



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: Z/LU-21-03

LPA Public Hearing: May 13, 2021

Applicant: Habitat for Humanity of Pinellas County, Inc.

Representative: Ken Rush

Subject Property: Approximately 0.65 acre located at 1201 Gooden Crossing in unincorporated Largo.

PARCEL ID(S): 04/30/15/00000/430/5300



REQUEST:

Future Land Use Map amendment from Commercial Neighborhood (CN) to Residential Low (RL) and a Zoning Atlas amendment from C-2 (General Commercial & Services) to R-3 (Single-Family Residential) on approximately 0.65 acres located at 1201 Gooden Crossing. The request would allow for three single-family detached homes on minimum 6,000 square foot lots at a maximum density of 5.0 units per acre.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that proposed Future Land Use Map and Zoning Atlas amendments are consistent with the Pinellas County Comprehensive Plan and recommends approval. (The vote 7-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed FLUM and Zoning Atlas amendments to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on April 12, 2021. The DRC Staff summary discussion and analysis follows:

The subject property consists of a 0.65-acre parcel located at 1201 Gooden Crossing in unincorporated Largo. The property is currently vacant. It is designated Commercial Neighborhood (CN) on the Future Land Use Map (FLUM) and is zoned C-2, General Commercial & Services, which requires minimum lot sizes of 10,000 square feet. The applicants wish to develop the site as three single-family residential lots, which is not permitted under the current land use and zoning designations. They are proposing a FLUM amendment to Residential Low (RL), which allows up to 5.0 residential units per acre, and a zoning change to R-3, Single-Family Residential, which requires minimum lot sizes of 6,000 square feet. The proposed RL category would allow up to three single-family units on the property based on its acreage. By comparison, the existing CN category does not allow any residential units.

The subject property is designated Retail & Services (R&S) on the Countywide Future Land Use Map, which allows up to 24 residential units per acre. Therefore, this proposal will not require a Countywide Map amendment.

Surrounding Uses

The subject property is adjacent to predominantly single-family residential, commercial and institutional lots of various sizes. The properties to the south, west, and north are largely zoned R-3 residential, with a couple of commercial zoned properties intermingled to the northwest and southwest. The properties to the east are in the City of Largo and are comprised of commercial, warehouse, and office uses. The surrounding land use designations are RL to the south and west. The properties directly adjacent to the north and northwest have Institutional and CN land use designations, respectively. Most of the lots in the neighborhood are consistent with the minimum required dimensions of the requested R-3 zoning district. There are a few substandard lots which either have received a variance to allow development or are remnant metes and bounds lots.

Transportation and Infrastructure Impacts

Comparing the current development potential of the subject property with the potential use associated with the requested RL FLUM designation, the proposal could decrease trips on the surrounding roads by approximately 366 average daily trips. The nearest level of service (LOS) regulated roadway is Ulmerton Road to the south. In this location, Ulmerton Road is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.631 and is not considered deficient. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways.

The subject property is within Pinellas County's wastewater treatment and water supply service area. The proposal could decrease demand on potable water supplies by 1,329 gallons per day and decrease demand on wastewater treatment facilities by 1,565 gallons per day. In reference to solid waste, the proposal could decrease the amount of solid waste generated by approximately 38 tons per year.

Conclusion

Staff is of the opinion that the proposed RL land use category and R-3 zoning district are appropriate based on the subject property's proximity to locations with the same or similar designations, general compatibility with the surrounding area, anticipated limited impacts to infrastructure, consistency with the Pinellas County Comprehensive Plan, and consistency with the Countywide Plan.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Commercial Neighborhood	C-2	Vacant
Adjacent Properties:			
North	Institutional	R-3	Church
East	Residential/Open Space	UZ	Pinellas Trail
South	Residential Low	R-3	Vacant
West	Residential Low Commercial Neighborhood	R-3 & C-2	Single Family Residential & Vacant

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 1.2.2. The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

Policy 1.2.3. Plan designation 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.

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: June 22, 2021

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or in opposition.

ATTACHMENTS: (Maps)