

February 14, 2018

6B1. Case CW 18-04 – City of Largo



SUMMARY

From: Residential Low Medium
To: Residential Medium
Area: 2.9 acres m.o.l.
Location: 2704 & 2706 Roosevelt Boulevard

This proposed amendment is submitted by the City of Largo and seeks to amend a property totaling approximately 2.9 acres from Residential Low Medium (used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre) to Residential Medium (used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre).

The subject property contains single family homes. The current property owners intend to sell the subject property to Farrington Apartment owners to expand its 224 unit multifamily apartment community by 43 apartments. If approved, this amendment will be consistent with the City’s Comprehensive Plan.

FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- A. The Residential Medium category recognizes the proposed use of the site, and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

LIST OF MAPS & ATTACHMENTS:

- Map 1 Locator Map
- Map 2 Site Map
- Map 3 Aerial Map
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map
- Map 6 Coastal High Hazard Area Map

Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

Planners Advisory Committee, February 5, 2018 at 1:30 p.m.

Forward Pinellas, February 14, 2018 at 1:00 p.m.

Countywide Planning Authority, March 20, 2018 at 6:00 p.m.

ACTION: Board, in its role as the Pinellas Planning Council, to recommend approval or denial of the requested amendment to the Countywide Planning Authority.

STAFF RECOMMENDATION: The staff recommends to the board that it recommend approval of the requested amendment.

ADVISORY COMMITTEE RECOMMENDATION: At its February 5, 2018 meeting, the Planners Advisory Committee voted 11-0 to accept this map adjustment.

FORWARD PINELLAS BOARD RECOMMENDATION: The Board met on February 14, 2018 and voted 13-0 to recommend approval of this amendment.