable water and sanitary sewer service areas.

Conclusion

The Pinellas County Comprehensive Plan promotes mixed-income communities and encourages the implementation of missing middle and affordable housing development opportunities. In addition, the subject property is located within an area of the County that is less susceptible to flood hazards and not subject to the accompanying density increase issues of putting more residences in vulnerable locations. The proposal as submitted, however, generates compatibility concerns with much of the surrounding community. Long-established single-family neighborhoods exist immediately to the north, south, and west. Past approvals for multifamily development on the subject property had additional assurances in the form of binding concept plans and housing affordability parameters. Features such as enhanced buffering and compact building footprints could help lessen the impacts on surrounding properties. This current request would allow at least 70 additional residential units than the past approvals without the accompanying assurances of how the project will be laid out or if any of the units would qualify as affordable. For these reasons, Staff recommends denial of the request.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Urban	RPD	Vacant
Adjacent Properties:			
North	City of Largo	City of Largo	Single Family
South	Residential Low (RL)	R-3 & R-4	Single Family & Duplex
East	Residential Urban (RU)	RM	Multifamily
West	City of Largo	City of Largo	Single Family

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

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

FUTURE LAND USE ELEMENT

STRATEGY 2.3.1.6: Provide adequate buffering and land use/development transitions to minimize incompatibility of uses.

OBJECTIVE 2.4: Maintain the integrity and viability of existing neighborhoods by promoting high-quality development patterns and forms.

POLICY 2.4.1: Utilize design standards and the Land Development Code to enhance a neighborhood's identity and unique sense of place by protecting existing character and promoting context sensitive infill and (re)development.

HOUSING ELEMENT

STRATEGY 1.1.1.1: The Future Land Use Map will designate areas for varying densities and types of housing, and implemented through the Land Development Code, considering:

- The natural environment
- Employment and education locations
- Transportation accessibility
- Support facilities and services

- Surrounding land uses, and
- The integrity and viability of existing neighborhoods

Staff finds that the proposed amendment could be considered **consistent** with the following adopted goals, objectives, policies, and strategies of the Pinellas County Comprehensive Plan, depending on the affordability parameters of the project, which are not defined:

FUTURE LAND USE ELEMENT

GOAL 3: Promote mixed-income communities that provide a range of housing types and costs to meet the needs of our residents.

POLICY 3.1.2: Encourage the implementation of missing middle housing as defined in the Countywide Plan.

POLICY 3.1.3: Encourage the implementation of affordable housing development (AHDs) as defined in the Land Development Code.

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: November 18, 2025, at 6:00 p.m.

CORRESPONDENCE RECEIVED TO DATE: None

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Two persons appeared in opposition, generally concerned with issues such as density, the environment, traffic, and flooding.

ATTACHMENTS: Maps; Traffic Impacts; Impacts Assessment