



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 20-07

City of Largo

June 2, 2020

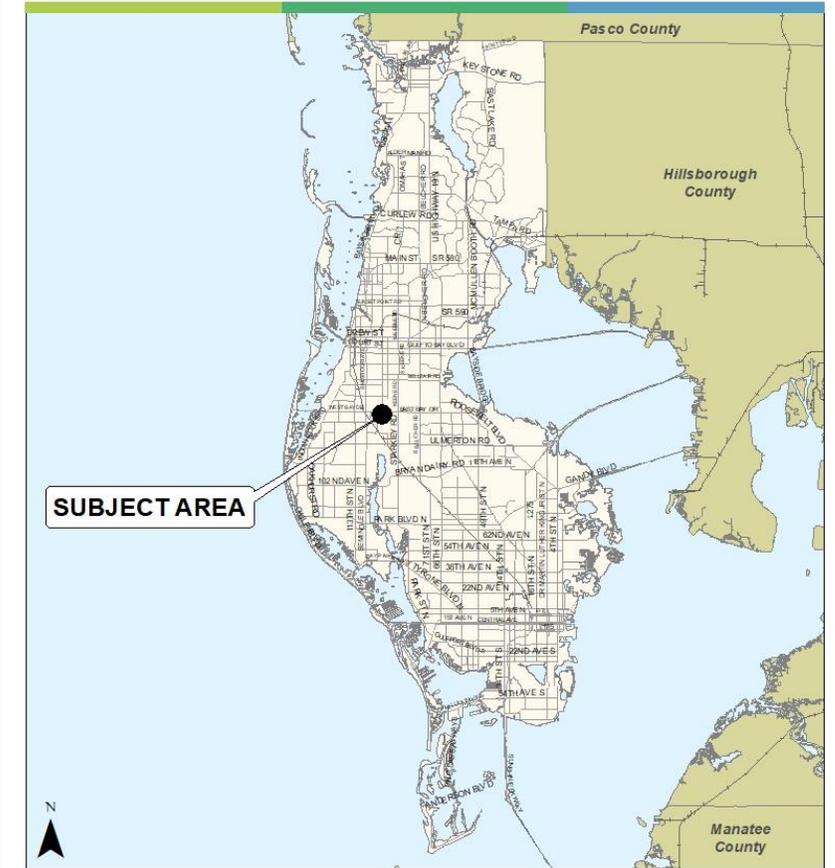


City of Largo Requested Action

- The City of Largo seeks to amend a property from Recreation/Open Space to Employment
- The purpose of the proposed amendment is to allow for the development of a self-storage facility

Case CW20-07

Map 1: Location Map



JURISDICTION:	Largo	FROM:	Recreation/Open Space	0	4	8	Miles
AREA:	5.62 Acres	TO:	Employment				



Site Description

- **Location:** Highland Ave SE, south of East Bay Drive
- **Area Size:** 5.62 acres
- **Existing Uses:** Vacant
- **Surrounding Uses:** Commercial, Educational, and Recreational



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Map 3: Aerial Map



JURISDICTION:	Largo	FROM:	Recreation/Open Space	0	250	500	Feet
AREA:	5.62 Acres	TO:	Employment				

