



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 20-15

City of Largo

October 6, 2020



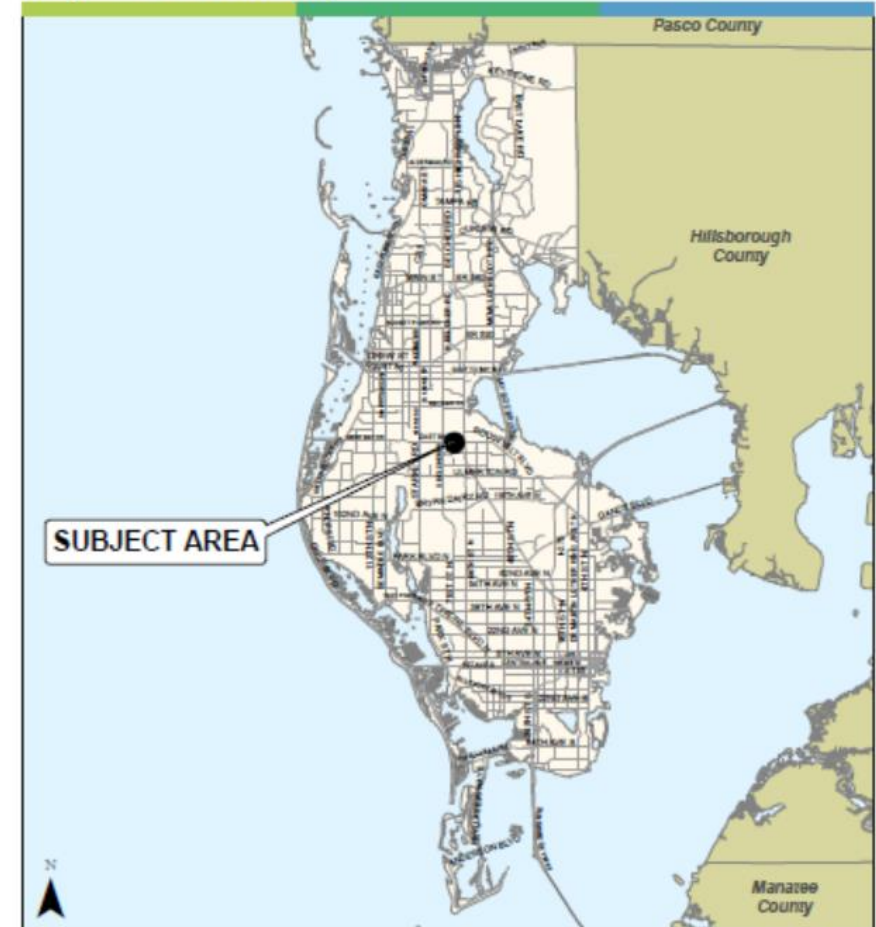
City of Largo Requested Action

- The City of Largo seeks to amend a property from Public/Semi-Public to Retail & Services
- The purpose of the proposed amendment is to allow for the development of retail commercial uses



Case CW20-15

Map 1: Location Map



JURISDICTION: Largo
AREA: 4.36 Acres

FROM: Public/Semi-Public
TO: Retail & Services

0 4 8 Miles

Site Description

- **Location:** 4825 East Bay Drive
- **Area Size:** Approximately 4.36 acres
- **Existing Uses:** Church owned property
- **Surrounding Uses:** Residential, commercial



