

Countywide Planning Authority Countywide Plan Map Amendment

Case CW 24-15 – Largo

October 15, 2024

Local Government Request

Subject Property

- 1.12-acre site
- 2565 Haines Bayshore Road

Existing Countywide Plan Map Category (future land use)

- Residential Low Medium

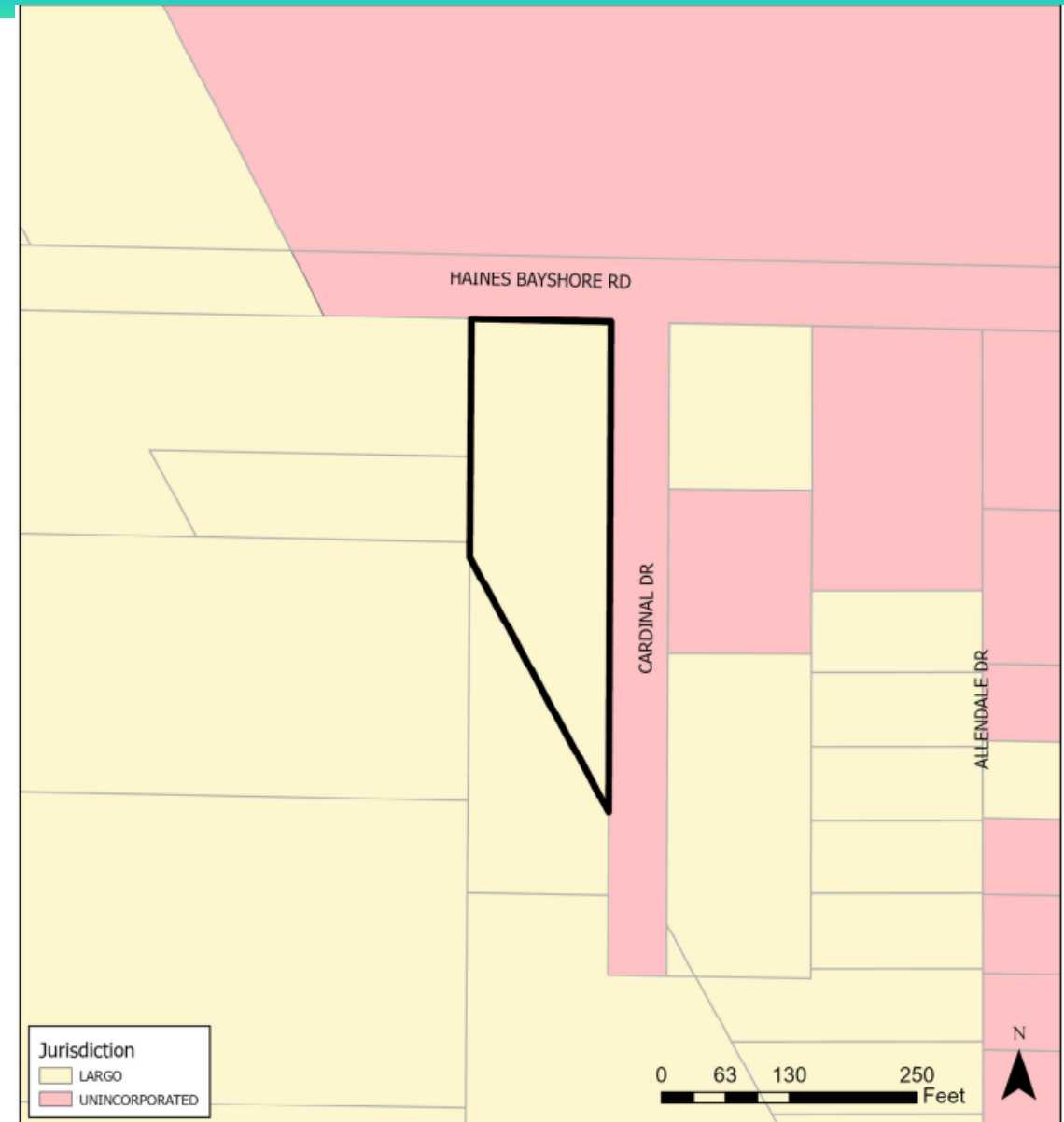
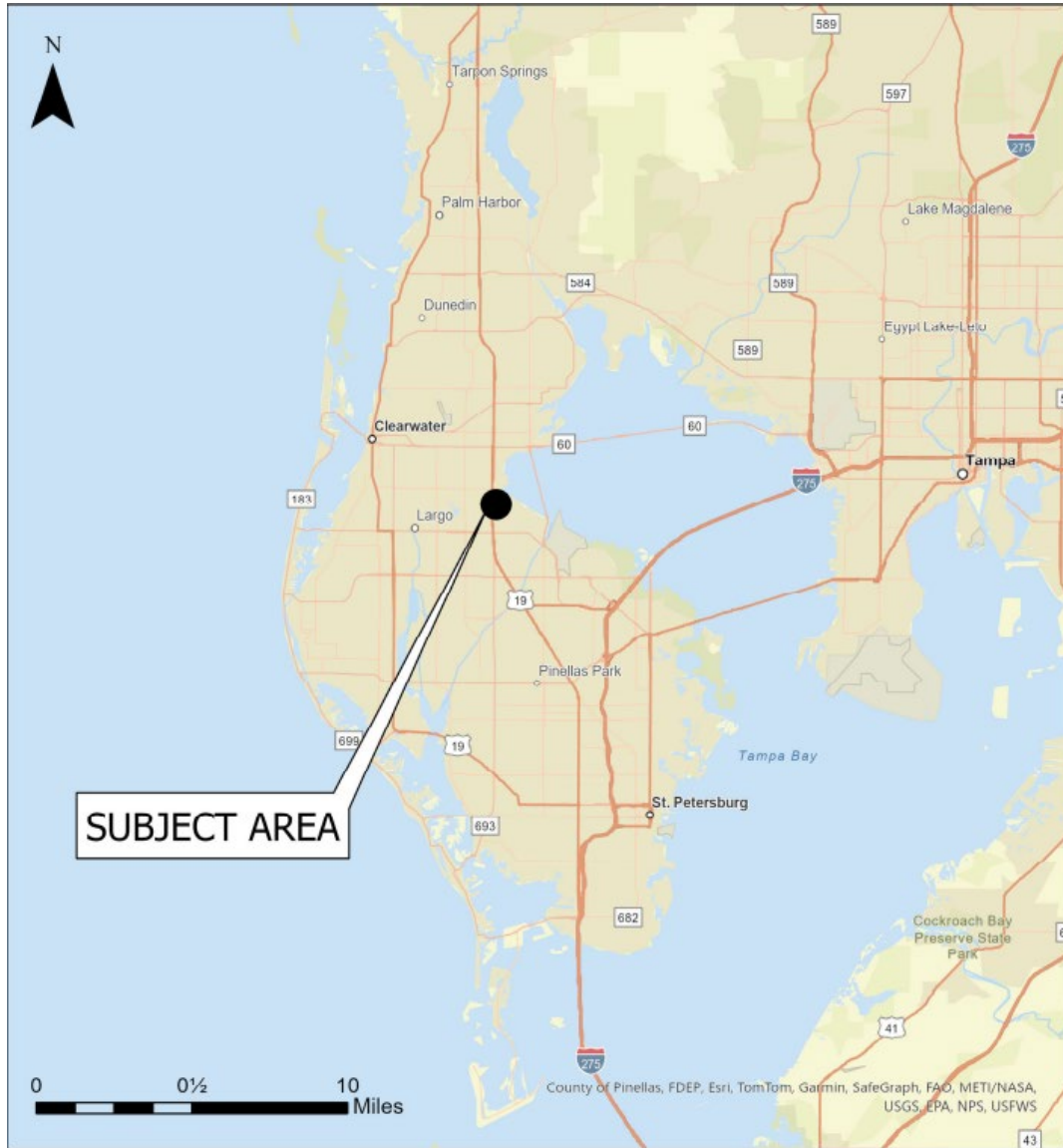
Proposed Countywide Plan Map Category (future land use)