Front of the Subject Property



North of the Subject Property



West of the Subject Property

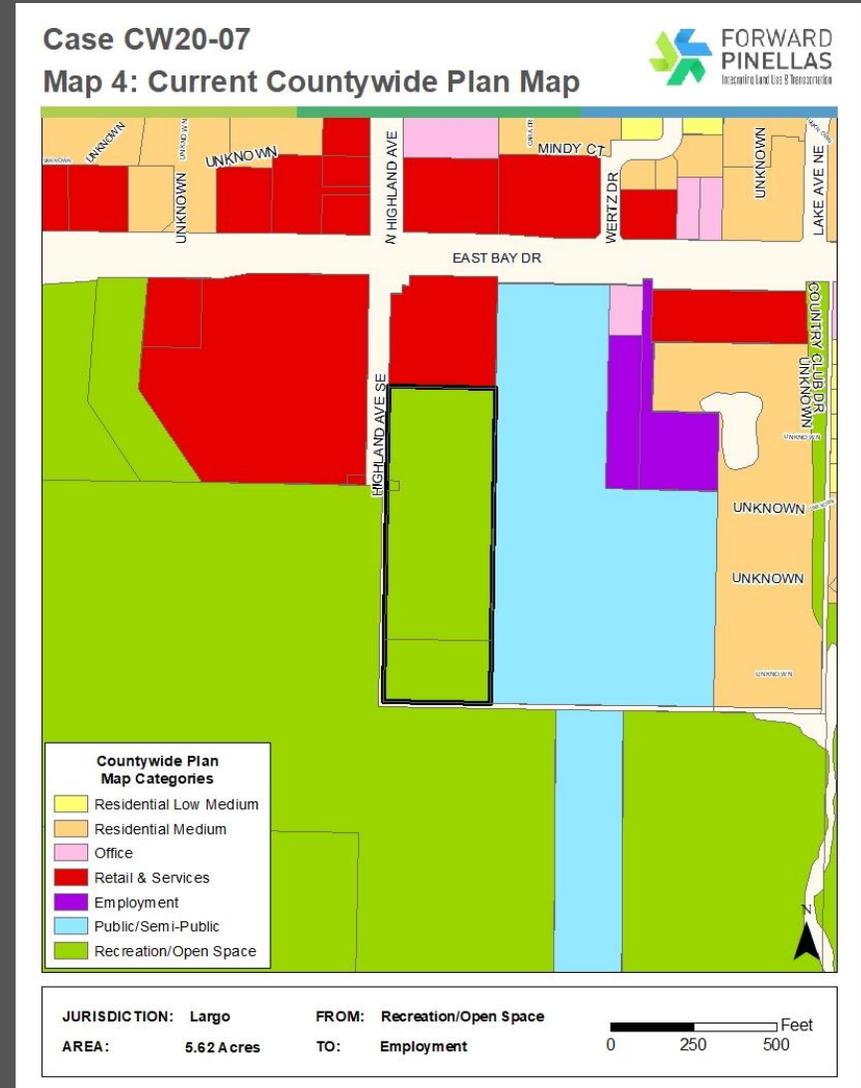


Current Countywide Plan Map Category

- **Category:** Recreation/Open Space
- **Permitted Uses:** Recreation/Open Space; Community Garden; Agricultural-Light; Electric substations in compliance with Section 163.3208, F.S.; Transportation/Utility uses (excluding electric substations) are subject to a five-acre maximum. Any contiguous use or combination of uses subject to this acreage threshold, alone or when added together, exceeding the acreage maximum, shall require a map amendment to another land use category that permits the use(s)*
- **Density/Intensity Standards:** –No use shall exceed a floor area ratio (FAR) of .25 nor an impervious surface ratio (ISR) of .60. Transfer of development rights shall be allowed consistent with Section 5.2.1.1

