

## Countywide Plan Map Amendment Application Form

### Local Government Contact Information

Requesting Local Government:	CITY OF LARGO
Local Government Contact:	DIANE FRIEL, PLANNER
Address:	201 HIGHLAND AVENUE, PO BOX 296, LARGO FL 33779
Phone:	727-587-6749; 7319
E-Mail Address:	dfriel@largo.com
Local Government Case #:	FLUM20-001
Local Government Ordinance #:	2020-16

### Property Owner Contact Information

Name(s):	SUNCOAST CENTER PROPERTIES, INC.
Address:	PO BOX 10970 ST PETERSBURG FL 33733-0970
Phone:	N/A
E-Mail Address:	N/A

### Agent Contact Information (if applicable)

Name(s):	DEBI PLAISANCE, COMMON OAK ENGINEERING
Address:	1201 LOUISIANA AVE, SUITE C, WINTER PARK, FL 32789
Phone:	(407) 951-5915
E-Mail Address:	slorentz@commonoakengineering.com

### Characteristics of the Subject Property

Site Address(s):	2188 58TH STREET NORTH
Total Acreage of the Amendment Area:	1.06
Existing Use(s):	VACANT INSTITUTIONAL
Proposed Use(s):	GAS STATION CONVENIENCE STORE
Parcel Identification #:	32-29-16-70362-100-1400
Legal Description of the Amendment Area:	A PARCEL OF LAND LYING IN THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  A PORTION OF LOT 14 IN THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS GROVES AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF AFORESAID SECTION 32; THENCE ON THE SOUTH BOUNDARY THEREOF, N89 DEGREES 29'00"W, A DISTANCE OF 33.00 FEET; HENCE DEPARTING SAID SOUTH BOUNDARY, N00 DEGREES 16'38"E, A DISTANCE OF 90.00 FEET TO A POINT AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY BOUNDARY OF 58TH STREET NORTH AND THE NORTH RIGHT-OF-WAY BOUNDARY OF ROOSEVELT BOULEVARD (S.R. S-686); THENCE ON THE NORTH RIGHT-OF- WAY BOUNDARY OF AFORESAID ROOSEVELT BOULEVARD (S.R. S-686), N89 DEGREES 28'57"W, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89 DEGREES 28'57"W ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 218.37 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY BOUNDARY, RUN N00 DEGREES 15'29"W, A DISTANCE OF 210.19 FEET; THENCE S89 DEGREES 29'57"E, A DISTANCE OF 220.33 FEET; THENCE S00 DEGREES 16'38"W, A DISTANCE OF 210.17 FEET TO THE POINT OF BEGINNING.

The subject property as a whole contain 1.058 acres, more or less.

What is the adjacent roadway's Level of Service (LOS) grade?	ROOSEVELT BLVD. - LOS C
Does the Amendment Area impact: [check all that apply]	<input type="checkbox"/> Activity Center <input type="checkbox"/> Multimodal Corridor <input type="checkbox"/> Planned Redevelopment District <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Industrial or Employment Land <input type="checkbox"/> Target Employment Center <input type="checkbox"/> Scenic/Noncommercial Corridor

**Disclosure of Interest Statement**

Do any other persons have any ownership interest in the subject property?	NO
If so, provide the name and address of the person(s):	N/A
If so, is the interest contingent or absolute?	N/A
If so, what specific interest is held?	N/A
Does a contract exist for the sale of the subject property?	NO
If so, is the contract contingent or absolute?	N/A
If so, provide the names of all parties to the contract:	N/A
Are there any options to purchase the subject property?	N/A
If so, provide the names of all parties to the option:	N/A
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	N/A

### Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	PUBLIC/SEMI-PUBLIC
Proposed Countywide Plan Map Category(ies):	RETAIL & SERVICES
Amendment tier (subject to confirmation):	<input type="checkbox"/> Tier I <input checked="" type="checkbox"/> Tier II <input type="checkbox"/> Tier III <input type="checkbox"/> To be determined

### Local Future Land Use Plan Map Information

Current Local Future Land Use Plan Map Category(ies):	INSTITUTIONAL
Proposed Local Future Land Use Plan Map Category(ies):	COMMERCIAL GENERAL

### Local Action Date

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment:

MARCH 5, 2020

## Application Checklist

Note: Our email server cannot accept files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email [info@forwardpinellas.org](mailto:info@forwardpinellas.org).

### All Amendments

The following MUST be furnished with all applications (incomplete applications will not be accepted):

- A completed Countywide Plan Map amendment application form
- A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- A copy of the ordinance being considered by the governing body
- A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- A GIS shapefile of the amendment area (if technically feasible)
- A boundary survey (if applicable)
- A development agreement (if applicable)\*
- Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- Summary of public outreach conducted and/or public comment received (if applicable)

### Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- For AC and MMC categories, documentation of consistency with size criteria
- For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

- Pre-application meeting
- For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

- Justification narrative demonstrating one or more of these unanticipated changes:
  - Improvement in transit facilities
  - Increases in population or employment densities
  - Local government funding study for public infrastructure
  - Other unique conditions

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\* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Countywide Rules Section 6.1.5.

# City Commission AGENDA ITEM REPORT



**Meeting:** City Commission - 05 May 2020  
**Presenter:** Diane Friel, Community Development  
**Staff Contact:** Diane Friel, Planner I Ext. 7319 dfriel@largo.com

### TITLE

Ordinance No. 2020-16 - First Reading - Future Land Use Map Amendment At 2188 58th Street North From Institutional (I) To Commercial General (CG)

### SUMMARY:

The applicant, Debi Plaisance, Common Oak Engineering, agent for Suncoast Center Properties INC is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for a portion of a tract of land located at 2188 58th Street North totaling 1.06 acres, more or less. It is the applicant's intent to amend the land use classification from Institutional (I) to Commercial General (CG). The requested FLUMA will require an amendment to the Pinellas County, Countywide Plan Map from Public/Semi-Public (P/SP) to Retail & Services (R&S) category.

The subject property consists of approximately 1.06 acres of a portion of a 4.45 acres tract of land located west of 58th Street North and north of Roosevelt Boulevard. Official records from the County indicate that the property, located at 2188 58th Street North, is owned by Suncoast Center Properties, Inc. which operates a "Non-Profit Charitable Service". Suncoast Center Properties also owns the 2.03 acre parcel located immediately west of the subject property. Both parcels have structures currently used by Suncoast Center as administrative offices and a counseling center; the buildings are accessed from 58th Street North and Roosevelt Boulevard and the access driveways would not be affected by the FLUM amendment. The 1.06 acre subject property is currently used by Suncoast Center for grass parking.

If the FLUMA is approved, the applicant has expressed interest in selling the subject property to 7-Eleven Corporation so that they may develop a new convenience store with canopy covered fueling stations, a freestanding car wash, and stormwater infrastructure. The existing 7-Eleven convenience store and gas station, on Commercial General (CG) property immediately east of the subject property, will be razed and the land incorporated into the new development. Amending the land use classification from Institutional (I) to Commercial General (CG), will facilitate the re-development of the outdated convenience store and remedy nonconforming structures on abutting property.

The FLUM amendment would result in an 11.5 units/acre increase in density and a 0.10 decrease in floor area ratio (FAR). The allowable impervious surface ratio (ISR) would increase by 5% (from 85% to 90%). Any future proposed development, such as the establishment of a new convenience store and gas station on the property, will be subject to the development review process and require site plan approval. Moreover, the current property owners may develop the site in full compliance with all applicable standards and provisions of the CDC.

The proposed Commercial General (CG) land use classification is generally consistent with the goals, objectives and policies of the adopted Largo Comprehensive Plan, Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes. The Planning Board reviewed and unanimously approved this proposed FLUMA at a public hearing held March 5, 2020 (vote 7-0). If approved by the City Commission, this amendment will be submitted to Forward Pinellas, Planners Advisory Committee and the Countywide Planning Authority for review. Thereafter, the amendment will be presented to the City Commission for second and final reading. If approved by the City Commission, staff anticipates the amendment to be completed by July 2020.

### CITY ATTORNEY REVIEWED:

Yes

### CONSISTENT WITH:

Comprehensive Plan

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### POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE ORDINANCE NO. 2020-16 ON FIRST READING AND TRANSMIT THE AMENDMENT TO THE COUNTYWIDE PLANNING AUTHORITY (CPA) AND SCHEDULE A SECOND READING AFTER REVIEW BY THE CPA.

### ATTACHMENTS:

[Ordinance No. 2020-16](#)

[Planning Board Staff Report FLUM20-001](#)

ORDINANCE NO. 2020-16

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AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN FUTURE LAND USE MAP CLASSIFICATION OF THE WITHIN DESCRIBED TRACT OF LAND LOCATED AT 2188 58th STREET NORTH FROM INSTITUTIONAL (I) TO COMMERCIAL GENERAL (CG), CONSISTENT WITH THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE CITY FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the State Legislature passed the Local Government Comprehensive Planning and Land Development Regulation Act in 1986 requiring all counties and cities to prepare a comprehensive plan; and

**WHEREAS**, Chapter 163, Section 163.3184, Florida Statutes, provides the process by which local governments may adopt amendments to their comprehensive plans; and

**WHEREAS**, public hearings have been held in consideration of the property owner's request to amend the City of Largo Comprehensive Plan Future Land Use Map and the Countywide Future Land Use Map pursuant to Section 163.3184, Florida Statutes; and

**WHEREAS**, the City of Largo has requested the amendment of the Countywide Future Land Use Plan, for consistency, as herein identified pursuant to the Rules of the Countywide Plan.

**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF LARGO HEREBY ORDAINS:**

**Section 1.** That pursuant to the Pinellas Countywide Plan Rules, and Chapter 163, Part II, Florida Statutes, the following described tract of land is hereby re-designated on the City of Largo Comprehensive Plan Future Land Use Map from Institutional (I) as depicted in attached Exhibit "B," to Commercial General (CG) as depicted in attached Exhibit "C."

All that tract or parcel of land lying and being in the County of Pinellas, Florida, to wit:

A PARCEL OF LAND LYING IN THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 14 IN THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS GROVES AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF AFORESAID SECTION 32; THENCE ON THE SOUTH BOUNDARY THEREOF, N89°29'00"W, A DISTANCE OF 33.00 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N00°16'38"E, A DISTANCE OF 90.00 FEET TO A POINT AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY BOUNDARY OF 58<sup>TH</sup> STREET NORTH AND THE NORTH RIGHT-OF-WAY BOUNDARY OF ROOSEVELT BOULEVARD (S.R. S-686); THENCE ON THE NORTH RIGHT-OF-WAY BOUNDARY OF AFORESAID ROOSEVELT BOULEVARD (S.R. S-686), N89°28'57"W, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°28'57"W ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 218.37 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY BOUNDARY, RUN N00°15'29"W, A DISTANCE OF 210.19 FEET; THENCE S89°29'57"E, A DISTANCE OF 220.33 FEET; THENCE S00°16'38"W, A DISTANCE OF 210.17 FEET TO THE POINT OF BEGINNING.

