



FORWARD  
PINELLAS

Integrating Land Use & Transportation

# Countywide Planning Authority Countywide Plan Map Amendment

CW 22-09

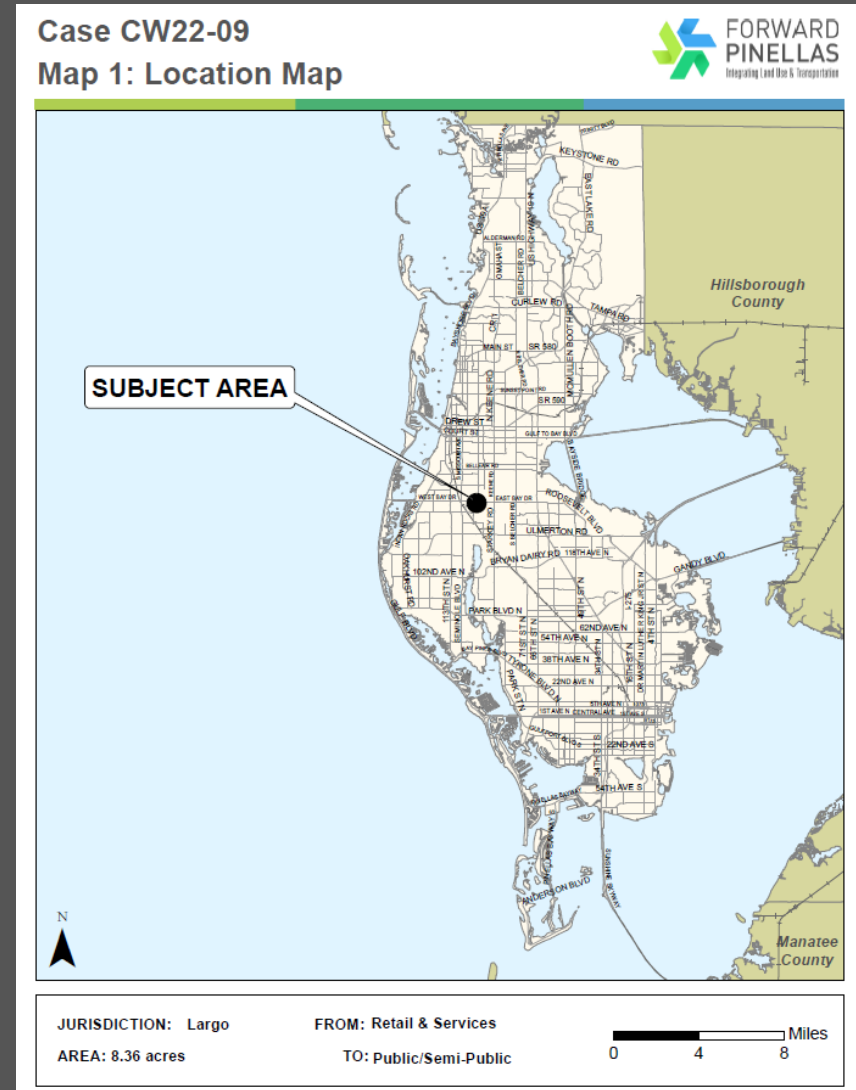
Largo

June 7, 2022



# City of Largo Requested Action

- The City of Largo seeks to amend a property from Retail & Services to Public/Semi-Public
- The purpose of the proposed amendment is to allow the expansion of an existing religious institution



## Site Description

- **Location:** 1199 East Bay Drive
- **Size:** 8.36 acres m.o.l.
- **Existing Uses:** Religious institution
- **Surrounding Uses:** Commercial retail, recreation/open space, single-family residential



