

Countywide Planning Authority Countywide Plan Map Amendment

Case CW 24-16 – Largo

October 15, 2024

Local Government Request

Subject Property

- 1.46-acre site
- 3950 East Bay Drive

Existing Countywide Plan Map Category (future land use)

- Retail & Services, Office and Scenic/Noncommercial Corridor

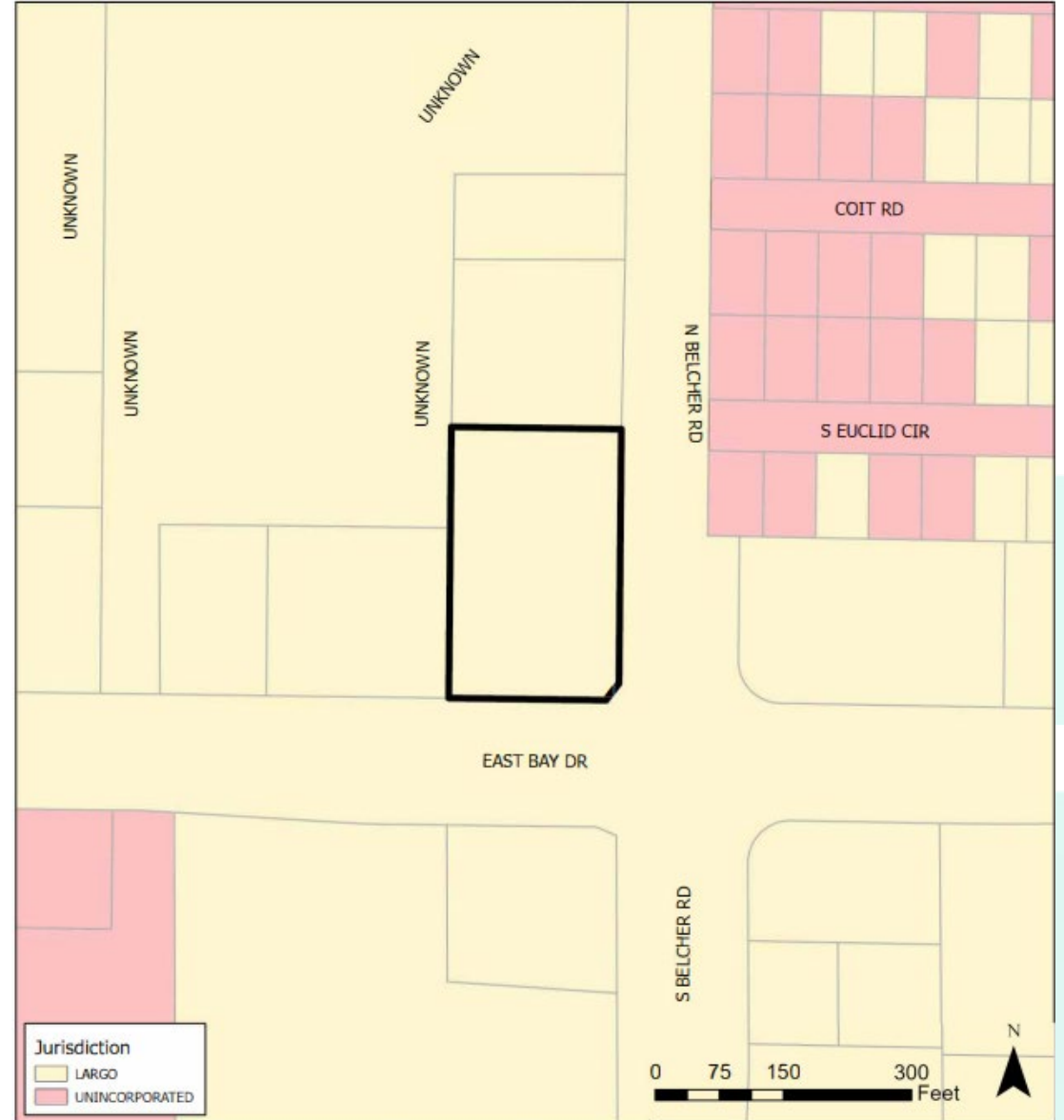
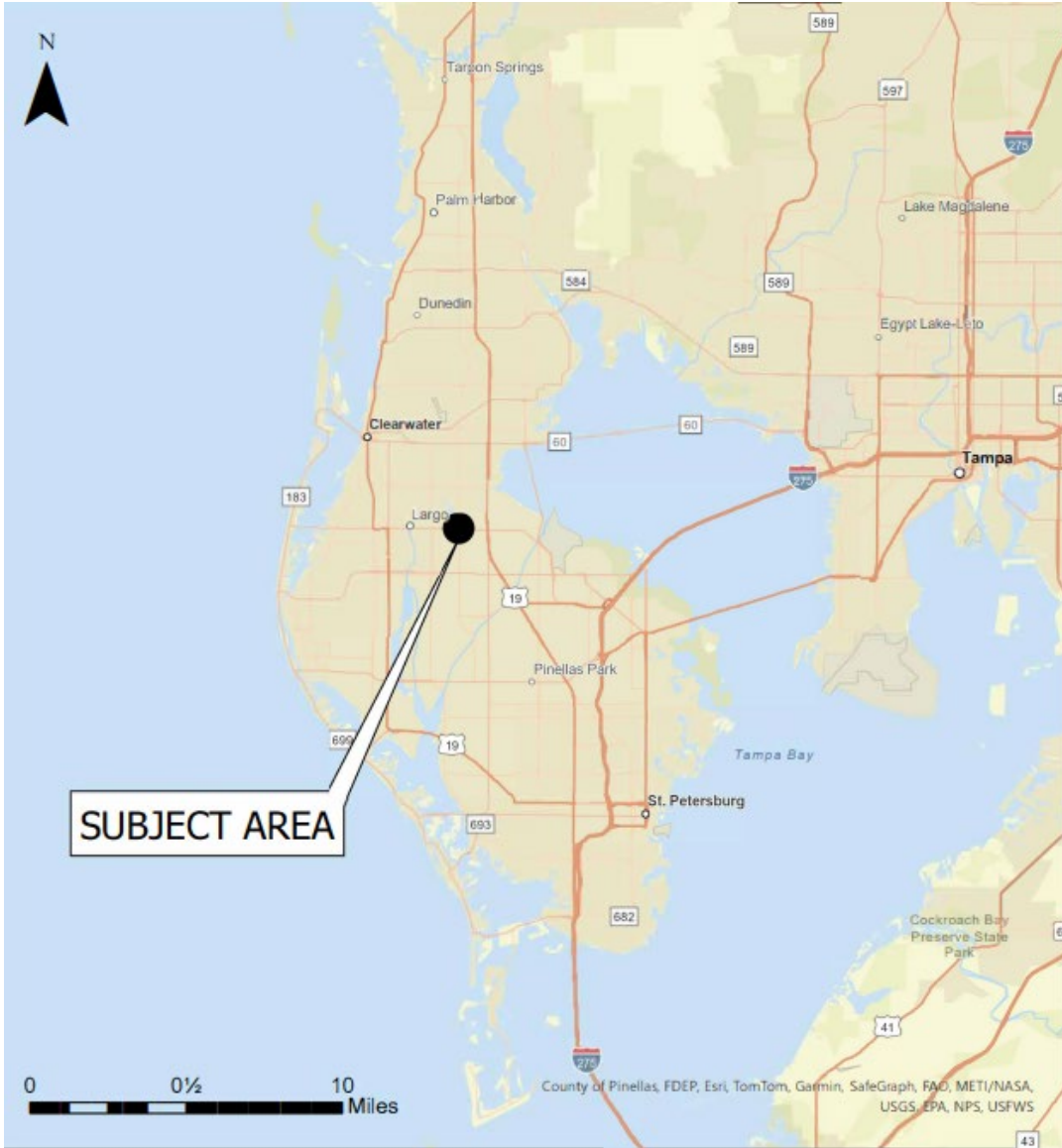
Proposed Countywide Plan Map Category (future land use)

