



# Pinellas County

## Staff Report

---

**File #:** 21-1038A, **Version:** 1

---

### **Subject:**

Case No. Q Z/LU-21-03 (Habitat for Humanity of Pinellas Co., Inc.)

A request for a zoning change from C-2, General Commercial and Services to R-3, Single Family Residential and a land use change from Commercial Neighborhood to Residential Low on approximately 0.65 acre located at 1201 Gooden Crossing in unincorporated Largo.

### **Recommended Action:**

Based upon evidence and findings contained in the staff report and attachments, Case No. Z/LU-21-03 is recommended for approval:

- 1.) An Ordinance approving the application of Habitat for Humanity of Pinellas Co., Inc. for a land use change from Commercial Neighborhood to Residential Low on approximately 0.65 acre located at 1201 Gooden Crossing in unincorporated Largo.
  - 2.) A Resolution approving a zoning change from C-2, General Commercial and Services to R-3, Single-Family Residential.
- The applicant is seeking land use and zoning changes on a 0.65-acre property that is currently vacant.
  - The applicant is proposing to develop three single-family detached residential units on three separate lots, which is the maximum that would be allowed.
  - The Local Planning Agency recommended approval of the request (vote 7-0); no one from the public spoke in favor or in opposition at the hearing.
  - No correspondence 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 consists of a 0.65-acre parcel located at 1201 Gooden Crossing in unincorporated Largo. The property is currently vacant, but formerly housed commercial retail and service uses. It is designated Commercial Neighborhood (CN) on the Future Land Use Map (FLUM) and is zoned C-2, General Commercial & Services. The applicants wish to redevelop the site with 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 a minimum lot size of 6,000 square feet and a minimum lot width of 60 feet. The proposed RL category would allow a maximum of three single-family units on the property based on its acreage.

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.

The subject property is in close proximity to single-family residential, commercial/warehouse and institutional uses on 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 Pinellas Trail is located nearby to the east on the other side of Railroad Avenue. 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.

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 change in average daily trips is not expected to significantly impact the operational characteristics of area roadways.

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.

**Background Information:**

The Local Planning Agency (LPA) recommended approval of the request during its May 13, 2021 public hearing (Vote 7-0).

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

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Carol Stricklin, Director, Housing and Community Development

**Partners:**

N/A

**Attachments:**

LPA Report  
Case Maps  
Impact Assessment  
Traffic Analysis  
Resolution  
Ordinance

Response to Question # 13  
Boundary Survey  
Public Notification Map  
Power Point Presentation  
Legal Ad  
Legal Ad Map