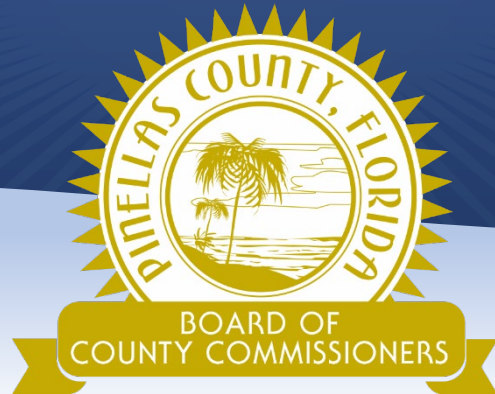


# Board of County Commissioners

Case #FLU-21-05

January 25, 2022



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

# Request

## Subject Property

**Approximately 0.33 acre at 90 20<sup>th</sup> Terrace SW in unincorporated Largo**

## Future Land Use Amendment

**From: Residential Low (RL)**

**To: Commercial General (CG)**

## Zoning Atlas (no change)

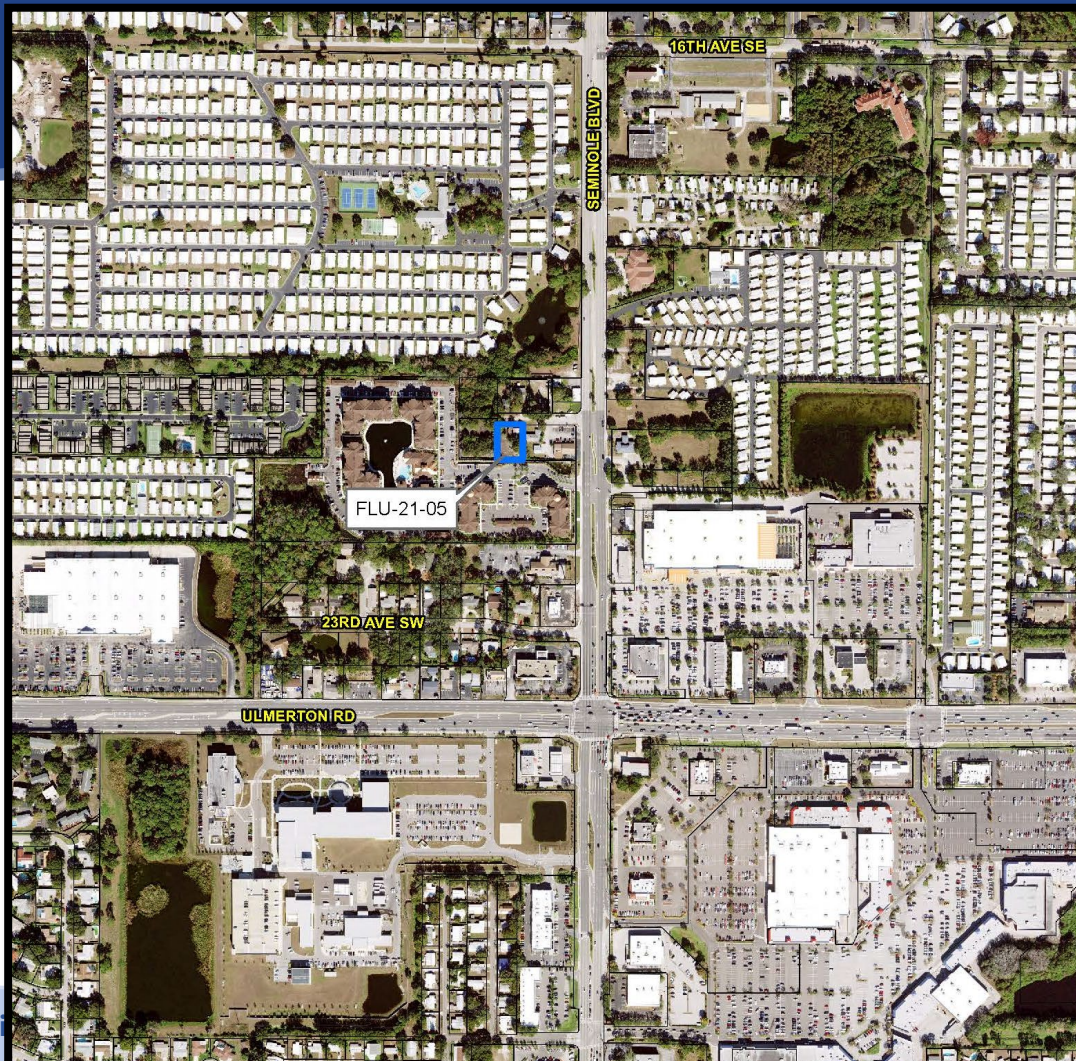
**C-2, General Commercial & Services**

**Existing Use: One vacant parcel**

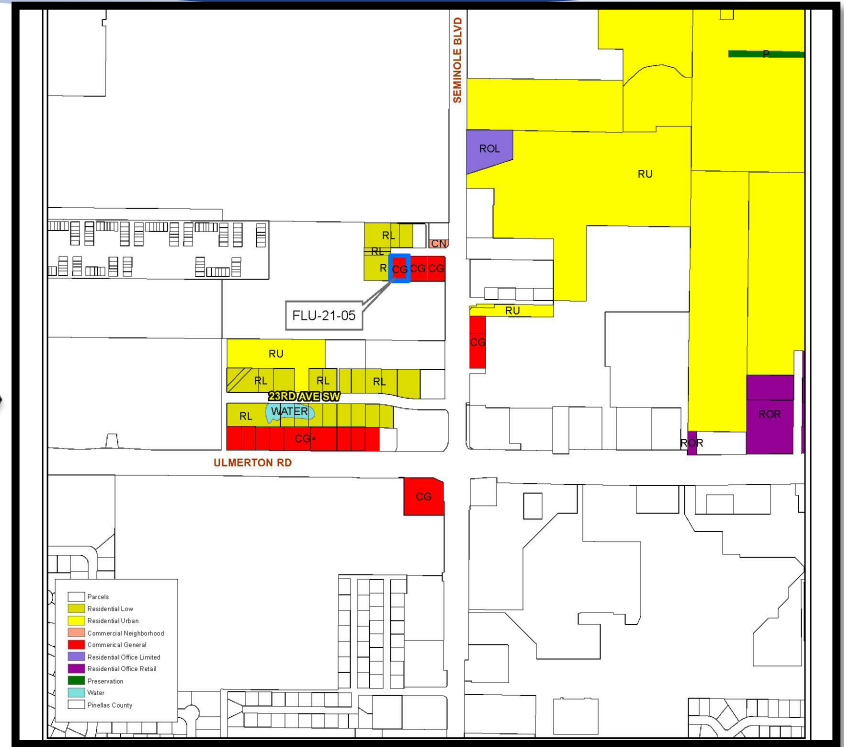
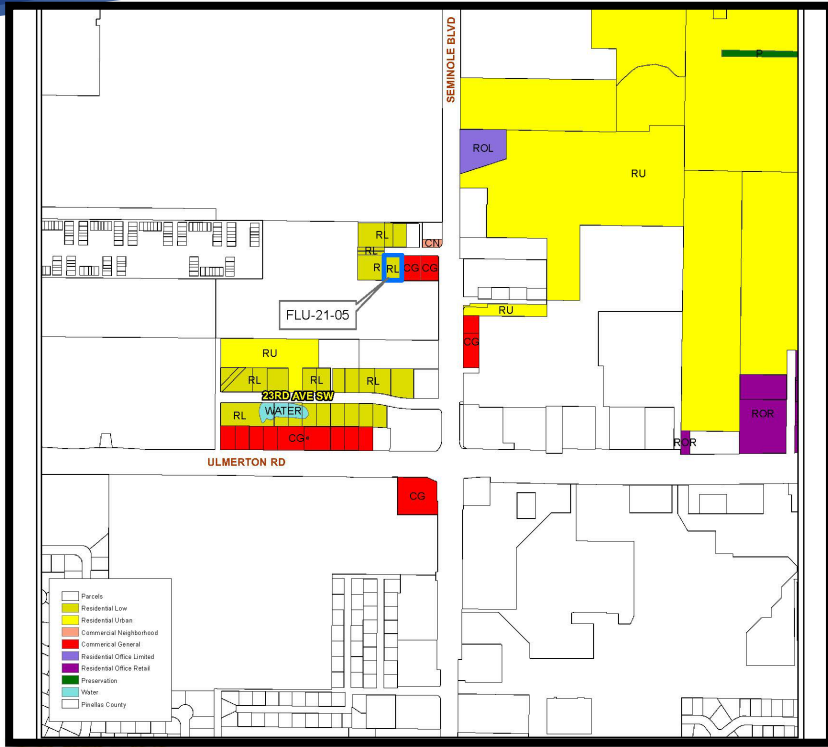
**Proposed Use: Undetermined**



# Location



# Zoning/Future Land Use





# Site Photos





# Site Photos



**Looking at subject property  
from 20<sup>th</sup> Terrace SW**

# Site Photos



Looking west along 20<sup>th</sup> Terr SW



Looking east from near subject site

# Additional Information

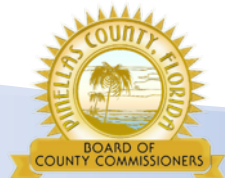
## Potential Future Uses

- **Proposed CG (24.0 upa) would allow up to 8 multi-family units**
- **Range of commercial uses would be available**
- **Adjacent to City of Largo's "Largo Mall Activity Center"**
  - **An area that planned to serve uses and development characteristics that are high density residential in nature; and served by a complete range of urban services.**

## Potential Traffic Impacts

**Approval could generate up to 355 additional daily trips**

**Will not change the Level of Service on surrounding roadways**





# Recommendation

## Proposed Future Land Use Amendment

- **Surrounding area contains a broad mix of uses**
- **CG is compatible with adjacent and nearby commercial uses**
- **Increases compatibility with the subject property's C-2 zoning district**
- **Consistent with the Comprehensive Plan**

**Development Review Committee recommends Approval  
Local Planning Agency – recommended approval (4-0 vote)**