Front of the subject property



North of the subject property



East and West of the subject property



South of the subject property

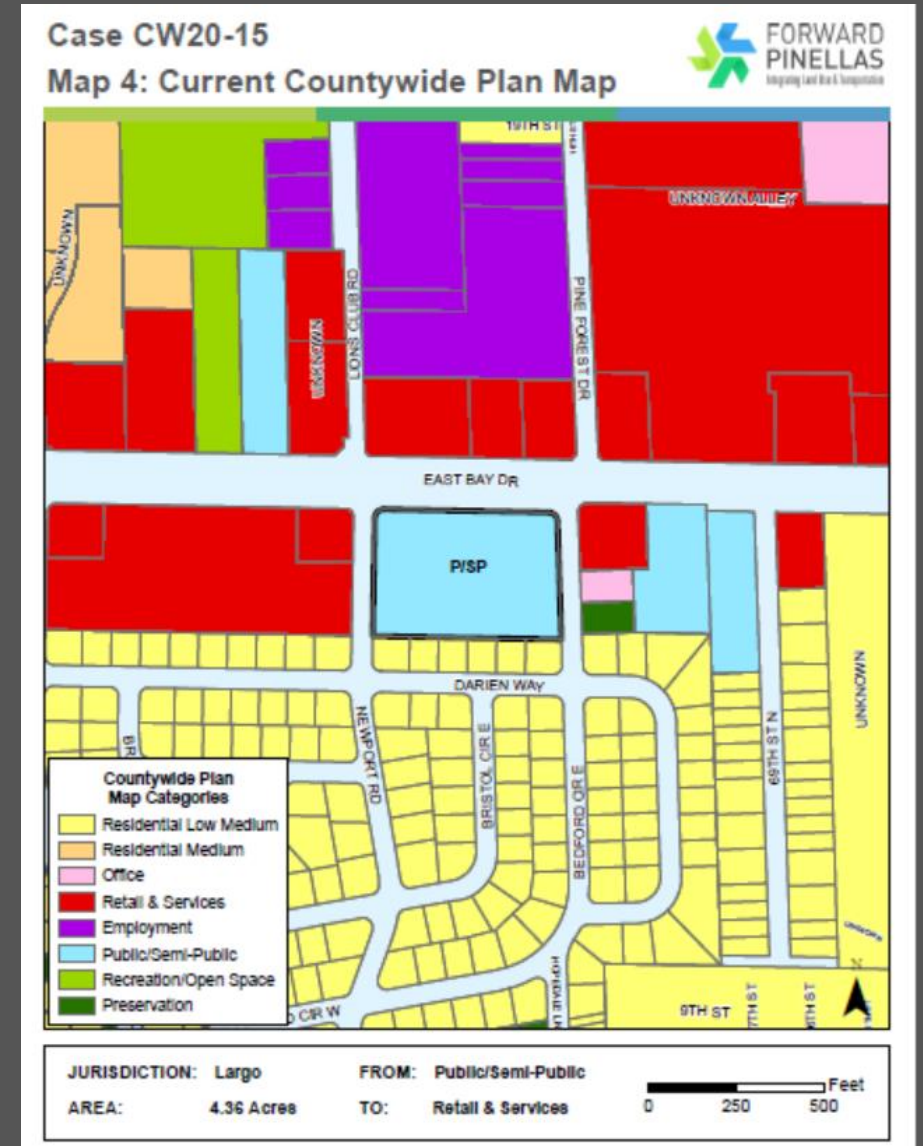


Current Countywide Plan Map Category

- Category: Public/Semi-Public**

Category	Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
Public/Semi-Public	<ul style="list-style-type: none"> Institutional Transportation/Utility Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Storage/Warehouse/Distribution-Light Garden Agricultural-Light Ancillary Nonresidential 	N/A	N/A

Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 12.5 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 12.5 UPA
Nonresidential Use	Institutional uses shall not exceed a floor area ratio (FAR) of .65, nor an impervious surface ratio (ISR) of .85. Transportation/utility uses shall not exceed an FAR of .70, nor an ISR of .90
Mixed-use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property.