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58 The subject property as a whole contain 1.058 acres, more or less.

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60 ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS 32-29-16-  
61 70362-100-1400 AS DEPICTED IN ATTACHED EXHIBIT "A".

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63 **Section 2.** That the Future Land Use Map on file in the office of the City Clerk is hereby amended in  
64 accordance with the provisions of this ordinance.

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66 **Section 3.** That it is the intention of the City Commission of the City of Largo that each provision hereof  
67 be considered severable, and that the invalidity of any provision of this ordinance shall not affect the validity of  
68 any other portion of this ordinance, the Largo Comprehensive Plan, or the Largo Comprehensive Development  
69 Code.

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71 **Section 4.** The effective date of this plan amendment, if the amendment is not timely challenged, shall  
72 be 31 days after the state land planning agency notifies the City that the plan amendment package is complete.  
73 If timely challenged, this plan amendment shall become effective on the date the state land planning agency  
74 or the Administration Commission enters a final order determining this adopted plan amendment to be in  
75 compliance. No development orders, development permits, or land uses dependent on this plan amendment  
76 may be issued or commence before it has become effective. If a final order of noncompliance is issued by the  
77 Administration Commission, this plan amendment may nevertheless be made effective by adoption of a  
78 resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning  
79 agency.

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APPROVED ON FIRST READING \_\_\_\_\_

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PASSED AND ADOPTED ON  
89 SECOND AND FINAL READING \_\_\_\_\_

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ATTEST:

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Mayor

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REVIEWED AND APPROVED:

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City Clerk

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City Attorney

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**Agenda Item #3.**

# FLUM Amendment PLANNING STAFF REPORT



Planning and Development Services Division | 201 Highland Avenue, P.O. Box 296, Largo, FL 33779  
(727) 587-6749 ext. 7301 | askaplanner@largo.com

<b>Memo Date:</b>	Mar 5, 2020	<b>Agenda Date:</b>	Planning Board - 05 Mar 2020
<b>To:</b>	Community Development		
<b>Staff Contact:</b>	Diane Friel, Planner I		
<b>Subject/Case:</b>	FLUM20-001 (Ordinance No. 2020-16) – 2188 58th Street North Future Land Use Map Amendment		

### INTRODUCTION:

The applicant, Debi Plaisance, Common Oak Engineering, agent for Suncoast Center Properties INC is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment for a portion of a tract of land located at 2188 58th Street North totaling 1.06 acres, more or less. It is the applicant’s intent to amend the land use classification from Institutional (I) to Commercial General (CG). The requested FLUMA will require an amendment to the Pinellas County, Countywide Plan Map from Public/Semi-Public (P/SP) to Retail & Services (R&S) category.

### PURPOSE AND INTENT / BACKGROUND:

The subject property consists of approximately 1.06 acres of a portion of a 4.45 acres tract of land located west of 58th Street North and north of Roosevelt Boulevard. Official records from the County indicate that the property, located at 2188 58th Street North, is owned by Suncoast Center Properties, Inc. and is occupied by a "Non-Profit Charitable Service". The Suncoast Center provides community services in three areas: Children’s Advocacy, Sexual Assault, and Emotional Wellness. Suncoast Center Properties also owns the 2.03 acre parcel located at 2960 Roosevelt Boulevard, immediately west of the subject property. Both parcels have structures currently used by Suncoast Center as administrative offices and a counseling center. The 1.06 acre subject property is currently used by the Suncoast Center for grass parking with a paved drive aisle. The Suncoast Center buildings are accessed from 58th Street North and Roosevelt Boulevard (north and west of the subject property, respectively); these access points would not be affected by the FLUM amendment. The Suncoast Center is allowed under the existing Countywide Plan Map category, Public/Semi-Public (P/SP) and the City’s existing future land use classification, Institutional (I).

If the FLUM amendment is approved, the applicant has expressed interest in selling 1.06 acres of the 4.45 acre to 7-Eleven Corporation so that they may develop a new convenience store with canopy covered fueling stations, a freestanding car wash, dumpster enclosure, parking stalls, sidewalks, landscaping, and stormwater infrastructure. The existing 7-Eleven convenience store and gas station, on Commercial General (CG) property immediately east of the subject property, will be razed and the land incorporated into the new development site. The existing 7-Eleven was built in 1969, and is situated on a 0.63 acre parcel that was split from its original parent parcel. The convenience store building is attached to Average Joe’s Bar and Grill by a party wall and is considered nonconforming because it does not meet required setbacks. Future redevelopment of the properties will address the nonconformity. If the FLUM amendment is approved, it is the intent of 7-Eleven to demolish the existing convenience store building and to replat the 1.06 acre parcel and the 0.63 acre parcel into one approximately 1.69 acre parcel. During the replat, a portion of land owned by 7-Eleven will be deeded to the parcel occupied by Average Joe’s so that the building will meet required setbacks and be made conforming.

Amending the land use classification from Institutional (I) to Commercial General (CG), will facilitate the re-development of an outdated convenience store and remedy nonconforming structures. The maximum allowable density for Institutional (I) is 12.5 units/acre compared to 24 units/acre for a Commercial General (CG) land use classification; an 11.5 units/acre increase in density for the site if the FLUM amendment is

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### Agenda Item #3.

approved. The allowable floor area ration (FAR) for Institutional (I) is 0.65 compared to 0.55 for a Commercial General (CG) which represents a 0.10 decrease in FAR and the allowable impervious surface ratio (ISR) would increase by by 5% (from 85% to 90%). Any future proposed development, such as the establishment of a new convenience store and gas station on the property, will be subject to the development review process and require site plan approval. Moreover, the current property owners may develop the site in full compliance with all applicable standards and provisions of the CDC.

Compatibility between land use patterns, existing neighborhoods and new development that will accommodate anticipated growth was evaluated based on the review criteria below.

#### APPLICABLE CDC CHAPTERS/SECTIONS:

1. Chapter 4: Hearing Procedures in General, Section 4.5: Level IV, Comprehensive Plan Future Land Use Map Amendment;
2. Chapter 5: Land Use Classifications;
3. Chapter 6: Allowable Uses; and
4. Chapter 17: Nonconforming Lots, Uses & Structures

#### APPLICANT INFORMATION:

NAME/TITLE: Debi Plaisance  
COMPANY: Common Oak Engineering  
ADDRESS: 1201 Louisiana Ave. #C  
CITY/STATE/ZIP CODE: Winter Park, FL 32789  
APPLICANT'S STATUS: Agent

#### SITE INFORMATION:

ADDRESS: 2188 58th Street North  
LOCATION: West of 58th Street North and North of Roosevelt Boulevard  
PARCEL ID NUMBERS: 32-29-16-70362-100-1400  
LOT SIZE: 1.06 acres (46,174 sq. ft.)  
EXISTING LAND USE: Suncoast Center, a non-profit community service  
FUTURE LAND USE: Institutional (I)

#### Existing Land Use and FLUM of Adjacent Properties

Adjacent to	Existing Land Use	FLUM
North	Suncoast Center Facility	Institutional (I)
South	Roosevelt Blvd, Life Support Medical Office, and Walgreens	Residential/Office (R/OL) and Limited Commercial Neighborhood (CN)
East	7-Eleven and Average Joe's Bar & Grill	Commercial General (CG)
West	Suncoast Center Facility	Institutional (I)

#### PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY:

1. A5-34-03: Annexation - The subject property was part of an annexation (Ord. No. 2003-67). Approved by City Commission on June 17, 2003.

#### COMPREHENSIVE DEVELOPMENT CODE REQUIREMENTS:

The proposed future land use change was evaluated for the extent to which the request complies with Section 163.3187 of the Florida Statutes and conforms with the standards set forth in Section 4.5.3 of the Comprehensive Development Code (CDC).

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**A. Consistency: Comprehensive Plan amendments shall be reviewed for consistency with the goals, objectives, and policies of the Comprehensive Plan and Ch. 163, Part II, Florida Statutes and the Countywide Rules.**

**I. Consistency with Comprehensive Plan: Forwarding Our Future 2040:**

1. The subject property is currently classified by the Largo Comprehensive Plan: Forwarding Our Future 2040 Future Land Use Map as Institutional (I). Future Land Use Element (FLUE), Policy 1.1.1 of the Comprehensive Plan, requires that the City maintain consistency of the Future Land Use Map (Map 1) and the Countywide Plan Map Categories, where Map 1 provides the City of Largo's adopted Land Use Classifications as identified in Table FLUE-1. The request to change the classified use of the subject property from Institutional (I) to Commercial General (CG) is consistent with the adjacent properties that, with the exception of the Suncoast Center non-profit complex, are developed with commercial uses. It is generally consistent and will not increase density or increase the need for future services within the City's Planning Service Area.

2. Table FLUE-1 describes Commercial General (CG) as, "generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use, and in areas in proximity to and with good access to major transportation facilities including mass transit".

**The proposed change from Institutional (I) to Commercial General (CG) is consistent with Table FLUE-1. The subject property is located less than a half-mile from the U.S. Highway 19 N/Roosevelt Blvd-East Bay Dr. Major Activity Center and within 600 feet of the Bay Vista Employment Activity Center. Except for the institutional uses on abutting property north and west of the site, the subject property is embedded in an area that encompasses commercial uses. All lots in the area, aside from the Suncoast Center, have a FLUM designation of Commercial General (CG), Residential/Office Limited (R/OL) or Commercial Neighborhood (CN) and these land use classifications are consistent with the applicant's proposed change and plans to redevelop the site with a new 7-Eleven convenience store. In addition, all utilities are present to support. The subject site is located adjacent to a signalized intersection of a primary arterial (Roosevelt Blvd.) and a major collector (58th St.) that serve any new traffic generation to be distributed without negative impact to residential neighborhoods in the immediate area.**

3. The proposed change to the classified use of the property from I to CG is also consistent with the following objectives and policies of the Comprehensive Plan: Forwarding Our Future 2040:

1. FLUE, Policy 1.1.2: Ensure compatibility among land use classifications by preserving its characteristics throughout existing and future development in order to accommodate anticipated growth.
2. FLUE, Policy 1.1.3: Coordinate with adjacent jurisdictions and local government plans to ensure compatibility with existing and future planned uses along its common boundaries.
3. FLUE, Policy 1.2.1: Protect stable residential neighborhoods from possible negative impacts due to incompatible land uses; blighting influences, and density increases from redevelopment and new development.
4. FLUE, Objective 1.3: Create a planning framework and implementation strategy that will enhance the livability and accessibility of Largo; promote public health and place-making principles; strengthen community identity, improve economic sustainability and enhance the aesthetics of the City.
5. FLUE, Policy 1.3.2: Plan, design, and create complete and well-structured neighborhoods whose physical layout and land use mix promote walking, bicycling, and public transportation use as a means of accessing services, food, retail, employment, education, childcare, recreation, and other destinations.
6. FLUE, Policy 2.2.2: Identify and promote infill development in established or built-out neighborhoods, often using vacant land or rehabilitating existing properties, to

**Agenda Item #3.**

encourage many benefits, including financial savings for Largo, increased property values for residents and businesses and economic stabilization of distressed neighborhoods.