- Retail & Services and Scenic/Noncommercial Corridor

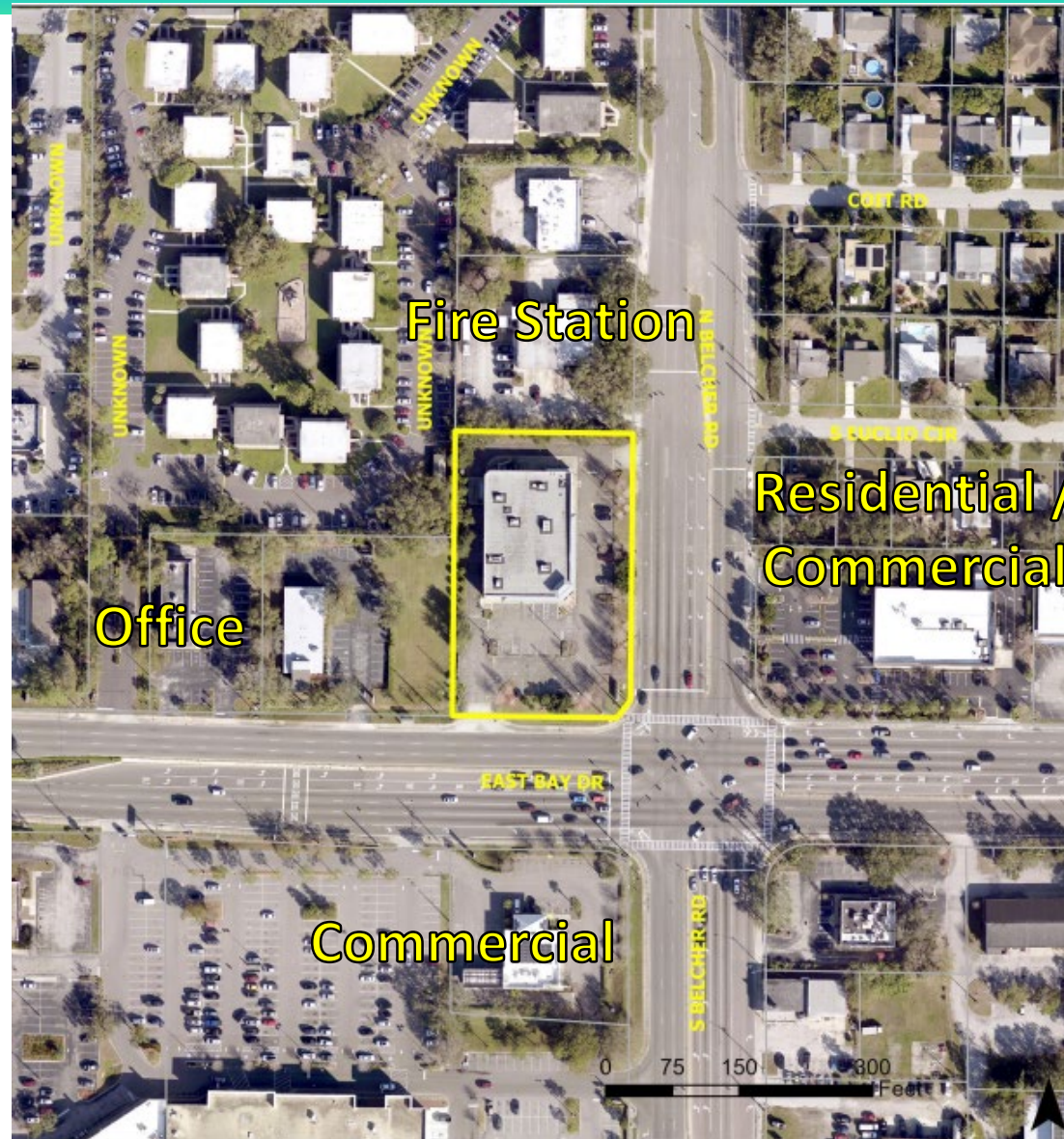
Existing Use(s): Verizon Cellular Retail Store

