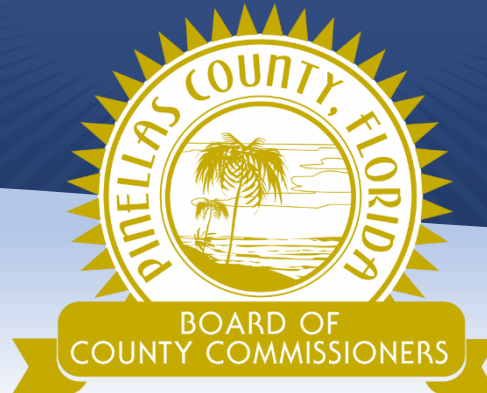


# Board of County Commissioners

Case #ZLU-20-10

December 15, 2020



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

# Request

## Subject Area

**Approximately .55 acre vacant parcel in unincorporated Largo**

## Future Land Use Amendment

**From: Residential Low (RL)**

**To: Residential Low Medium (RLM)**

## Zoning Atlas Amendment

**From: R-3 (Single-Family Residential) & R-4 (One, Two & Three Family Residential)**

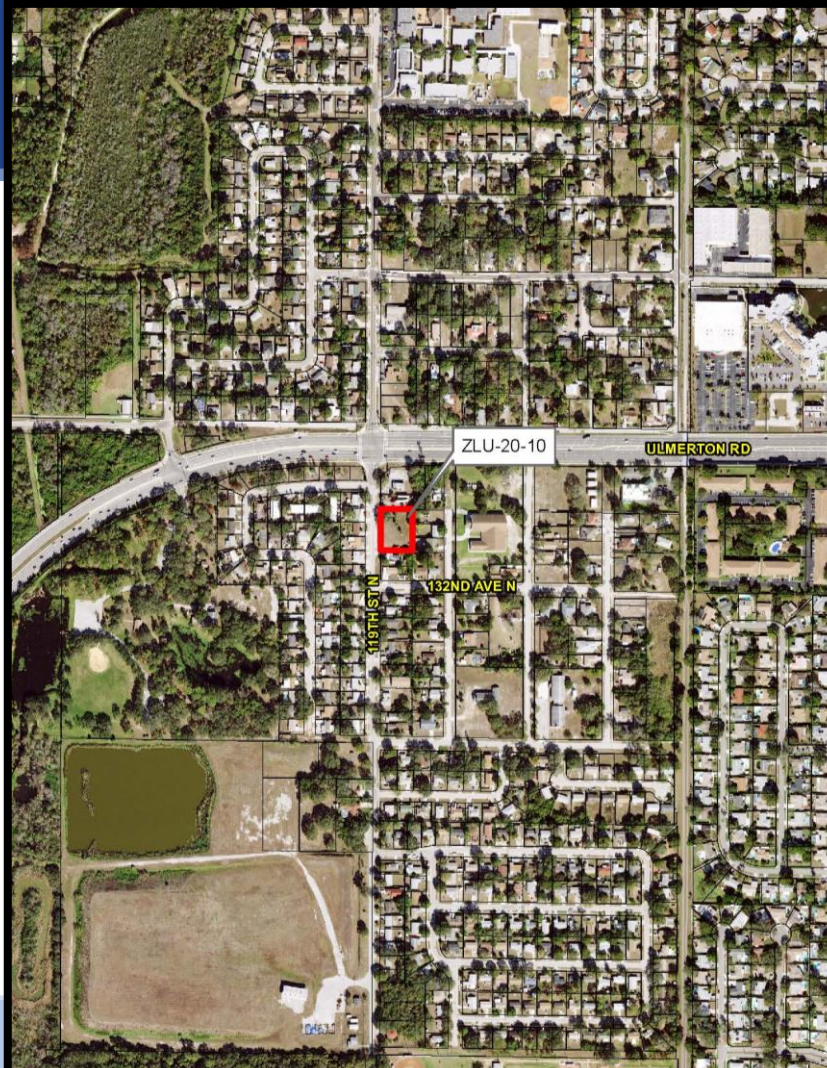
**To: RM (Multifamily Residential)**

## Proposed Use

**Veteran's housing (multifamily development)**



# Location



Surrounding property owners within 400 feet were notified by mail.

# Zoning/Future Land Use



# Site Photos



# Site Photos



Looking east at subject site from 119<sup>th</sup> Street

# Site Photos



Looking to the north along  
119<sup>th</sup> Street

# Site Photos



Looking to the south along  
119<sup>th</sup> Street



# Site Photos



**Looking to the west at the  
properties behind the subject site**

# Additional Information

## Intended Use

**Redevelop this site with a 9 unit Veteran's affordable housing multifamily development**

## Potential Impacts

- **Traffic – Approval will generate increased daily trips. However, this increase will not change the Level of Service on surrounding roadways (11 trips based on the maximum potential RLM units, 30 trips based on the addition of Affordable Housing Density bonus)**
- **Density:**
  - **Residential Low (5.0 upa) maximum of 3 residential units**
  - **Residential Low Medium (10.0 upa) maximum of 6 residential units**
  - **If approved for Affordable Housing Density Bonus, 9 residential units**

# Additional Info & Recommendation



## Proposed Land Use and Zoning amendments are appropriate

- **Compatible with the surrounding area**
- **Consistent with the surrounding developed density**
- **Consistent with the Comprehensive Plan**
- **Consistent with the Countywide Plan**

## Staff recommends Approval

**Local Planning Agency – Recommended Approval, 6-0 vote**