II. Consistency with Ch. 163, Part II, Florida Statutes:

1. The requested land use map amendment proposes a change to property that comprises less than 10 acres meeting the statutory criteria of a small scale development amendment. The request does not involve a text change to the goals, objectives and policies of the City's Comprehensive Plan. Furthermore, the subject property is not located within an area of critical state concern.

III. Consistency with the Countywide Rules:

1. Section 2.3.3.7 Category/Symbol, Retail & Services (R&S) - Locational characteristics of the Countywide Rules, describes and characterizes R&S as, "generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors depicted on the Transit-Oriented Land Use Vision Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics."

**The request to change the subject property from to Public/Semi-Public (P/SP) to Retail & Services (R&S) is consistent with Section 2.3.3.7. The subject property includes 1.06 acres of a 4.45 acre parcel of land owned by Suncoast Center Properties, Inc. and used as a grass parking area. The 1.06 acre site is well suited for commercial uses as it directly abuts existing high and medium density commercial land uses that are concentrated along Roosevelt Boulevard. Suncoast Center will continue to serve the surrounding community by occupying the adjacent public-semi public (institutional) use. The subject property fronts Roosevelt Boulevard, a principal arterial, and is served by several Pinellas Suncoast Transit Authority (PSTA) transit stops with regular bus service.**

2. Section 2.3.3.7 Category/Symbol – Retail & Services (R&S) – Permitted Uses Not Subject to Acreage Thresholds – 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-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.

**B. Compatibility: Amendments shall not result in incompatible land use classifications for adjacent parcels or a neighborhood based on standards set out in the Comprehensive Plan (Table FLUE-1 of the Future Land Use Element, Location Criteria for Future Land Use classifications) and the compatibility criteria established in this CDC. All proposed development will be reviewed and approved by staff during the site plan review process.**

Section 4.5.3 B Compatibility Review of the CDC:

**I. Impacts of Public Facilities and Services**

**1. Transportation:** The subject property fronts Roosevelt Boulevard between 58th Street North and Bradford St. Roosevelt Boulevard is designated as a principal arterial maintained by FDOT. There is sidewalk coverage on both the north and south sides of Roosevelt and a major signalized crossing at 58th Street North which is a major collector, maintained by Pinellas County. Per the Engineering and Services Department, there are currently no capital improvements planned in the vicinity of Roosevelt and 58th Street North.

The post-development traffic study results provided by the applicant show that the proposed improvements to traffic circulation (e.g., reduction and consolidation of existing site access connections and the addition of a 240 foot long right turn lane on Roosevelt) are designed to mitigate for any increase in traffic due to post-construction activities. In addition, the 2019 LOS Report by Forward Pinellas depicts Roosevelt Blvd. as a LOS C, and currently has excess capacity. There are no impacts to mass transit caused by the FLUM amendment. Further access management and traffic circulation of the site will be analyzed during the site plan review process.

**Agenda Item #3.**

**2. Potable Water:** Any new development on the subject property will tie into the existing Pinellas County Utilities potable water network. Potable water demand is not expected to significantly increase with the change of use. The existing 7-Eleven convenience store on the abutting parcel contains two water closets and, it is proposed to be demolished and replaced with a new convenience store building that will also contain two water closets. The majority of water used in conjunction with the proposed free-standing car wash will be recycled and contained on site; however, approximately 244 gal/day of new water will be used and corresponding effluent will be discharged to public wastewater facilities. The requested change in land use shall continue to comply with Comprehensive Plan, Water Conservation Subelement, Policy 1.1.3: Sustain the level of service standard for potable water that is 120 gallons per capita per day (gcpd) until the year 2026 (next ten-year planning period), through the Pinellas County Ten-Year Water Supply Facilities Work Plan.

**3. Sanitary Sewer:** There are two wastewater pump stations 3/4 of a mile north and upstream of the subject property (L.S. 48 and L.S. 53); however, the wastewater from the site feeds into an 18 inch gravity main gravity and flows south and then east into the Largo Wastewater Treatment Plant. The proposed land use designation will not result in a significant increase in the amount of wastewater generated. The wastewater generated by the proposed free-standing car wash, estimated at 244 gal/day, and the convenience store may require as Oil/Water Separator Device. A Commercial User Discharge Permit Application will be required and all proposed development will be reviewed and approved by staff during the site plan review process, and shall continue to comply with Comprehensive Plan, Sanitary Sewer Subelement, Policy 1.2.6: Operate the wastewater treatment plant at or below 90% of design capacity on an annual average.

**4. Drainage:** Currently, there is no stormwater infrastructure on the subject property. The 1.06 acre site is primarily covered with pervious surfaces; however, any stormwater overflow that is generated is discharged from the site without treatment or attenuation. Upon submittal of a future project application, the applicant will have to comply with the standards of the Largo Comprehensive Development Code and Southwest Florida Water Management District regulations. The City provides stormwater drainage facilities and services throughout the City's planning service area in order to protect the health, safety and welfare of the inhabitants of the City. The existing or future drainage conveyance systems on private properties are maintained by the property owners. Discharges into public stormwater systems are the responsibility of the jurisdictional authority. In the event further development or redevelopment occurs on the property, stormwater systems will be improved or constructed by the property owner, in accordance with the rules and regulations of the City and Southwest Florida Water Management District. As contained in the Comprehensive Plan, Stormwater Subelement, Policy 1.1.1: The City shall utilize the following Level of Service (LOS) standards for flood control and water quality:

1) Flood Control:

A) Stormwater Management Systems that have a positive outfall shall be designed for a 25-year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.

B) Stormwater Management systems that have no positive outfall shall be designed for a 100-year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.

2) Water Quality:

A) Stormwater ponds, or other similar Stormwater Management Systems, shall be designed to treat the first ½ inch of runoff unless it is an impaired water body; then the SWFWMD guidelines are followed.

**5. Solid Waste:** Solid waste services are currently provided by the City of Largo and will continue to be provided by the City for the use on site. No significant increase in solid waste is expected as a result of the future land use map amendment, and shall continue to comply with Comprehensive Plan, Solid Waste Subelement, Policy 1.1.1: Comply with the LOS Standard for solid waste disposal of 1.30 tons of solid waste disposed per person per year in accordance with Pinellas County's adopted LOS Standard, while striving to reduce this number.

**Agenda Item #3.**

**6. Fire Protection, Rescue and Emergency Medical Services:** The property is currently located in the Largo Fire District. Largo's Fire and Rescue Services have the ability to serve the property currently and following the proposed future land use amendment. Service is provided by Fire Station #40, located approximately 1/2 mile north of the property. Fire, rescue and emergency response services in Pinellas County are provided by first responder agreements. Current accessibility to the property is acceptable and the nearest fire hydrants are located 50 feet west and 70 east of the property.

**7. Financing Municipal Services:** The major revenues that are collected from properties within the City limits (including the property) include ad-valorem taxes, stormwater fees, sanitary sewer monthly fees and impact fees, solid waste collection fees, communication service taxes, municipal utility taxes, franchise fees, and local business tax receipt fees. The revenues collected from properties are distributed into the City's General Fund, Wastewater Fund, Stormwater Fund and/or the Solid Waste Fund. In addition, the City will collect development fees at the time of any future development review and permitting, which includes: site plan review fees, infrastructure and building permit fees, recreation impact and facility fees, reclaimed water fees (if applicable), and other fees. These funding sources pay for the cost of providing municipal services to properties located within the City of Largo's municipal boundaries. Services the City will provide or is already providing to properties include, sanitary sewer, stormwater management, police, code enforcement, recreation and parks, library, solid waste, fire protection, and road/right-of-way improvements. The City, through its Capital Improvements Element (CIE) of the Comprehensive Plan, annual budget, Capital Improvement Program (CIP) and other funding sources identifies all new capital and municipal improvements that may be necessary in providing any unforeseen infrastructure, transportation or other needs.

**8. Other:** Should the property receive approval for the FLUM change and the property be developed, all appropriate current and future City services not listed above are or will be available to the property on substantially the same basis and in the same manner as such services are provided within the rest of the City. Based on the information presented above, the City has the ability to provide municipal services to the area where the property is located.

**The current future land use classification for the 1.06 acres mol subject is Institutional (I). If approved through this FLUMA process, the proposed Commercial General (CG) classification would allow the continuation of the existing use of the property as an administrative office for Suncoast Center classified as a "Non-Profit Charitable Service" organization. If the Suncoast Center were to expand their existing facility and/or propose new land use activities, the 1.06 acre Commercial General (CG) portion of the site would be subject to only those uses Allowed or permitted by right outlined in Table 6-1: Allowable Uses Within Land Use Classifications of the CDC. To furthermore ensure that the standards established in the CDC are met, any development proposed now or for the future, will be reviewed and approved by staff during the site plan review process.**

**II. Demonstration of Need**

1. If the FLUM amendment is approved, the 4.45 acre parcel owned by Suncoast Center would have 3.39 acres designated as Institutional (I) and 1.06 acres as Commercial General (CG). The proposed Commercial General (CG) land use classification is compatible with the surrounding area and would compliment the existing adjacent commercial uses east and south of the 1.06 acre subject property. The applicant, Suncoast Center, would be afforded all rights associated with the Institutional (I) and Commercial General (CG) land uses on those respective portions of the overall parcel. Suncoast Center has expressed interest in selling the subject property to 7-Eleven Corporation whose intent is to demolish the existing, outdated convenience store and gas station situated on the abutting parcel east of the site, replat the two parcels into one approximately 1.69 acre parcel, and build a new convenience store and gas station that will meet the needs of its customers by providing a greater range of goods and services, modern amenities, safer site access, and on-site stormwater retention. Furthermore, expanding the CG land use will promote redevelopment opportunities and the ability to bring the current nonconforming structures into compliance.