Proposed Use(s): Same

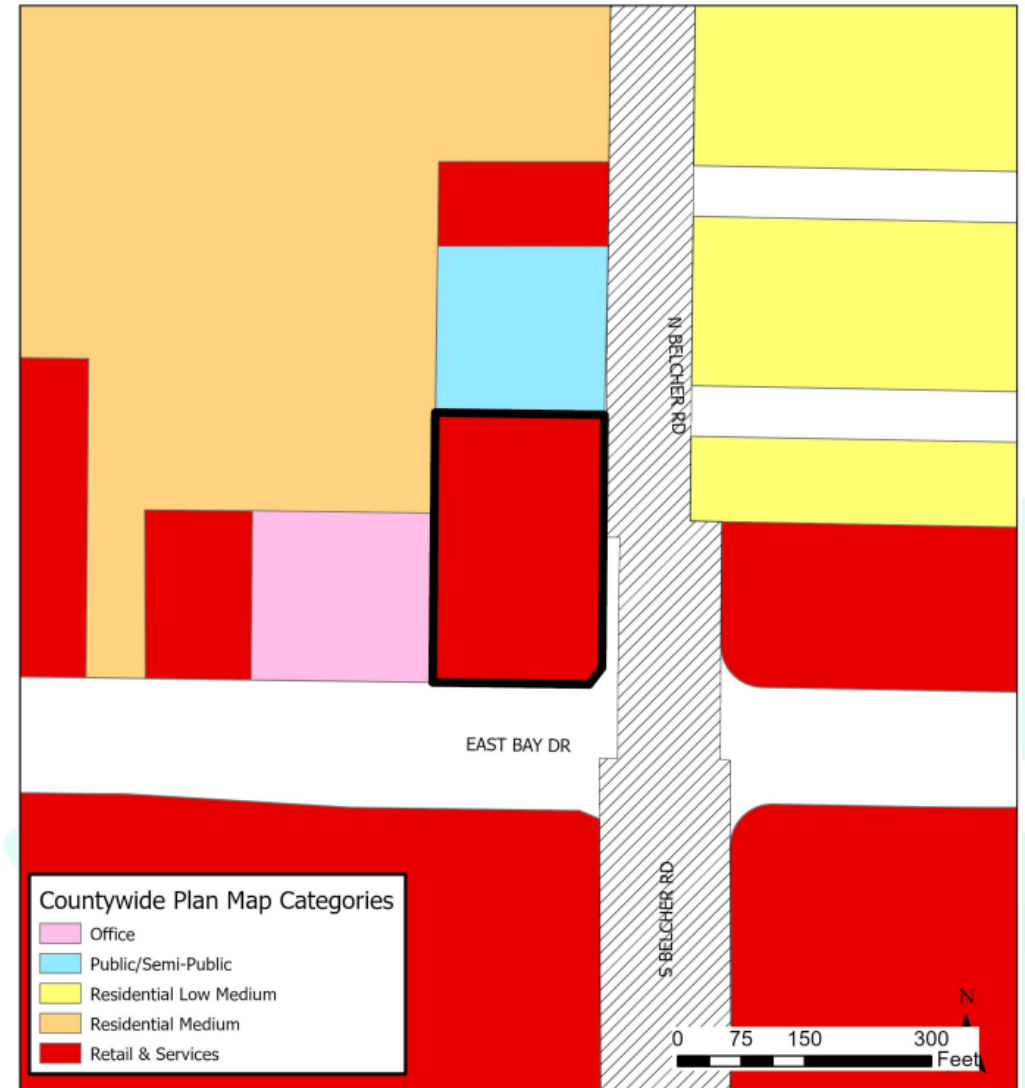
