



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 20-11

City of Largo

July 21, 2020



City of Largo Requested Action

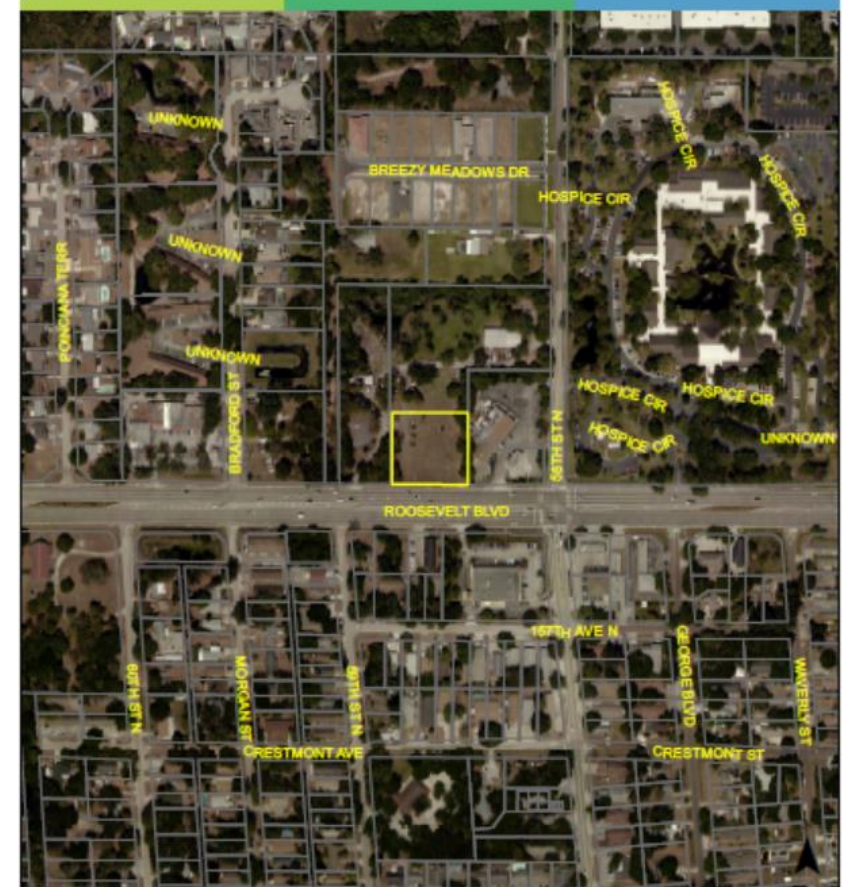
- The City of Largo seeks to amend a property from Public/Semi-Public to Retail & Services
- The purpose of the proposed amendment is to allow for the development of a gas station and convenience store



Site Description

- **Location:** 2188 58th Street North
- **Area Size:** Approximately 1.06 acres
- **Existing Uses:** Grass parking lot
- **Surrounding Uses:** Residential, administrative offices, convenience store

Case CW20-11
Map 3: Aerial Map



JURISDICTION:	Largo	FROM:	Public/Semi-Public	0	250	500	Feet
AREA:	1.069 Acres	TO:	Retail & Services				