**Agenda Item #3.**

Any future proposed (re)development will be subject to the development review process and development standards of the CDC.

**III. Parcels Ability to Develop in Compliance of CDC Standards**

1. Upon submission of any future potential (re)development, staff will review future site plans to ensure that the CDC requirements are met.

There is no evidence that the parcel cannot be developed in full compliance with the CDC under the proposed Future Land Use Map designation.

**IV. Special Flood and Coastal High Hazard Area/Hurricane Evacuation**

1. The subject property is located within Zone X, Area of Minimal Flood Hazard;

2. The subject property is not located within the Coastal High Hazard Area;

3. The subject property is located within Level C Hurricane Evacuation Zone; and

4. The proposed amendment does not create any significant negative impact(s).

**V. Scenic/Noncommercial Corridors**

1. The subject property is not located adjacent to a roadway designated as a Scenic/Noncommercial Corridor.

**PUBLIC NOTIFICATION REQUIREMENTS:**

MAILED WRITTEN NOTIFICATION: February 4, 2020

PUBLISHED NEWSPAPER NOTIFICATION: February 21, 2020

POSTED PROPERTY NOTICE: February 27, 2020

**STAFF RECOMMENDATION:**

Overall, the proposed Comprehensive Plan Future Land Use Map (FLUM) Amendment is consistent with the goals, objectives, and policies of the adopted Largo Comprehensive Plan, Comprehensive Development Code, Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes. Staff recommends approval.

**SUGGESTED MOTIONS FOR THE PLANNING BOARD:**

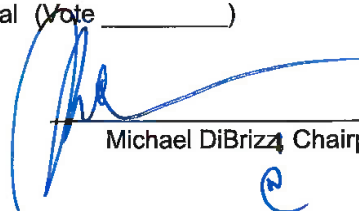
**I MOVE TO APPROVE FLUM20-001 – 2188 58TH STREET NORTH FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED FUTURE LAND USE MAP AMENDMENT MEETS THE REQUIREMENTS OF CDC SUBSECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS SUBJECT TO ALL STAFF RECOMMENDATIONS.**

**I MOVE TO DENY FLUM20-001 – 2188 58TH STREET NORTH FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED FUTURE LAND USE MAP AMENDMENT DOES NOT MEET THE REQUIREMENTS OF CDC SUBSECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS.**

**RECOMMENDATION:**

RECOMMENDATION:

Approval (Vote 7/0)  
 Approval with conditions (Vote \_\_\_\_\_)  
 Denial (Vote \_\_\_\_\_)

  
\_\_\_\_\_  
Michael DiBrizza Chairperson

## Agenda Item #10.

### Agenda Item #3.

**Approved By:**

Rick Perez, Planning Manager

**Status:**

Approved - 19 Feb 2020

**SUPPORTING DOCUMENTS:**

[EXHIBIT A-LOCATION](#)

[EXHIBIT B EXISTING FLUM](#)

[EXHIBIT C PROPOSED FLUM](#)

[EXHIBIT D AERIAL](#)

[FLUM20-001 APPLICANT NARRATIVE](#)

[FLUM20-001 SURVEY](#)



Agenda Item #3.

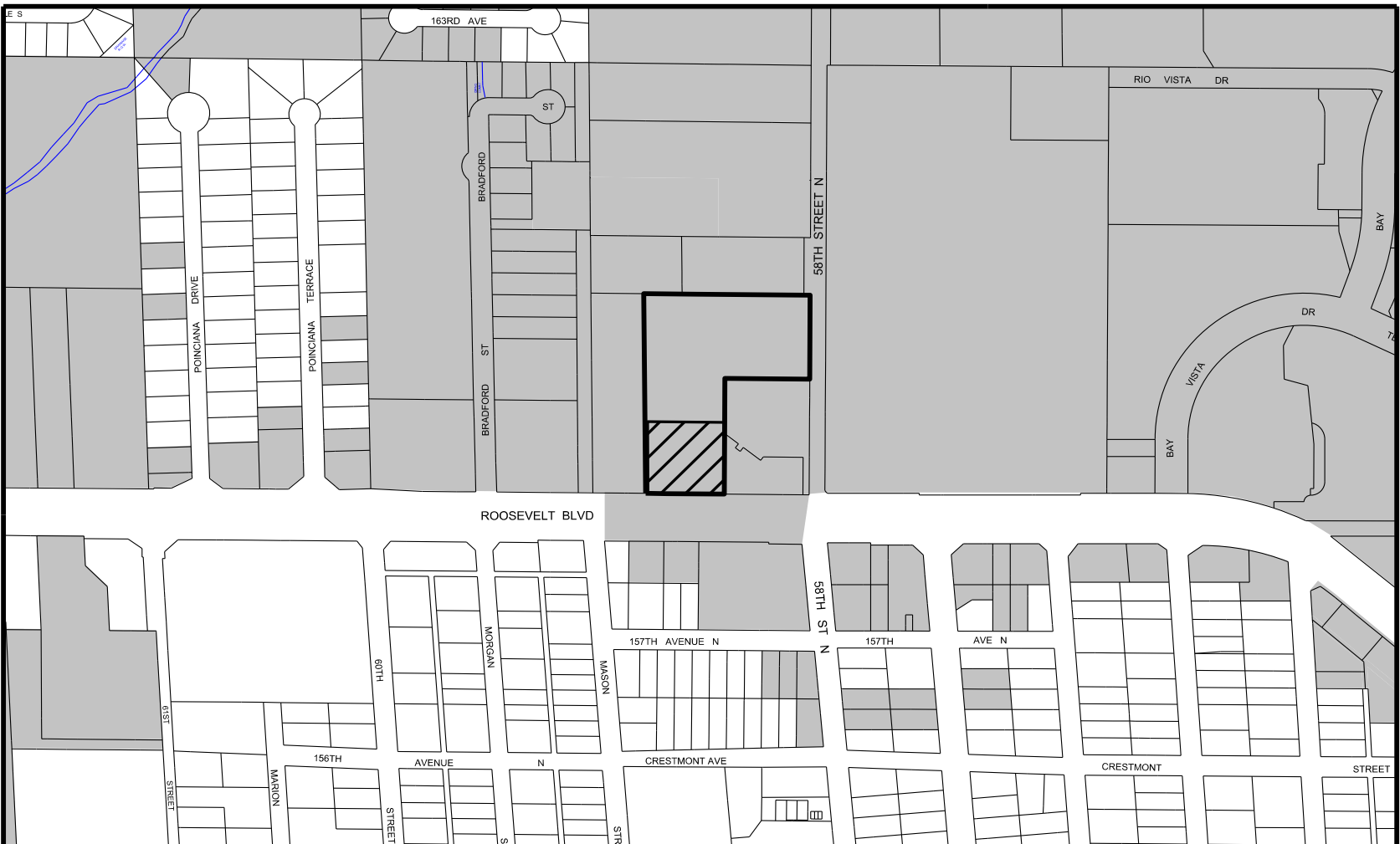





EXHIBIT "A"

Case #: FLUM20-001  
 Subject: 2188 58th Street N (I to CG)  
Future Land Use Map Amendment  
 Location: 2188 58th Street N  
32/29/16/70362/100/1400

-  2188 58th St N Property
-  Subject Property FLUMA (1.058 acres)
-  City of Largo

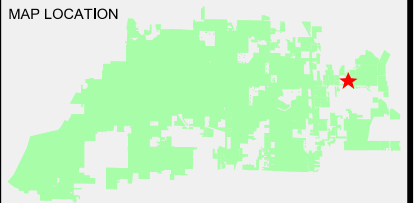


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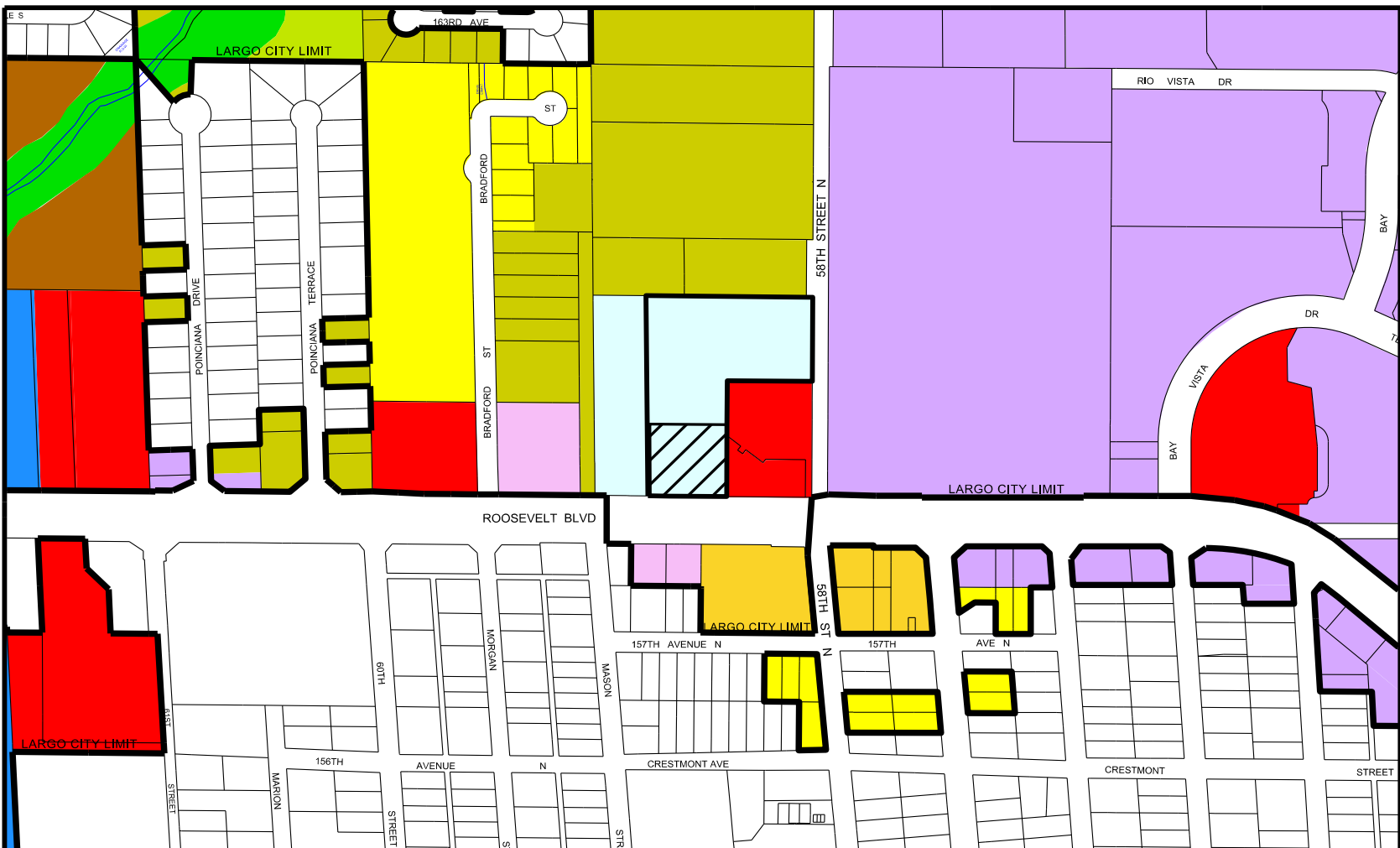
By: DB