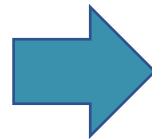
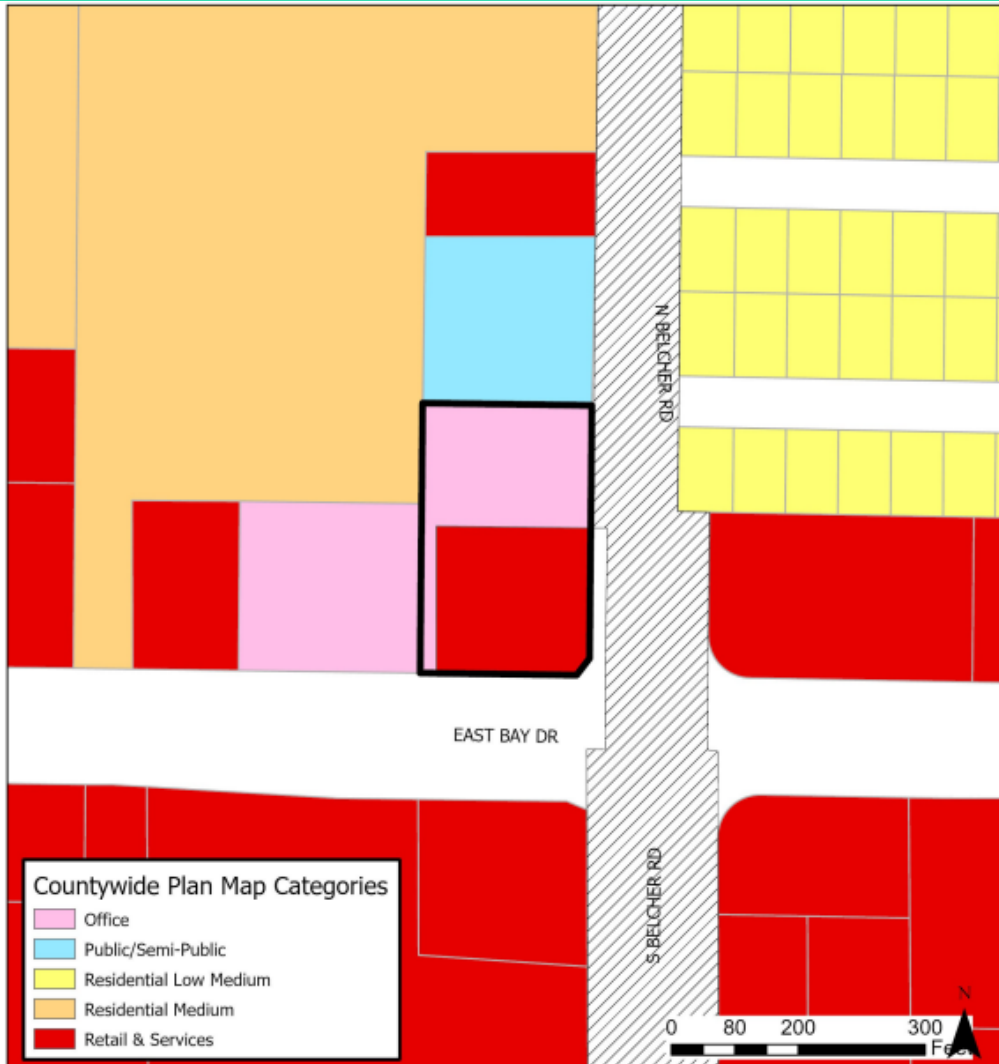
Location