Case CW22-09  
Map 3: Aerial Map



JURISDICTION: Largo

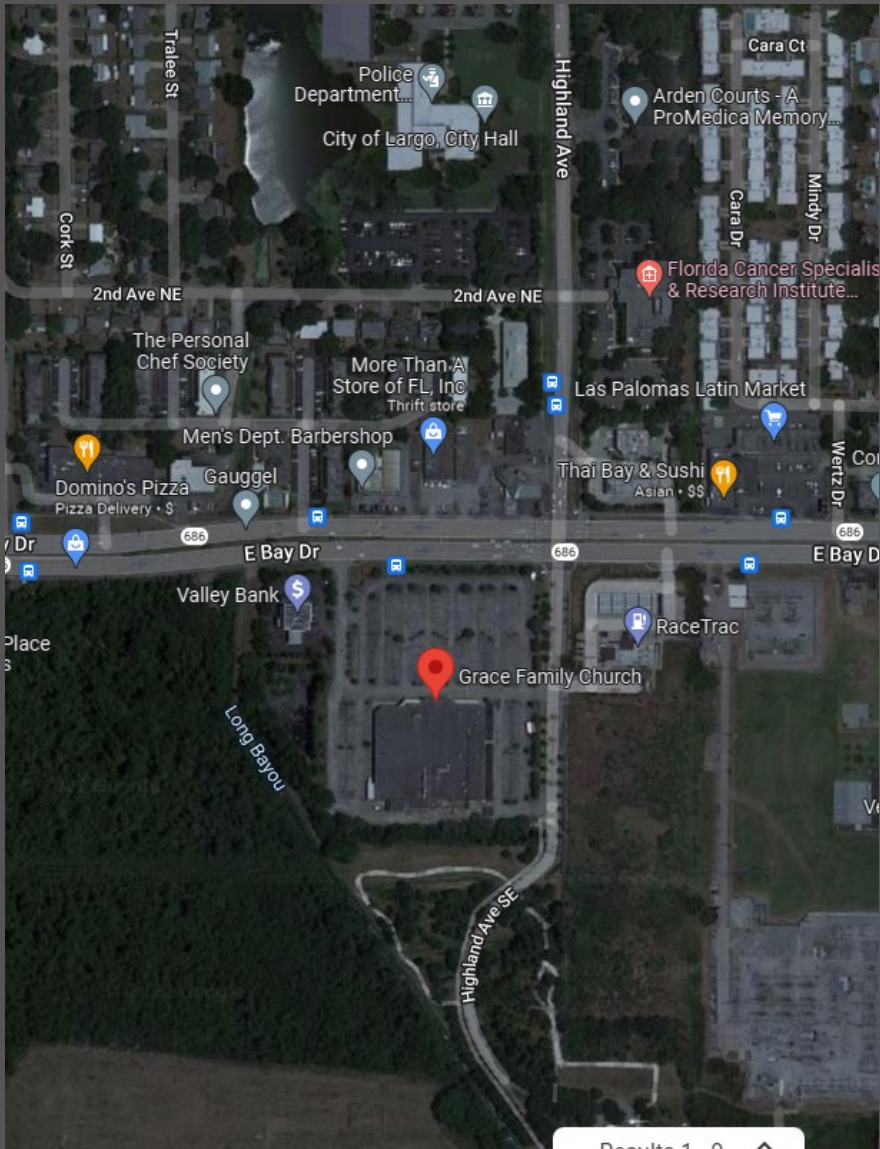
FROM: Retail & Services

AREA: 8.36 acres

TO: Public/Semi-Public

0 250 500 Feet

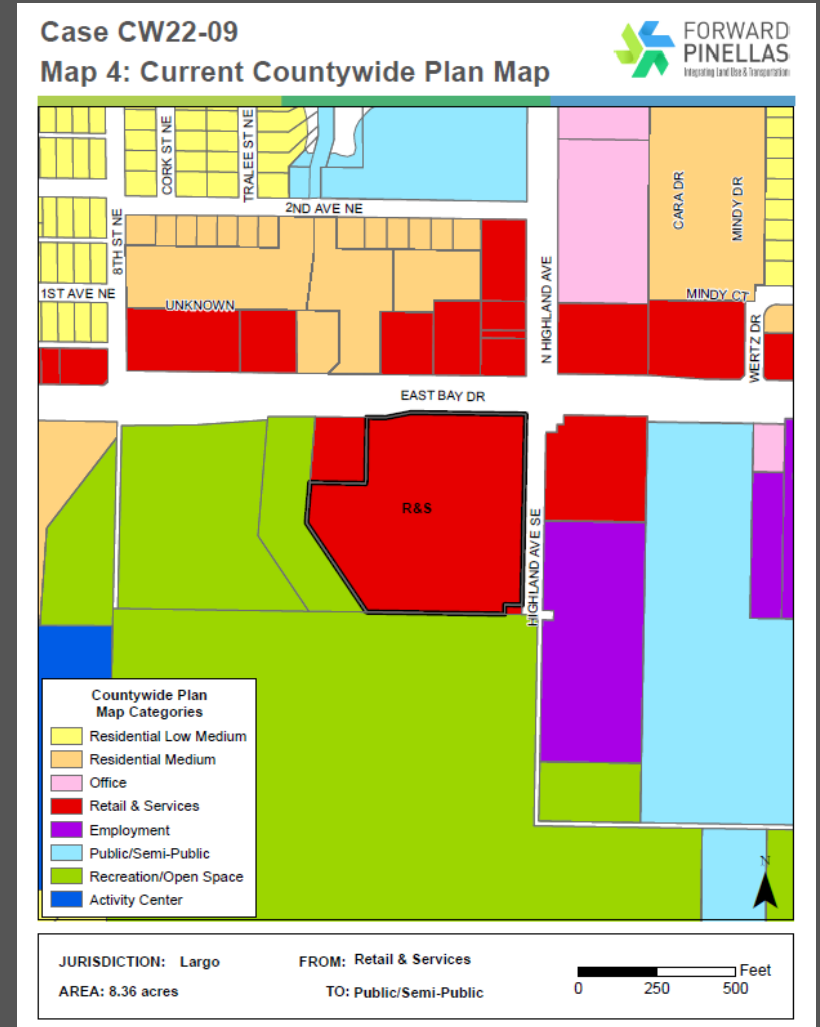
# Aerial View of Grace Family Church and Surrounding Area