MAP LOCATION



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EXHIBIT "B"

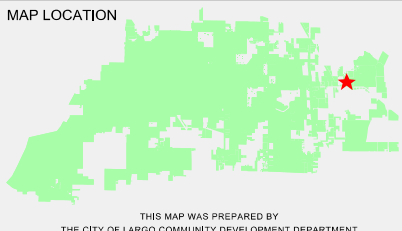
Case #: FLUM20-001  
 Subject: 2188 58th Street N (I to CG)  
Future Land Use Map Amendment  
 Location: 2188 58th Street N  
32/29/16/70362/100/1400

	Subject Property 2188 58th Street N		Residential/Office General
	Subject Property FLUMA (1.058 acres I)		Commercial General
	Institutional (I)		Commercial Neighborhood
	Residential Estate		Residential/Office Limited
	Residential Suburban		Transportation/Utility
	Residential Low		Preservation
	Residential Urban		Largo City Limits
	Residential Medium		



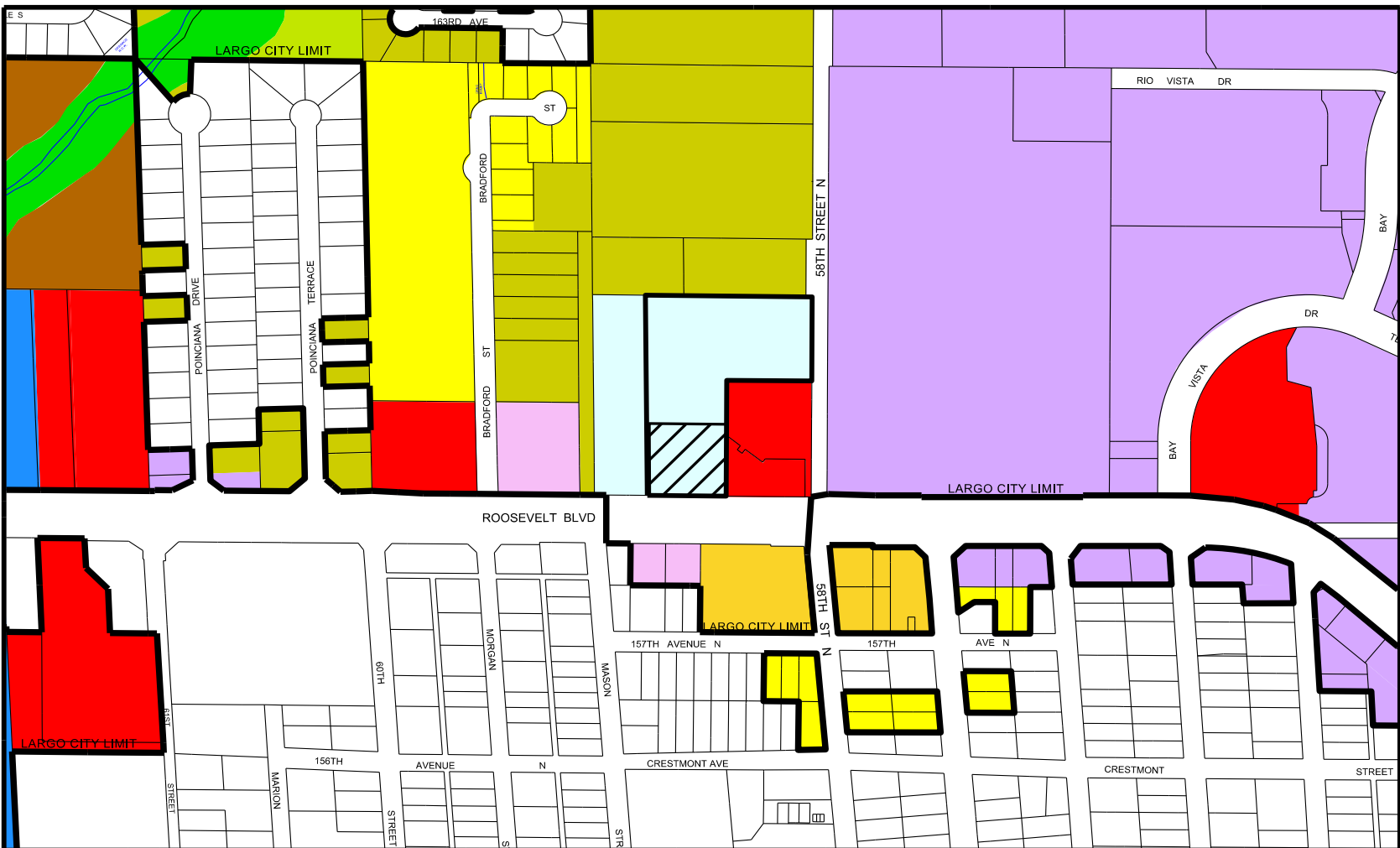
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Date: 01/30/20  
 By: DB



THIS MAP WAS PREPARED BY  
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EXHIBIT "C"

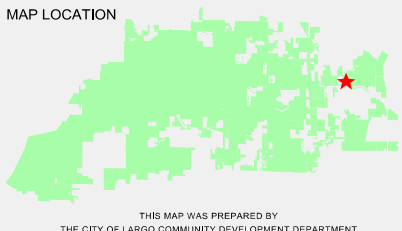
Case #: FLUM20-001  
 Subject: 2188 58th Street N (I to CG)  
 Future Land Use Map Amendment  
 Location: 2188 58th Street N  
32/29/16/70362/100/1400

	Subject Property 2188 58th Street N		Residential/Office General
	Subject Property FLUMA (1.058 acres CG)		Commercial General (CG)
	Institutional (I)		Commercial Neighborhood
	Residential Estate		Residential/Office Limited
	Residential Suburban		Transportation/Utility
	Residential Low		Preservation
	Residential Urban		Largo City Limits
	Residential Medium		

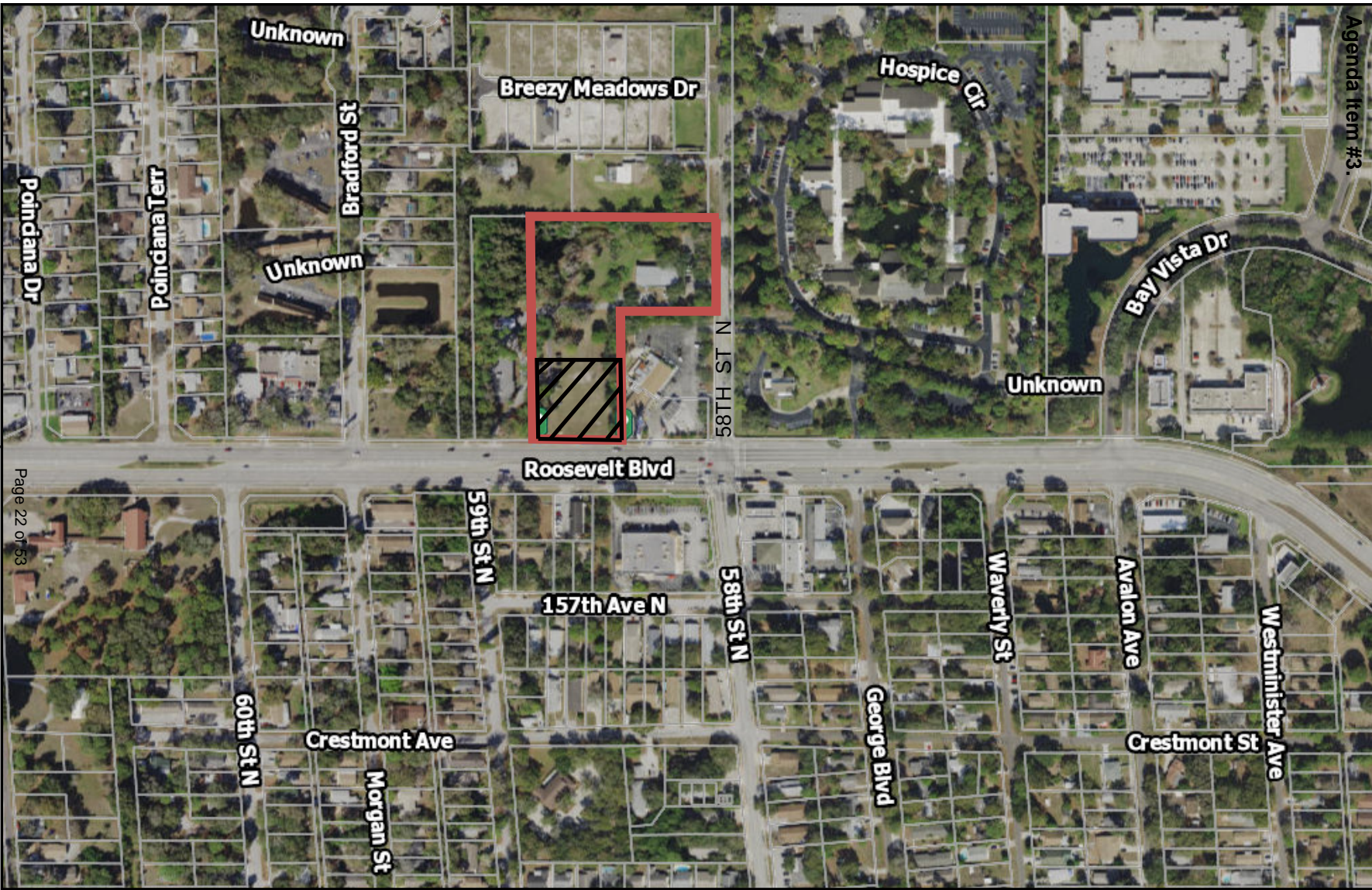
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By: DB

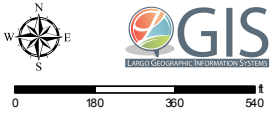


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Case #: FLUM20-001  
 Subject: 2188 58th Street N (I to CG)  
 Future Land Use Map Amendment  
 Location: 2188 58th Street N  
 32/29/16/70362/100/1400

**EXHIBIT "D" AERIAL**

-  Subject Property 2188 58th St N
-  Subject Property FLUMA (1.058 acres CG)

Date: 2/4/2020

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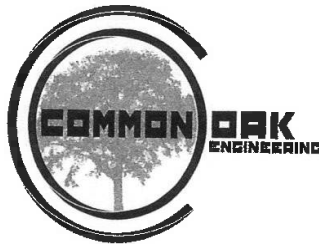
# Comprehensive Plan Future Land Use Map Amendment

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*Project:*  
7-Eleven at  
5860 Roosevelt Blvd  
Largo, FL 33760

*Prepared for:*  
Planning & Development Services  
**City of Largo**  
201 Highland Ave NE  
Largo, FL 33779

*Prepared by:*



1201 Louisiana Ave, Suite C  
Winter Park, FL 32789  
(407) 505-8374

Agenda Item #3.