Front of the Subject Property



South of the Subject Property



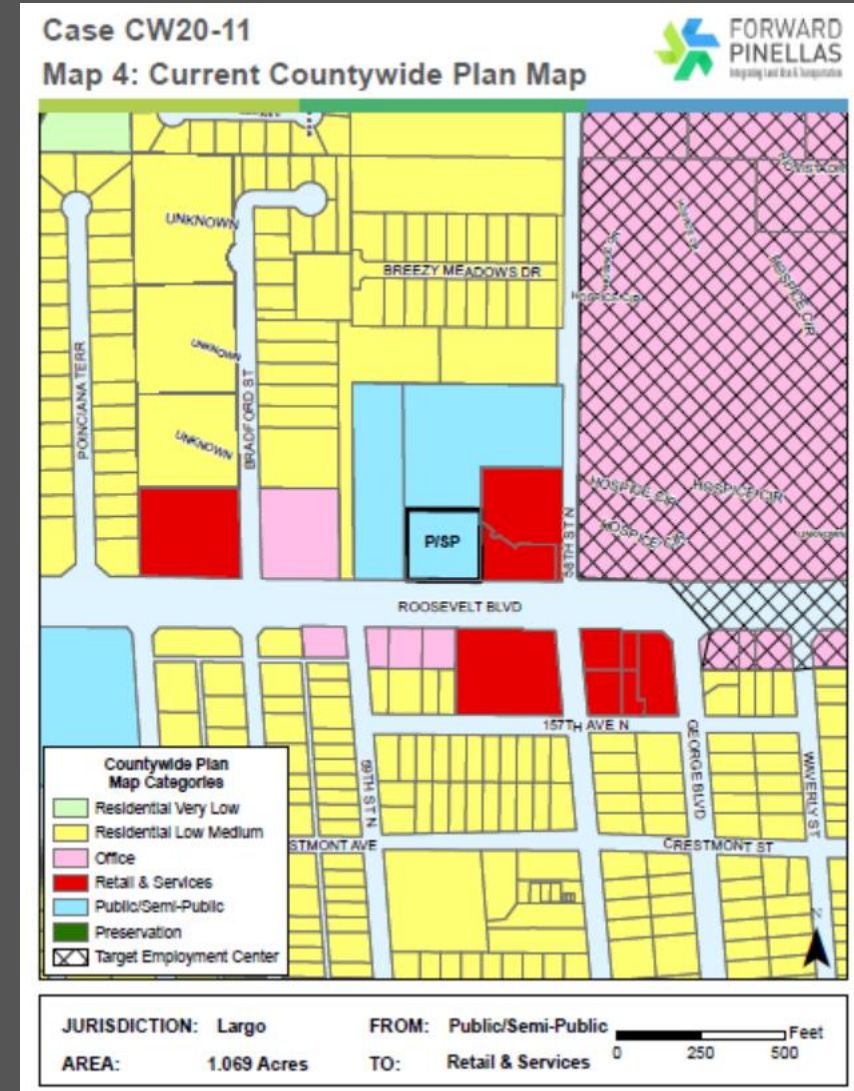
West of the Subject Property



Current Countywide Plan Map Category

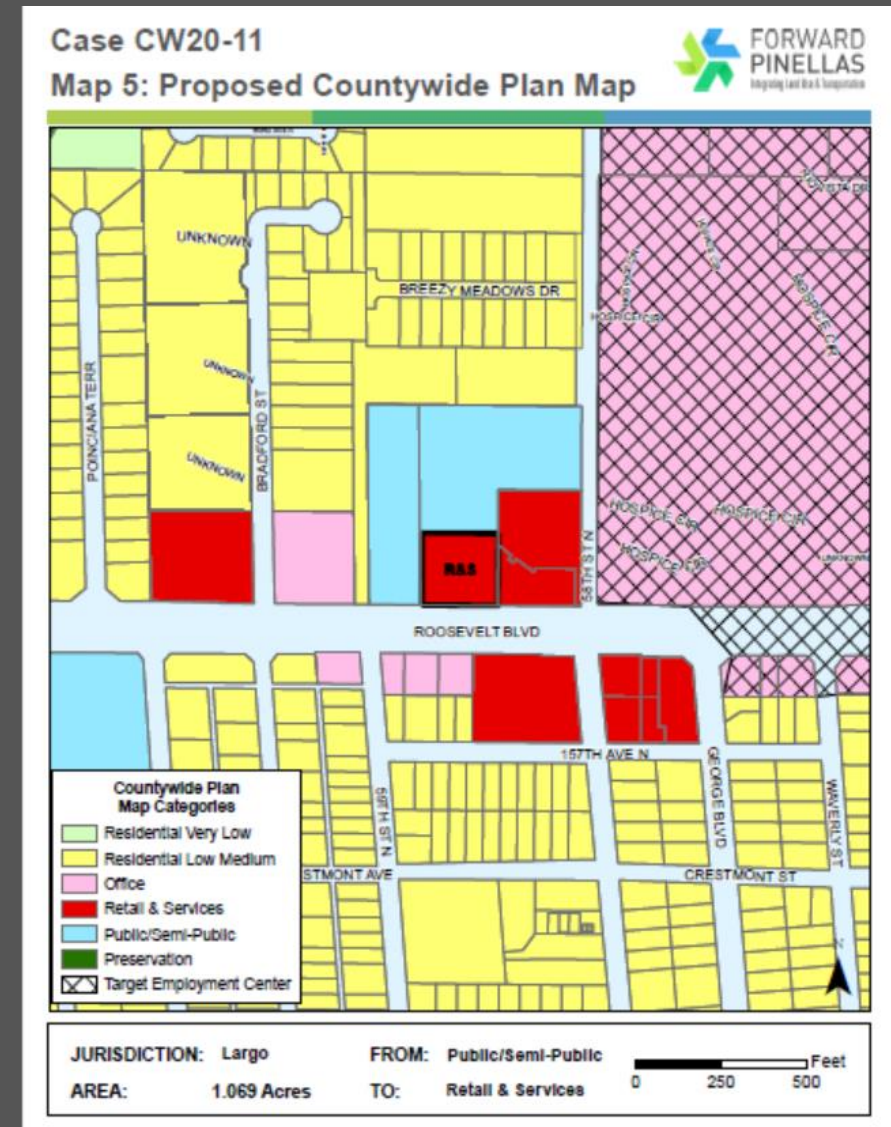
- **Category:** Public/Semi-Public
- **Permitted Uses*:** Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse-Light; Storage/Warehouse-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential
- **Density/Intensity Standards:** – Institutional uses shall not exceed a floor area ratio (FAR) of .65, except for hospital use which shall not exceed an FAR of 1.0 within any single jurisdiction, subject to and based on the bonus provision set forth below. Institutional uses shall not exceed an impervious surface ratio (ISR) of .85

*uses not subject to acreage thresholds



Proposed Countywide Plan Map Category

- **Category:** Retail & Services
- **Permitted Uses:** Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light
- **Density/Intensity Standards:** (Non-Residential Use) Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Retail & Services category.
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS “D” or better, therefore those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located within a SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): The amendment area is not located with CHAA; therefore, those policies are not applicable.
5. Activity Center and Multimodal Corridor Plan Categories: Does not involve AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The proposed amendment is not adjacent a public educational facility; therefore, those policies are not applicable. The proposed amendment is adjacent to Unincorporated Pinellas County. Pinellas County staff reviewed the application and found no issues with the amendment.
7. Reservation of Industrial Land: Does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category.



Public Comments

- There were no public comments for Case CW 20-11.