- Retail & Services

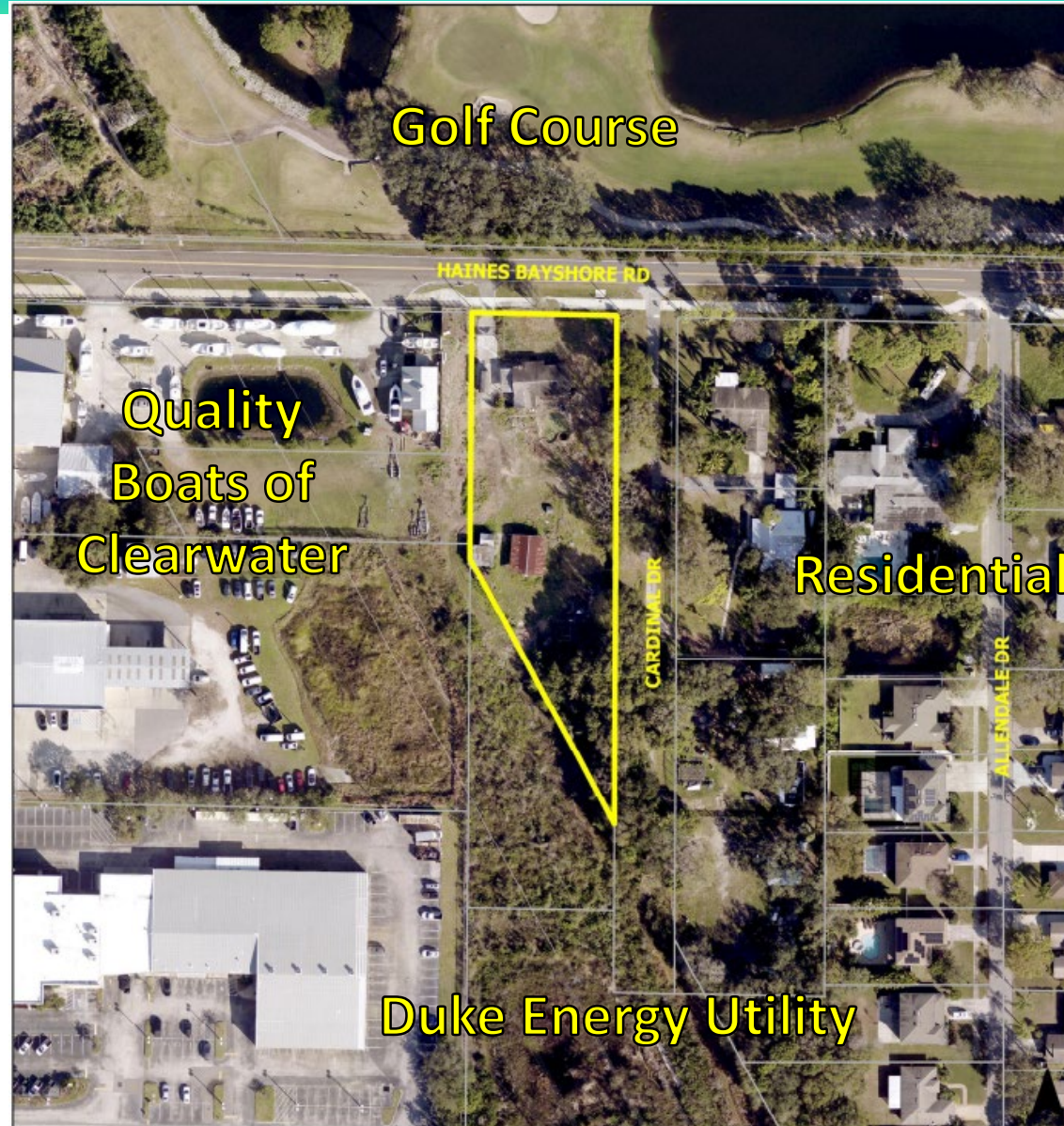
Existing Use(s): Single-family

Proposed Use(s): Expansion of an existing aquatic vehicle dealership use

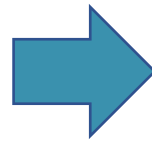
Location



Surrounding Uses



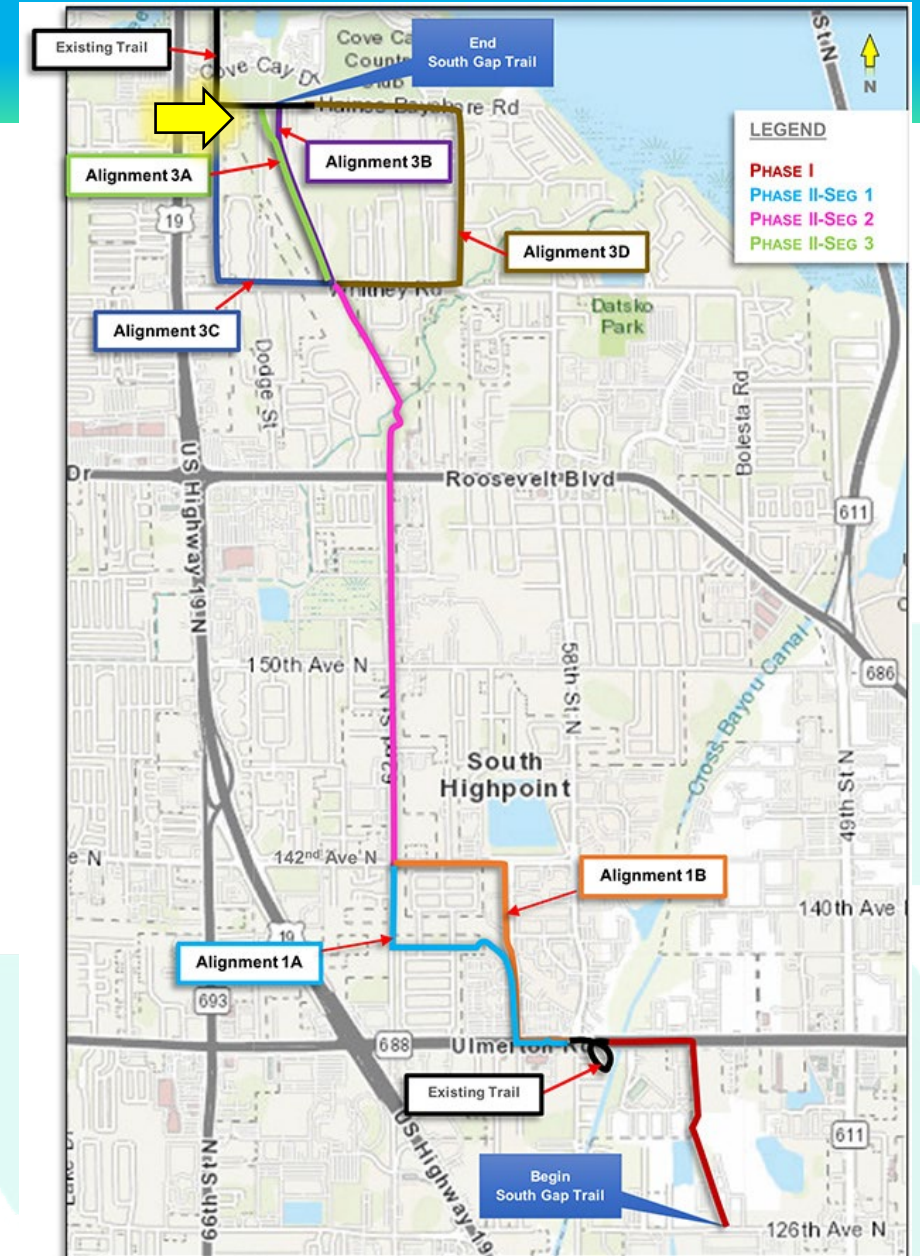
Countywide Plan Map Designation



Development Agreement

■ Key Provisions:

- Restricts use to boat-related activities
- Dedication of easement for Pinellas Trail expansion
- Landscaping requirements to buffer residential areas



Recommendation

Proposed Countywide Plan Map Amendment Findings

- A. The Retail & Services category is appropriate for the proposed use of the property, aligning with the criteria for commercial activities and supporting the expansion of the existing aquatic vehicle dealership.
- B. The site is situated along a major commercial corridor, and the proposed amendment will enhance commercial use while mitigating potential impacts on adjacent residential areas through the Development Agreement.
- C. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Local Government Action: Largo Planning Board approved the local amendment with a 5-2 vote on June 6, 2024

Public Comment: Minimal concerns about noise, no written comments

Staff finds the proposed amendment consistent with the Relevant Countywide Considerations and recommends approval

Forward Pinellas and Planners Advisory Committee recommends approval