7-Eleven at  
5860 Roosevelt Blvd  
Largo, FL 33760

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Description of the Project:

Common Oak Engineering, LLC is working with Creighton Companies, LLC on the redevelopment of the existing 7-Eleven facility that is located at 5860 Roosevelt Blvd. This existing facility is located within a Commercial General (CG) Land Use designation and it is positioned on approximately 0.63 acres of land located at the northwest corner of the signalized intersection between Roosevelt Blvd and 58th St N. Please refer to Parcel ID: 32-29-16-70362-100-1403.

The existing 7-Eleven convenience store structure shares a zero-foot building setback with the adjacent building/use, Average Joe's Sports Bar and Grille, and is thereby non-conforming with City of Largo's Comprehensive Development Code (CDC) building setback standards. While the existing 7-Eleven is serviced by Pinellas County and City of Largo potable water and sanitary sewer services, there is no stormwater management facility currently treating nor attenuating stormwater discharge from the site. Driveway access to this facility is by a common driveway shared with Average Joe's to 58th St N, and a second driveway access to Roosevelt Blvd. The existing Roosevelt Blvd driveway is located just 130' or so from 58th St N and is thereby non-conforming to FDOT driveway spacing standards.

We propose to raze the existing 7-Eleven convenience store and facility, and construct a new 7-Eleven convenience store with new fueling stations, canopy and infrastructure, a freestanding car wash, dumpster enclosure, parking stalls, sidewalks, landscaping and stormwater management facility.

Included with this proposed activity are the following improvements:

- A. Reconfigure the existing lot geometry by plat to meet current City of Largo CDC building and landscape setback requirements. The developer is currently working with Average Joe's to create a CDC compliant building setback which will result in Average Joe's receiving property required for the setback.
- B. Introduce a stormwater facility to the site that will treat and attenuate stormwater discharge from the site.
- C. Close two existing driveways on Roosevelt Blvd and combine them into one shared driveway meeting FDOT driveway location standards. This new Roosevelt Blvd driveway will be shared by the institutional facility located to the west and north of the development, Average Joe's Sports Bar and Grille, and 7-Eleven.
- D. Due to the combined trips to the Roosevelt Blvd driveway, a right turn lane is warranted and will be constructed. This right turn lane is an important safety improvement to the area, and it will allow drivers to safely approach the common driveway by decelerating within the turn lane, and make its turn outside the Roosevelt Blvd ongoing traffic lane.

COMMON OAK ENGINEERING, LLC  
1201 Louisiana Ave, Suite C, Winter Park, FL 32789  
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Tel: (407) 951-5915

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E. Design a CDC compliant site meeting current setback, stormwater management and landscape design requirements.

In order to design and develop the proposed improvements to this facility, the project area will need to be expanded into the adjacent Institutional Land Use. Please refer to Figure 1.

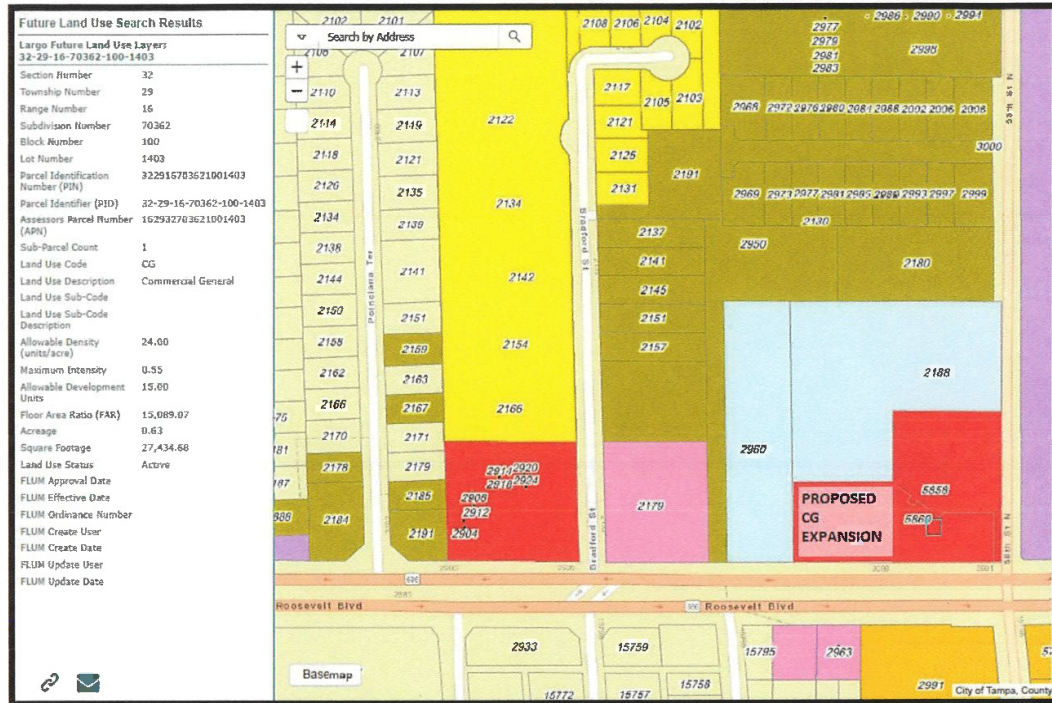


Figure 1

As illustrated in Figure 1, the existing Institutional Land Use buffer between Commercial and Residential properties will remain in the proposed condition.

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7-Eleven at  
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Figure 2 illustrates the physical development and the proposed expansion of the CG Land Use.



Figure 2

Summary of Request:

In summary, the Applicant proposes to expand the existing Commercial General Land Use into the Institutional Land Use area in order to meet necessary City of Largo CDC policy objectives for setbacks, landscaping and stormwater management, provide for important public safety improvements associated with driveway spacing by combining existing driveways and introducing a right turn lane on Roosevelt Blvd, and to allow for 7-Eleven to better service its customers and the community with commercial goods and services at a location serviced by mass transit.

Section 4.5.3 - Review Criteria for Comprehensive Plan Amendments:

Chapter 4 - Section 4.5.3 of the Comprehensive Development Code (CDC) further describes a Land Use Map Amendment as follows: "Comprehensive Plan Amendments must be reviewed for consistency with the goals, objectives, and policies of the Comprehensive Plan.

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- A. *Consistency - Comprehensive Plan amendments shall be reviewed for consistency with the goals, objectives, and policies of the Comprehensive Plan and Ch. 163. Part II, Florida Statutes and the Countywide Rules.*

**The subject future land use amendment (FLUMA) consists of approximately 1.04 acres of Institutional Land which is proposed to be amended to Commercial General. With the approval of this FLUMA request, the existing 7-Eleven facility will be expanded from approximately 0.63 acres to 1.67 acres. This application is submitted in accordance with the City of Largo's 2020 Comprehensive Plan - FLUM Amendment "Sequence" for small-scale amendments equal to or less than 10 acres. Therefore, the Application meets the statutory requirement for a small-scale amendment.**

- B. *Compatibility - Amendments shall not result in incompatible land use classifications for adjacent parcels or a neighborhood based on standards set out in the Comprehensive Plan and the compatibility criteria established in the CDC.*

*Impacts on Public Facilities and Services - Amendments must be evaluated for impacts on infrastructure and to determine impacts on Level of Service.*

**Given that this is a redevelopment of an existing facility and the location of the development being on a major arterial corridor, the impacts on Level of Service are minor.**

**Utilities - Based on State of Florida Department of Health, Chapter 64E-6, Florida Administrative Code, the water demand for a Service Station open more than 16 hours per day is 325 gallons per day (gpd) per water closet. The existing 7-Eleven convenience store building contains two water closets, and it is proposed to be demolished and replaced with a new convenience store building with two water closets; therefore, the potable water and sanitary sewer demands on public facilities are not anticipated to change significantly.**

**The proposed facility will include a single bay car wash with reclaim tanks, so a majority of the water used with the car wash will be recycled and contained onsite. However, approximately 244 gpd of effluent will be discharged to public wastewater facilities. This is a very small amount of additional demand on public resources.**

**Stormwater - Currently, there is no stormwater management facility onsite, so stormwater is discharged from the site without treatment or attenuation. The proposed redevelopment will include a stormwater management facility designed consistent with state and local criteria; therefore, there will be an improvement to the quality of the stormwater that is discharged from the site (less pollutants) in the post-redevelopment condition.**

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**Solid Waste** - Given that this is an existing 7-Eleven facility that is proposed to be demolished and replaced with the same use, the impacts to solid waste are expected to be negligible.

**Traffic** - The name of the use, a "convenience store", is consistent with nature of trips generated by the use; pass-by capture for a convenience store/fueling station was estimated and recommended by FDOT using a pass-by rate of 78%. What this means is 78% of the trips to the site on any given day are drivers who are already on the road headed to a destination. Please refer to Table 1.

TABLE 1.0 TRIP GENERATION ESTIMATE SUMMARY													
ITE LUC	Land Use Description	Size	Daily		AM Peak Hour				PM Peak Hour				
			Rate	Trips	Rate	Trips	Enter	Exit	Rate	Trips	Enter	Exit	
960	S. C-Store w/Fueling	16 vfp	230.52	3,688	28.08	450	225	225	22.96	368	184	184	
	Driveway Trips		--	3,688	--	450	225	225	--	368	184	184	
	Pass-By Trips (per FDOT)		78%	2,876	78%	350	175	175	78%	288	144	144	
	New External Trips		--	812	--	100	50	50	--	80	40	40	

Table 1

Table 1 does not account for the existing facility and the associated existing trips to the site. Please refer to the attached traffic study for a detailed description of the post-development conditions.

