

**July 13, 2016**

**5C5. Case CW 16-20 – City of Largo**



---

**SUMMARY**

From: Office (O)  
To: Retail & Services (R&S)  
Area: 2.46 acres m.o.l.  
Location: 4175 East Bay Drive, SE of the East Bay Drive and Belcher Road intersection

This proposed amendment is submitted by the City of Largo and seeks to reclassify an area totaling 2.46 acres from O (used to depict areas that are developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses [subject to an acreage threshold], in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development) to R&S (used to depict areas that are developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses [subject to an acreage threshold], in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development).

The subject site contains an assisted living & memory care facility. The operator of the facility desires to add 30 beds within the facility, for a total of 122 beds. The additional 30 beds will not result in any expansion of the existing facility structure. If approved, this amendment will allow the property to conform to the City of Largo’s Comprehensive Plan and Comprehensive Development Code.

**FINDINGS**

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

- A. The R&S 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

- Attachment 1 Forward Pinellas Staff Analysis
- Attachment 2 Transportation Analysis – March 2016

- Support Document 1 Disclosure of Interest Form
- Support Document 2 Local Government Application

**MEETING DATES:**

- Planners Advisory Committee, July 5, 2016 at 1:30 p.m.
- Forward Pinellas, July 13, 2016 at 1:00 p.m.
- Countywide Planning Authority, August 9, 2016 at 9:30 a.m.

**ACTION:** Board, in its role as the Pinellas Planning Council, recommend approval or denial of the amendment.

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

**ADVISORY COMMITTEE RECOMMENDATION:** The Planners Advisory Committee met on July 5, 2016 and voted 14-0 to approve this amendment.

**FORWARD PINELLAS BOARD RECOMMENDATION:** The Board met on July 13, 2016 and voted 13-0 to recommend approval of this amendment.