



Pinellas County

Staff Report

File #: 20-1765A, **Version:** 1

Subject:

Case No. Q ZON-20-5 (Habitat for Humanity of Pinellas County, Inc.)

A request for a zoning change from C-2, General Commercial and Services to R-4, One, Two and Three Family Residential on approximately 0.35 acre located at 508 Braginton Street in unincorporated Largo.

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. ZON-20-5 is recommended for approval:

A Resolution approving the application of Habitat for Humanity of Pinellas County, Inc. for a change in zoning from C-2, General Commercial and Services to R-4, One, Two and Three Family Residential.

- The applicant is seeking a zoning change on 0.35 acre of vacant land.
- The zoning change will allow for the construction of three single family homes.
- The proposed R-4 zoning district is more compatible with the property's Residential Urban land use.
- The Local Planning Agency unanimously recommended approval of the request (vote 7-0). One person appeared in opposition.
- No correspondence in favor or in opposition has been received.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

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.

The applicant 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 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 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.

The maximum residential density, which is based on the FLUM, is not increasing, therefore additional impacts to infrastructure are not anticipated. 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 proposal is consistent with the Pinellas County Comprehensive Plan and appears appropriate for this location.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its August 13, 2020 public hearing (Vote 7-0). One person appeared in opposition due to a concern over alleged contamination on the subject property from a previous owner. Such issues will be addressed during site permitting.

Surrounding property owners within 400 feet of the subject property were notified by mail. A sign advertising the public hearings was posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Brian Lowack, Interim Director, Housing & Community Development.

Partners:

N/A

Attachments:

LPA Report

Maps

Boundary Surveys

Resolution

Power Point Presentation

Map of Public Notification