Based on the results of the traffic study, the following conclusions were made,

1. The study intersections, including site access connections, are anticipated to operate acceptably for the post-development total peak hour traffic conditions.
2. A 240 foot long right turn lane with 50 foot taper is required on Roosevelt Blvd. No other new site access turn lanes were found to be warranted.
3. Improvements to the existing left turn lanes on Roosevelt Blvd that will serve project generated traffic are not necessary to accommodate the redevelopment of the subject site.

**Mass Transit** - Due to the nature of the use, there are no impacts to mass transit caused by the proposed redevelopment.

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**Recreation - This is a commercial development; therefore there are no impacts to recreation facilities.**

**Public Schools - This is a commercial development; therefore there are no impacts to public school facilities.**

*Demonstration of Need.*

**The 7-Eleven facility is not able to provide for the needs of its customers due to lack in available goods caused by the size of the site. Furthermore, the site is not adequate to meet FDOT driveway access standards to the facility, because it is restricted by size and proximity to the intersection. Due to site constraints, it is impossible to provide for the required facility supporting infrastructure and meet the City's building setback criteria. Therefore, it is necessary to expand the CG Land Use category as proposed to meet these important CDC and public safety standards.**

*An amendment shall be approved only if the parcel can subsequently be developed in full compliance with any and all applicable standards of the CDC.*

**Currently, the existing facility does not meet all applicable standards of the CDC. However, with the approval of the proposed Comprehensive Plan - FLUM Amendment, the property can be redeveloped in full compliance with applicable CDC standards.**

*Must take into account any effects on the environmental resources.*

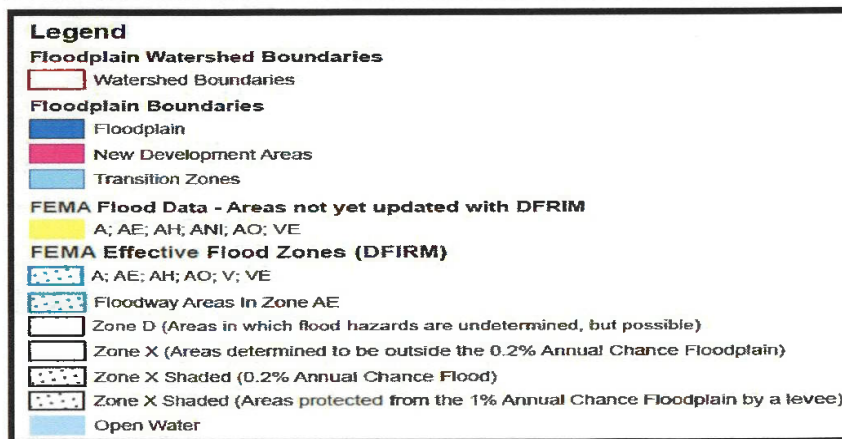
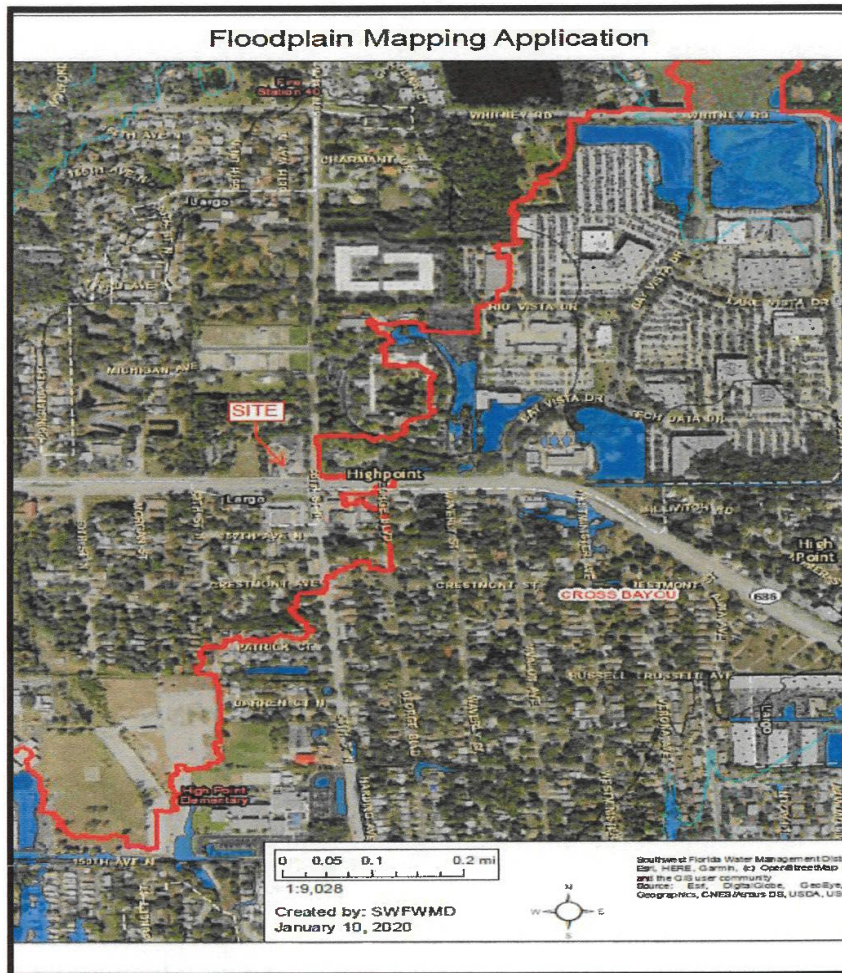
**The area comprising the FLUM Amendment area is grassed area used by the existing Institutional use for parking. There are no environmental resources located within the project area; therefore, there is no effect on environmental resources associated with this request.**

*Areas of Special Flood Hazard Area - High density and intensity development shall be prohibited with Special Flood Hazard Areas.*

**This site is not located within a special floodplain hazard area. According to FEMA FIRM, the site is located within Flood Zone X, which is described by FEMA as an area of minimal flood hazard. The flood map is described as number 12103C0137G, which became effective on 09/03/2003.**

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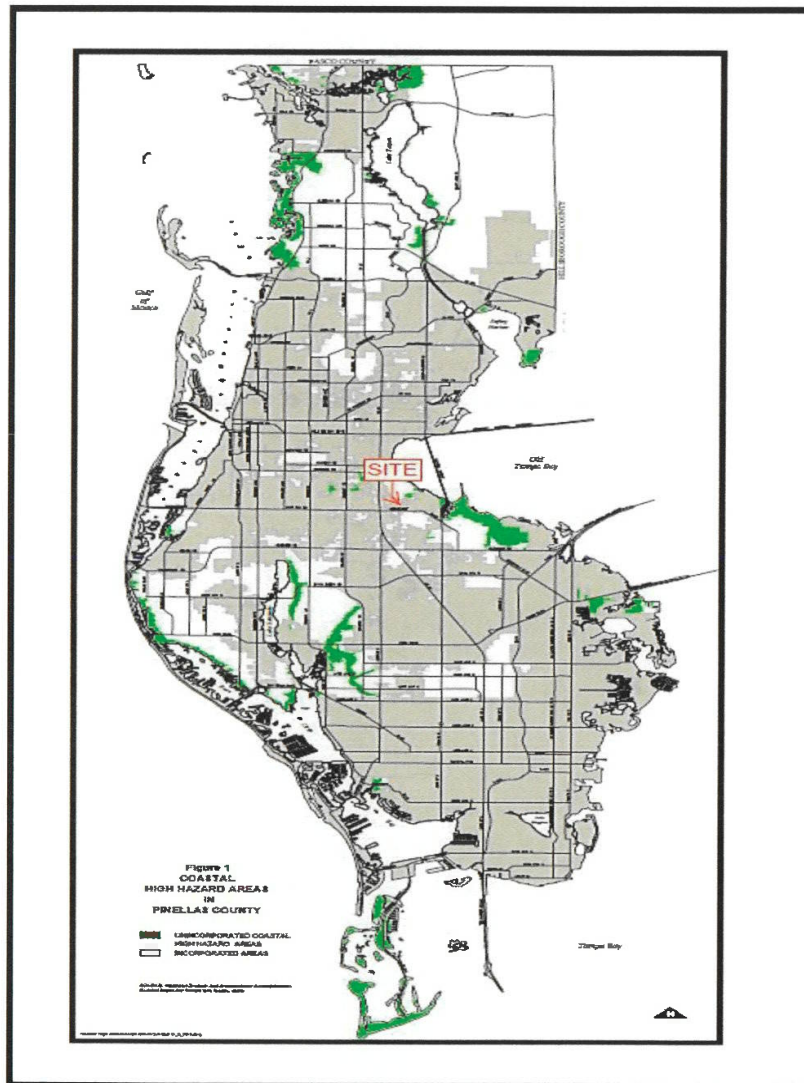
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*Coastal High Hazard Area - The Future Land Use Map shall not be amended to designate parcels of land within the Coastal High Hazard Area to Future Land Use Map classification that permits more than five (5) dwelling units per acre. No increase in the density of intensity of development shall be permitted in a Coastal High Hazard Area except as provided for in the Countywide Rules.*

**As per the Pinellas County Coastal High Hazard Area (CHHA) map, this site is not located within a Coastal High Hazard Area.**



