



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

# Countywide Planning Authority Countywide Plan Map Amendment

CW19-23

City of Largo

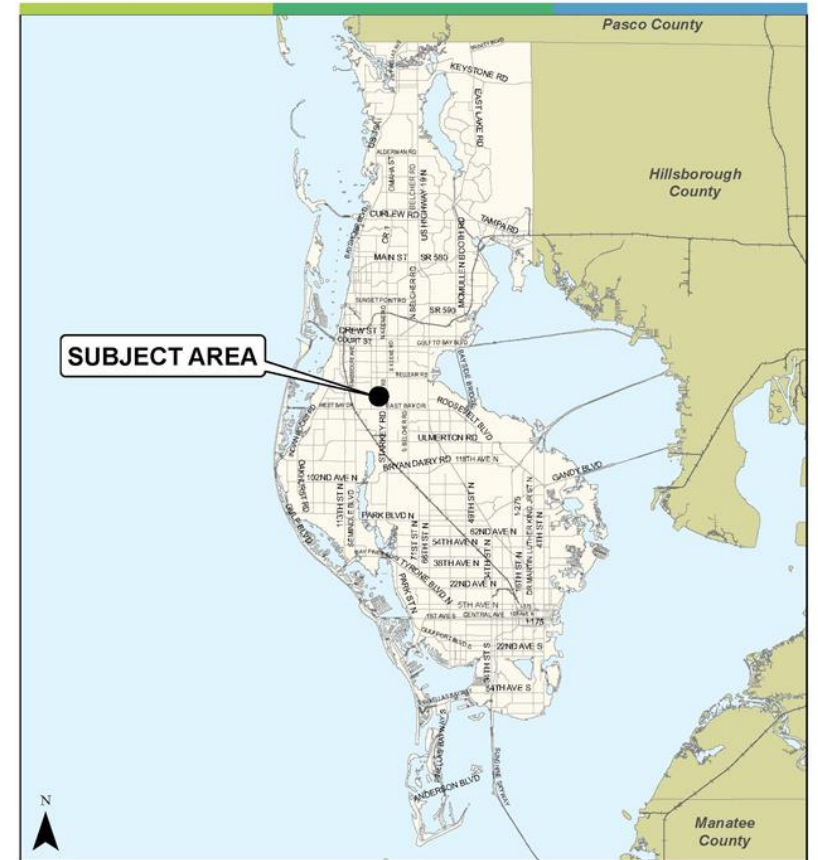
December 10, 2019

## City of Largo Requested Action

- The City of Largo seeks to amend a property from Residential Low Medium to Public/Semi-Public
- The purpose of this amendment is to allow for the expansion of the Lake House Assisted Living Facility (ALF) which is located on an adjacent property

Case CW19-23

Map 1: Location Map



JURISDICTION: Largo

FROM: Residential Low Medium

AREA: 2.16 Acres

TO: Public/Semi-Public

0 4 8 Miles



## Site Description

- **Location:** 1651 McMullen Road
- **Area Size:** 2.16 acres
- **Existing Uses:** Vacant, Residential
- **Surrounding Uses:** Residential, Institutional



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Map 3: Aerial Map



JURISDICTION:	Large	FROM:	Residential Low Medium	0	250	500	Feet
AREA:	2.16 Acres	TO:	Public/Semi-Public				

## Front of the Subject Property



## West of the Subject Property



## East of the Subject Property



## Proposed Countywide Plan Map Category

- **Category:** Residential Low Medium
- **Permitted Uses:** Residential; Residential Equivalent; Accessory Dwelling Unit in Compliance with Section 163.31771, F.S.; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural; Office\*; Personal Service/Office Support\*; Retail Commercial\*; Ancillary Nonresidential\*; Transportation/Utility\*; Institutional\* (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)
- **Density/Intensity Standards:** – Shall not exceed 10 units per acre (UPA); Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 UPA; Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75



\* Uses subject to acreage thresholds



## Current Countywide Plan Map Category

- **Category:** Public/Semi-Public
- **Permitted Uses:** Institutional; Transportation/Utility; Residential; Residential Equivalent; Storage/Warehouse-Light; Storage/Warehouse-Heavy; Recreation/Open Space; Community Garden; Ancillary Nonresidential
- **Density/Intensity Standards:** Shall not exceed 12.5 units per acre (UPA); Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 12.5 UPA  
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.  
Institutional uses shall not exceed an impervious surface ratio (ISR) of .85; Transportation/utility uses shall not exceed an FAR of .70, nor an impervious surface ratio (ISR) of .90



\* Uses subject to acreage thresholds



### **Conclusion:**

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Public/Semi-Public 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.



- During the Largo Planning Board meeting, 10 citizens commented on this case.
- Comments varied from residents of the adjacent Lake House ALF, children of the parents who reside in the ALF and property owners within 500 feet of the subject property.
- Major concerns were the view from the adjacent lake, buffering and the view of the generator and dumpster on the adjacent ALF's site (not the subject property)