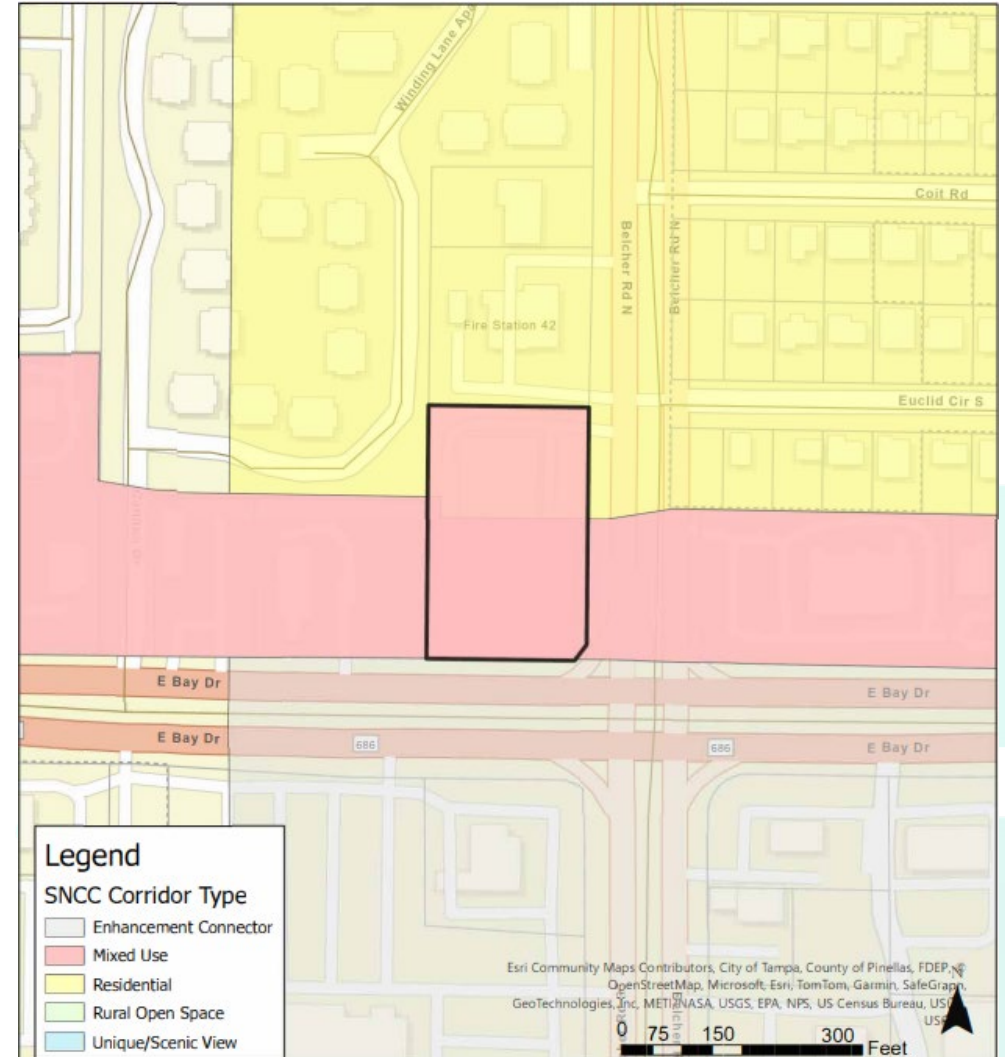
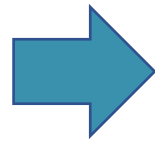
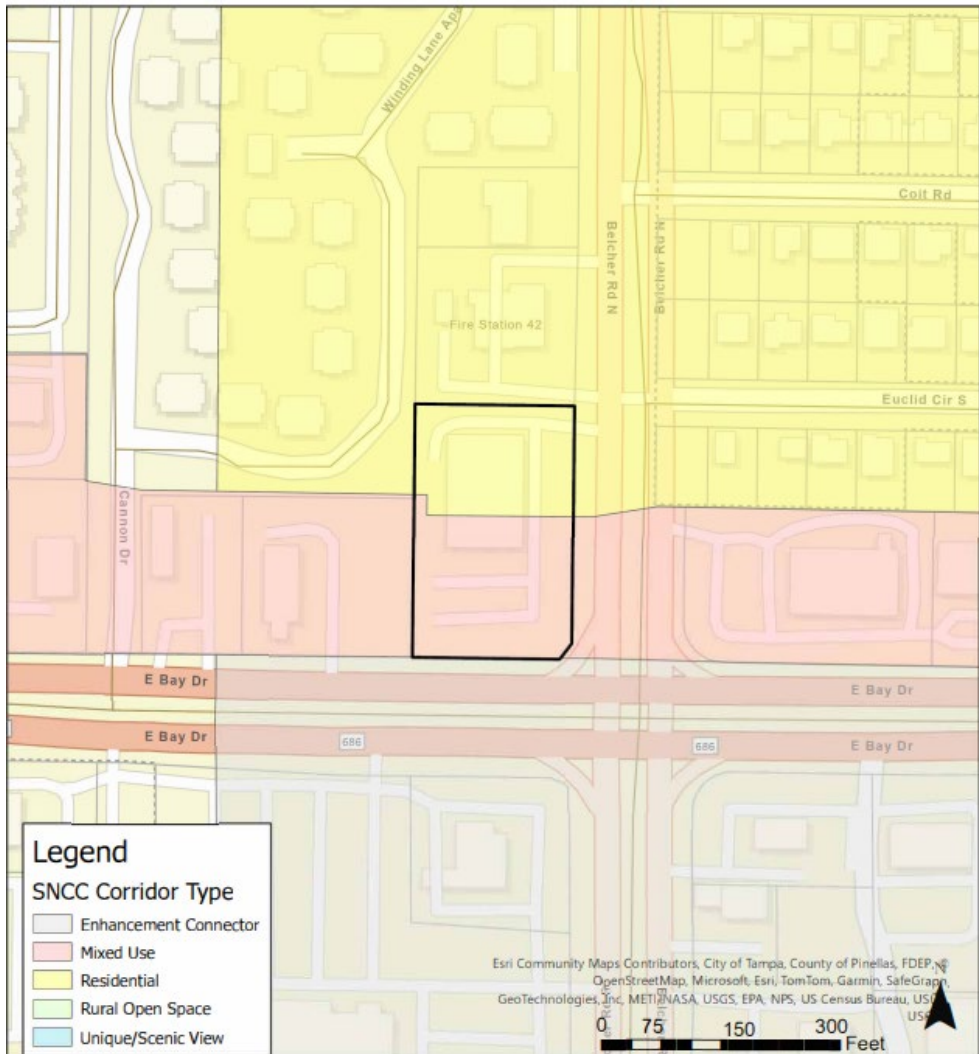
Surrounding Uses



Countywide Plan Map Designation



Scenic/Noncommercial Corridor



Recommendation

Proposed Countywide Plan Map Amendment Findings

- A. The proposed amendment to change the Countywide Plan Map classification from Office and Retail & Services to Retail & Services is appropriate for the site and aligns with the criteria for this category.
- B. The amendment aligns with the surrounding area's development pattern, which features a combination of retail, commercial services, and residential uses. The site's location along South Belcher Road is consistent with the characteristics of the Retail & Services category and integrates well with existing land uses.
- C. The necessary expansion of the Scenic/Noncommercial Corridor subclassification from Residential to Mixed Use will ensure that the amendment complies with the Countywide Plan's requirements for adjacent corridors.
- D. The proposed amendment to the Countywide Plan Map will address existing inconsistencies and is unlikely to significantly impact other countywide considerations.

Local Government Action: Largo Planning Board approved the local amendment with a unanimous vote on June 6, 2024. No public comment.

Staff finds the proposed amendment consistent with the Relevant Countywide Considerations and recommends approval

Forward Pinellas and Planners Advisory Committee recommends approval