# Current Countywide Plan Map Category

- Category: Retail & Services**

| Permitted Uses Not Subject to Acreage Threshold   | Permitted Uses Subject to Three Acre Maximum  | Permitted Uses Subject to Five Acre Maximum   |
|---|---|---|
| <ul style="list-style-type: none"> <li>Office</li> <li>Personal Service/Office Support</li> <li>Retail Commercial</li> <li>Commercial/Business Service</li> <li>Commercial Recreation</li> <li>Residential Equivalent</li> <li>Vacation Rental pursuant to provisions of Section 500.242(1)(c), Florida Statutes</li> <li>Recreational Vehicle Park</li> <li>Temporary Lodging</li> <li>Research/Development-Light</li> <li>Storage/Warehouse/Distribution-Light</li> <li>Manufacturing-Light</li> <li>Recreation/Open Space</li> <li>Community Garden</li> <li>Agricultural-Light</li> </ul> | <ul style="list-style-type: none"> <li>Manufacturing- Medium</li> </ul>   | <ul style="list-style-type: none"> <li>Institutional</li> <li>Transportation/Utility</li> <li>Agricultural</li> <li>Ancillary Nonresidential</li> </ul> |
| Use   | Density/Intensity Standard  |   |
| Residential and Vacation Rental Use   | Shall not exceed 24 units per acre (UPA)  |   |
| Residential Equivalent Use  | Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 24 UPA  |   |
| Recreational Vehicle Use  | Shall not exceed 24 UPA   |   |
| Temporary Lodging Use   | Shall not exceed 1) 40 UPA; or 2) in the alternative, upon adoption of provisions for compliance with Section 5.2.1.3 of the Countywide Rules, the density and intensity standards set forth in Table 6 therein; or 3) in the alternative, the nonresidential intensity standards may be used |   |
| Nonresidential use  | Shall not exceed a floor area ratio (FAR) of 0.55, nor an impervious surface ratio (ISR) of .90   |   |



# Current Countywide Plan Map Category

- Category: Public/Semi-Public**

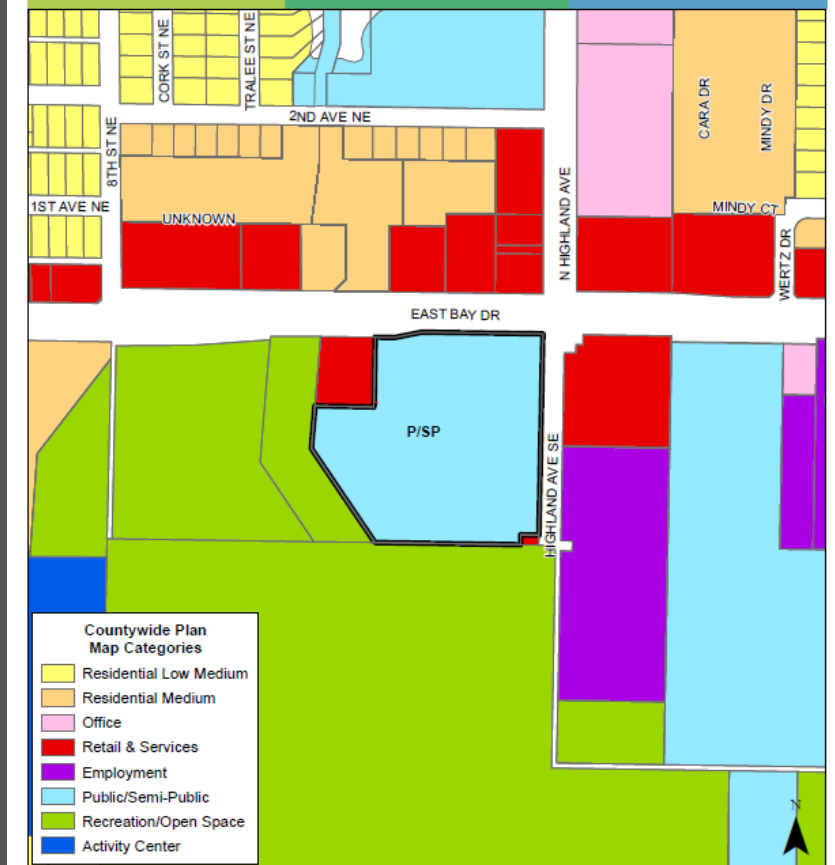
| Permitted Uses Not Subject to Acreage Threshold   | Permitted Uses Subject to Three Acre Maximum | Permitted Uses Subject to Five Acre Maximum |
|---|--|---|
| <ul style="list-style-type: none"> <li>Institutional</li> <li>Transportation/Utility</li> <li>Residential</li> <li>Residential Equivalent</li>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