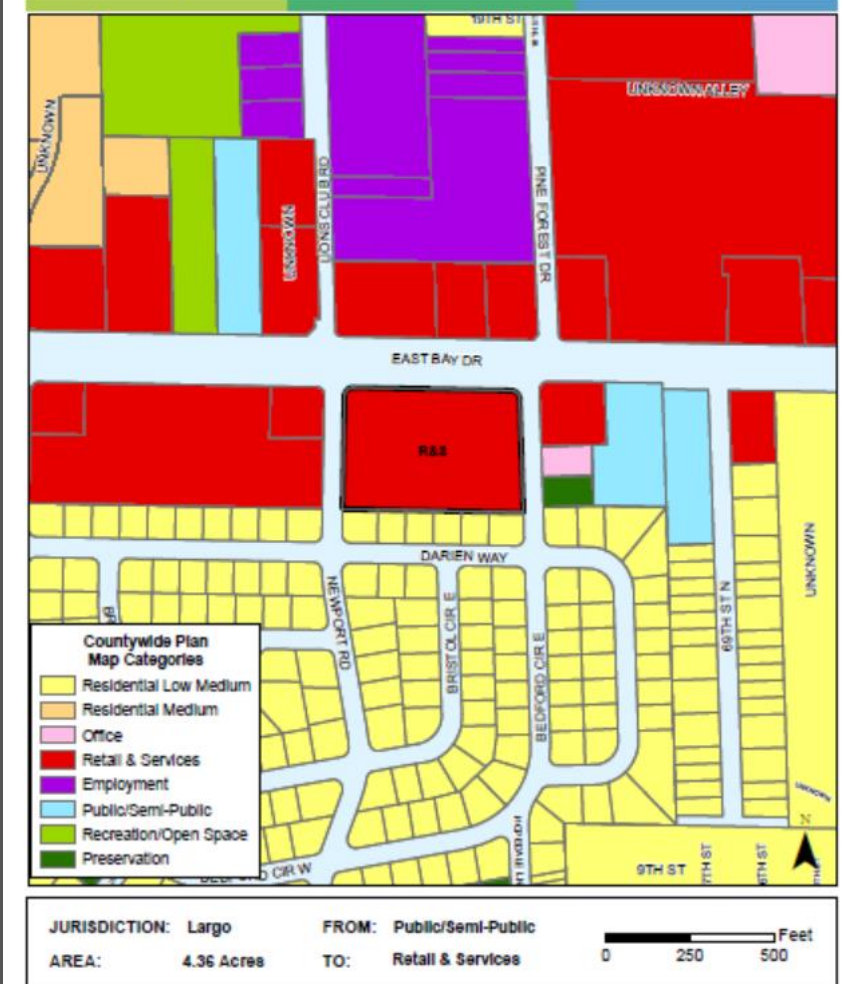
Proposed Countywide Plan Map Category

Category: Retail & Services

Category	Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
Retail and Services	<ul style="list-style-type: none"> Office Personal Service/Office Support Retail Commercial Commercial/Business Service Commercial Recreation Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Recreational Vehicle Park Temporary Lodging Research Development –Light Storage/Warehouse/Distribution-Light Manufacturing-Light Recreation/Open Space Community Garden Agricultural-Light 	<ul style="list-style-type: none"> Manufacturing-Medium 	<ul style="list-style-type: none"> Institutional Transportation/Utility Agricultural Ancillary Nonresidential

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Map 5: Proposed Countywide Plan Map



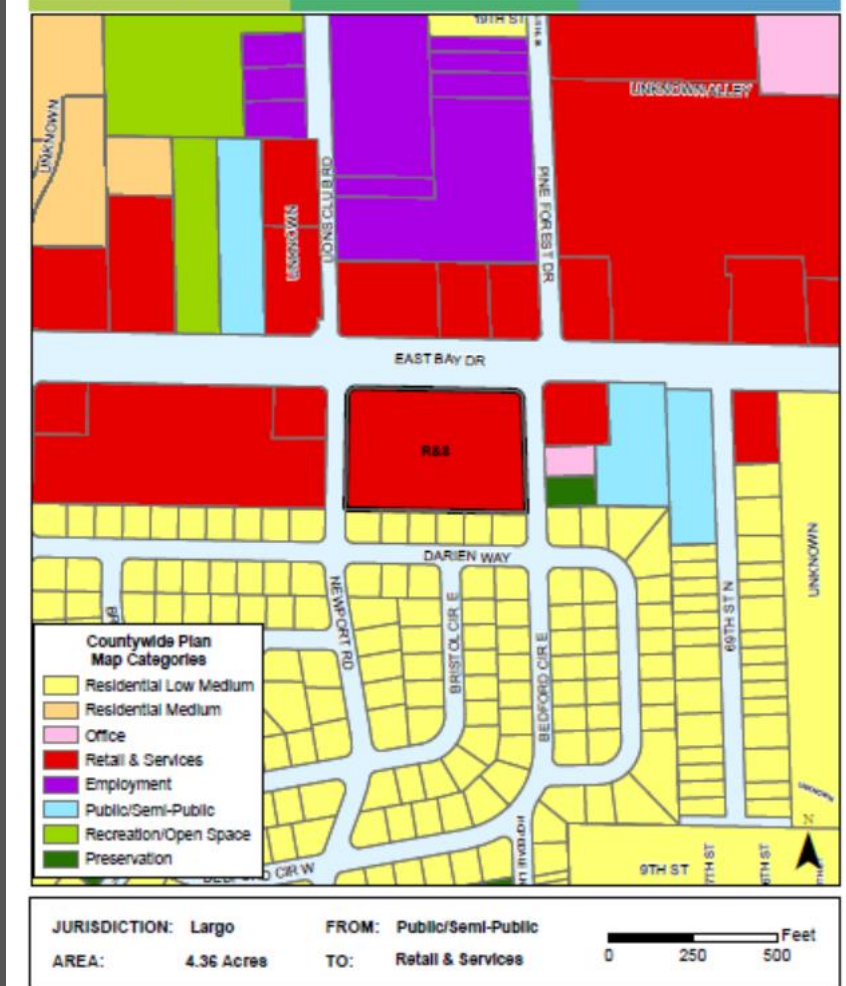
Proposed Countywide Plan Map Category

- Category: Retail & Services

Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 24 units per acre (UPA)
Residential Equivalent Use	Shall not exceed 3 beds per permitted dwelling unit at 24 UPA
Recreational Vehicle Use	Shall not exceed 24 UPA
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .55 nor an impervious surface ratio (ISR) of .90

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Map 5: Proposed Countywide Plan Map



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Retail & Services 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.

Public Comments:

- There were no public comments for Case CW 20-15.



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS “D” or better, therefore those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located within a SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): The amendment area is not located with CHAA; therefore, those policies are not applicable.
5. Activity Center and Multimodal Corridor Plan Categories: Does not involve AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The proposed amendment is not adjacent a public educational facility; therefore, those policies are not applicable. The proposed amendment is adjacent to Unincorporated Pinellas County. Pinellas County staff reviewed the application and found no issues with the amendment.
7. Reservation of Industrial Land: Does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category.