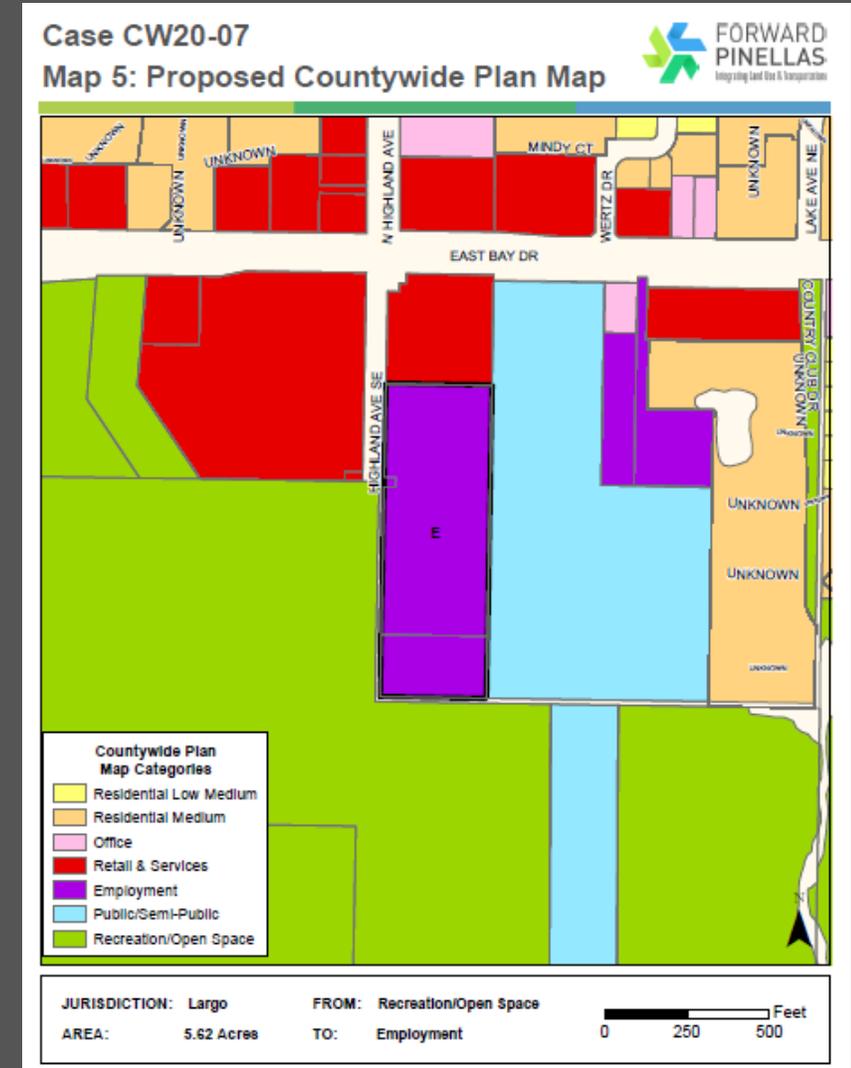


* Uses subject to acreage thresholds



Proposed Countywide Plan Map Category

- **Category:** Employment
- **Permitted Uses:** Office; Research/Development-Light; Research/Development-Heavy; Storage/Warehouse-Light; Storage/Warehouse-Heavy; Manufacturing-Light; Manufacturing-Medium; Incinerator Facility; Any contiguous use or combination of uses subject to the respective acreage threshold specified below, alone or when added together within any distinct, separately delineated area designated Employment, exceeding the acreage maximum shall require a map amendment to another category that permits the use(s) where the acreage maximum does not apply*: Retail Commercial; Personal Service/Office Support; Transfer/Recycling; Temporary Lodging; Commercial/Business Service; Commercial Recreation; Institutional; Transportation/Utility; Community Garden; Agricultural-Light; Agricultural*
- **Density/Intensity Standards:** Shall not exceed a floor area ratio (FAR) of .65 nor an impervious surface ratio (ISR) of .85



* Uses subject to acreage thresholds

Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Employment category.
- The Development Agreement has been approved by the City of Largo and executed by the property owner, and is thus eligible for consideration under the amendment process.
- 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 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 on 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 adjacent to a public educational facility. The proposed development would not increase the number of school-age children within the area, thus, the amendment will not significantly impact the adjoining educational facility. The proposed amendment is not adjacent to an adjoining jurisdiction; therefore those policies are not applicable.
7. Reservation of Industrial Land: Does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category. Furthermore, the executed Development Agreement will limit allowed uses of the subject property under Employment, to only permit development of the self storage facility with an accessory office use.



Public Comments

- There were no public comments for Case CW 20-07.