## Case CW22-09

### Map 5: Proposed Countywide Plan Map

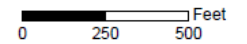


JURISDICTION: Largo

FROM: Retail & Services

AREA: 8.36 acres

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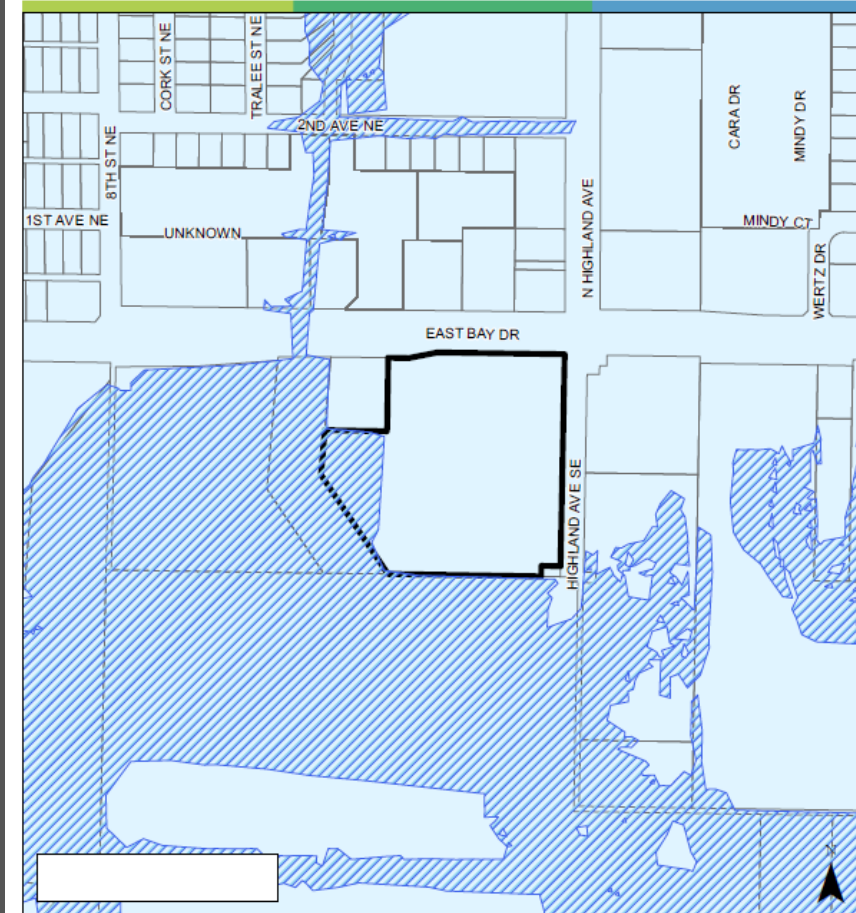


## Coastal High Hazard Area

- Approximately 0.96 acres of the amendment area is located in the CHHA
- The proposed amendment will result in a decrease in maximum allowable residential density from 24 units per acre to 12.5 units per acre
- Amendment area has access to evacuation route (East Bay Drive) and utilizes existing building and infrastructure and disturbed area

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Map 6: Coastal High Hazard Area



JURISDICTION: Largo

FROM: Retail & Services

AREA: 8.36 acres

TO: Public/Semi-Public

0 250 500 Feet



### **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.





# Analysis of the Relevant Countywide Considerations

## Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with Rules and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located on a roadway segment operating at an LOS “D” or above; therefore, those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located on an SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): The amendment area is located in CHHA but will have de minimus impact.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area is not located in an AC or MMC; therefore, those policies are not applicable.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is not located adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
7. Reservation of Industrial Land: The amendment area does not involve Employment or Industrial designated land; therefore, those policies are not applicable.



## Public Comments

- There were no public comments received for Case CW 22-09.