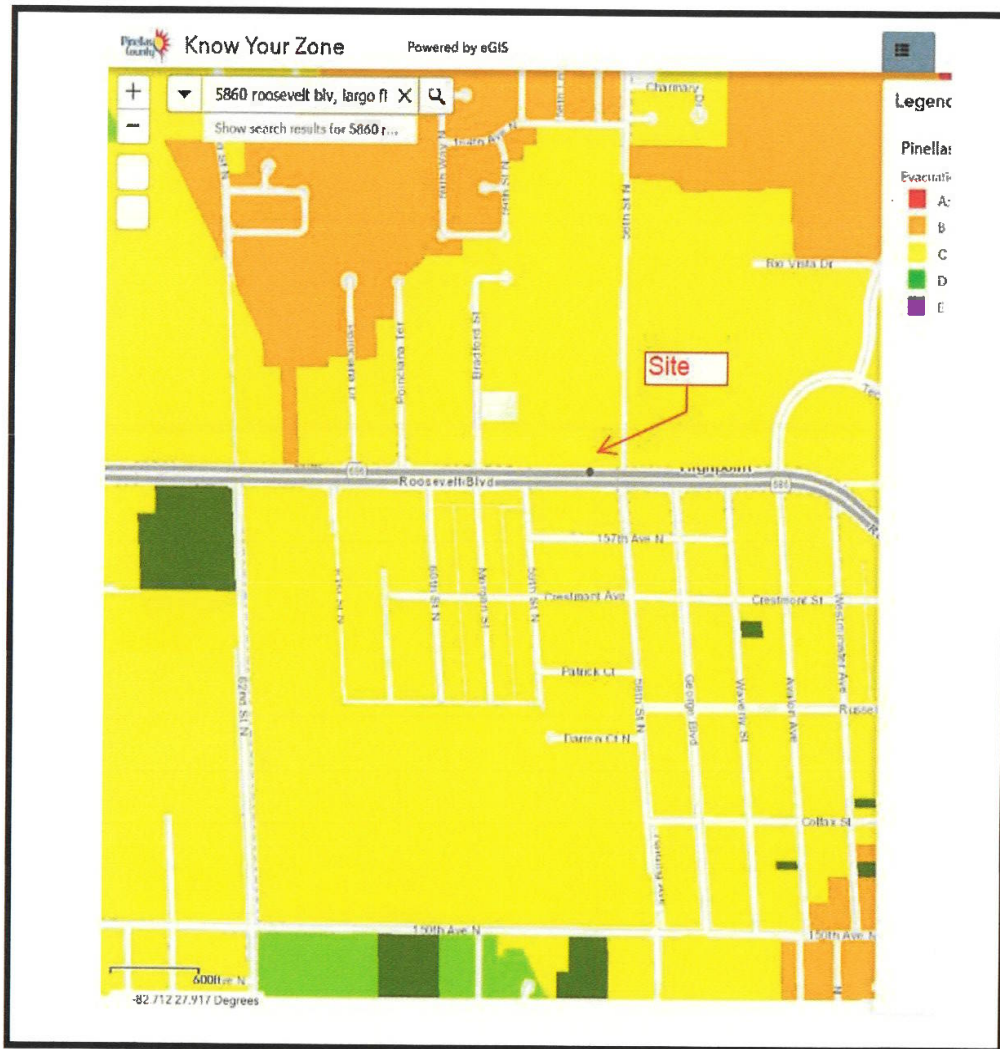
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*Hurricane Evacuation - The review of amendments must consider the Tampa Bay Region Hurricane Evacuation Study, 2010 edition, including the impact of hurricane evacuation times.*

**Per the Tampa Bay Region Hurricane Evacuation Study, 2010 Edition, this site is located within Hurricane Evacuation Zone C with a population of 130,596 and is considered to be part of an evacuation route. There are no impacts to hurricane evacuation times associated with the proposed FLUMA.**



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Tel: (407) 951-5915  
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Agenda Item #3.

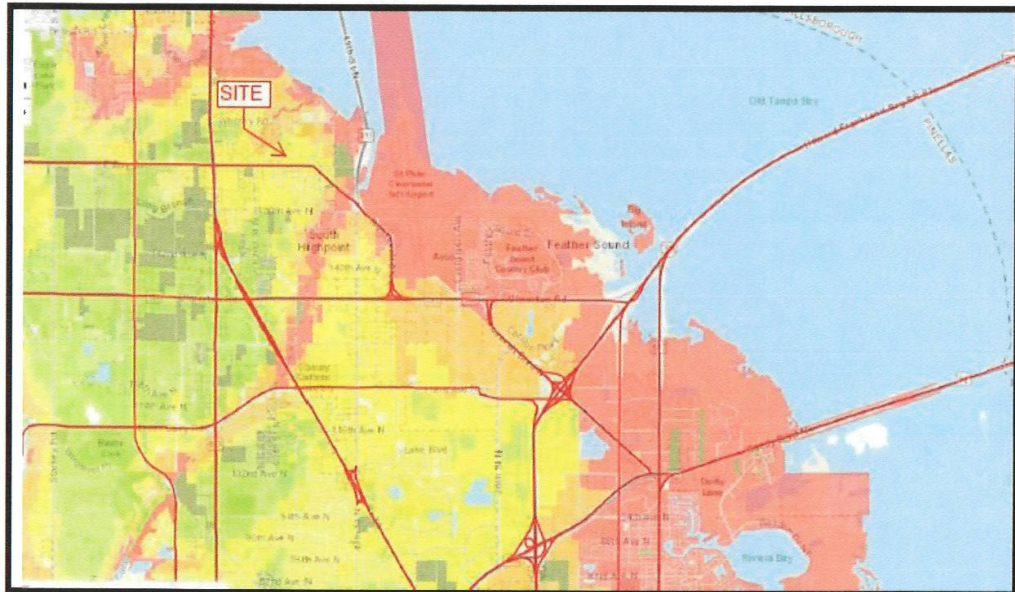
7-Eleven at  
5860 Roosevelt Blvd  
Largo, FL 33760

Table ES-8 – Vulnerable Shadow Evacuation Population

	Evacuation Level A	Evacuation Level B	Evacuation Level C	Evacuation Level D	Evacuation Level E
<b>2017</b>					
Citrus County	42,489	35,806	39,118	46,416	51,889
Hernando County	42,346	41,868	50,012	73,954	60,351
Hillsborough County	197,767	185,005	211,964	237,718	219,874
Manatee County	74,021	71,834	77,001	64,061	45,816
Pasco County	99,037	81,078	87,355	82,755	82,492
Pinellas County	118,049	108,861	124,061	102,136	123,347
<b>2020</b>					
Citrus County	45,569	38,383	41,935	49,751	55,616
Hernando County	46,709	46,164	55,148	81,537	66,495
Hillsborough County	208,465	195,914	225,524	251,365	233,790
Manatee County	75,735	73,909	80,019	67,445	48,284
Pasco County	103,423	84,933	93,928	89,165	90,053
Pinellas County	124,293	114,881	130,596	107,883	130,388

Note: Vulnerable shadow population determined using SRESP behavioral data and county provided evacuation zones.

EVACUATION ROUTE MAP



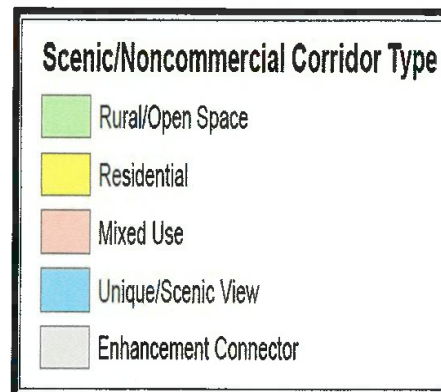
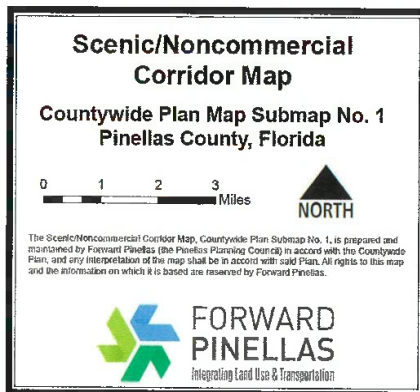
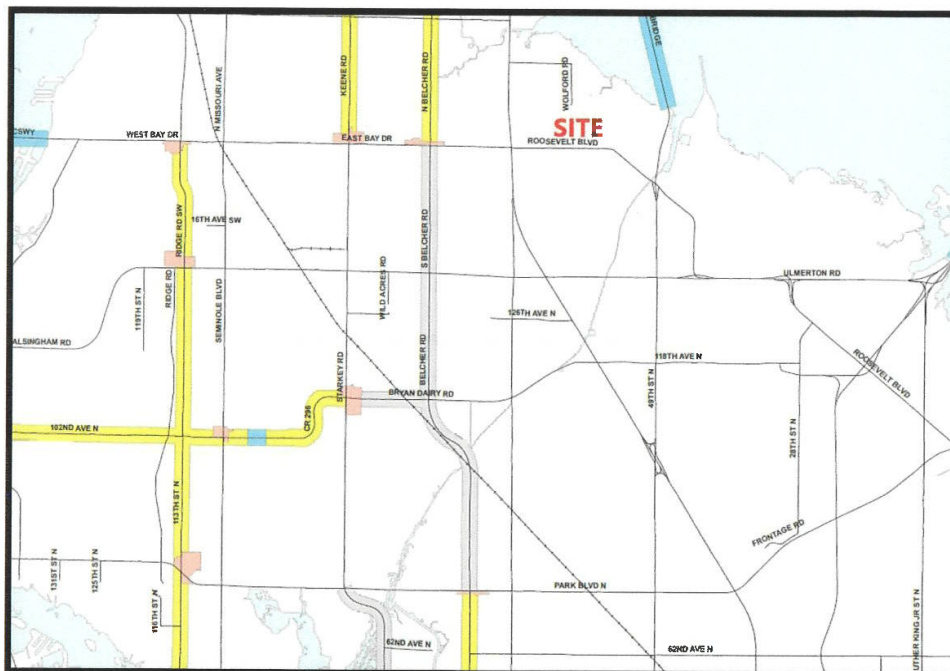
COMMON OAK ENGINEERING, LLC  
1201 Louisiana Ave, Suite C, Winter Park, FL 32789  
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*Future Land Use Map amendments along Scenic/Noncommercial Corridors must be consistent with the Pinellas County Planning Council Consistency Guidelines contained in the Scenic/Noncommercial Corridor Master Plan (Pinellas County Submap No. 1 - Countywide Plan Map) and the criteria contained in the Countywide rules.*

**Per the Pinellas County Scenic/Noncommercial Corridor Map, this site is not located within the Scenic Non Commercial Corridor. A copy of the Pinellas County Scenic Non Commercial Corridor Map has been included with this narrative.**



COMMON OAK ENGINEERING, LLC  
 1201 Louisiana Ave, Suite C, Winter Park, FL 32789  
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 Tel: (407) 951-5915



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5860 Roosevelt Blvd  
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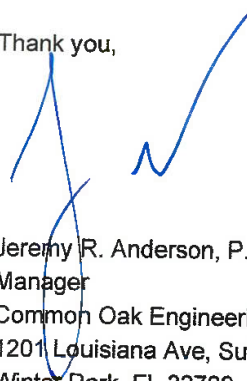
*Future Land Use Amendments must be reviewed for consistency with the goals, objectives, Countywide Rules, and policies of the Comprehensive Plan and Ch. 163, Part II, Florida Statutes.*

**The subject amendment is consistent with the City's Comprehensive Plan and Chapter 163, Part II, of the Florida Statutes and furthers the goals, policies and objectives.**

Conclusion:

The redevelopment of this existing 7-Eleven facility is consistent with the City's Comprehensive Plan and CDC and will allow for important safety upgrades to be made to the facility and a redevelopment in full compliance with applicable CDC standards. We respectfully ask for your approval.

Thank you,



Jeremy R. Anderson, P.E.  
Manager  
Common Oak Engineering, LLC  
1201 Louisiana Ave, Suite C  
Winter Park, FL 32789  
(407) 951-5915

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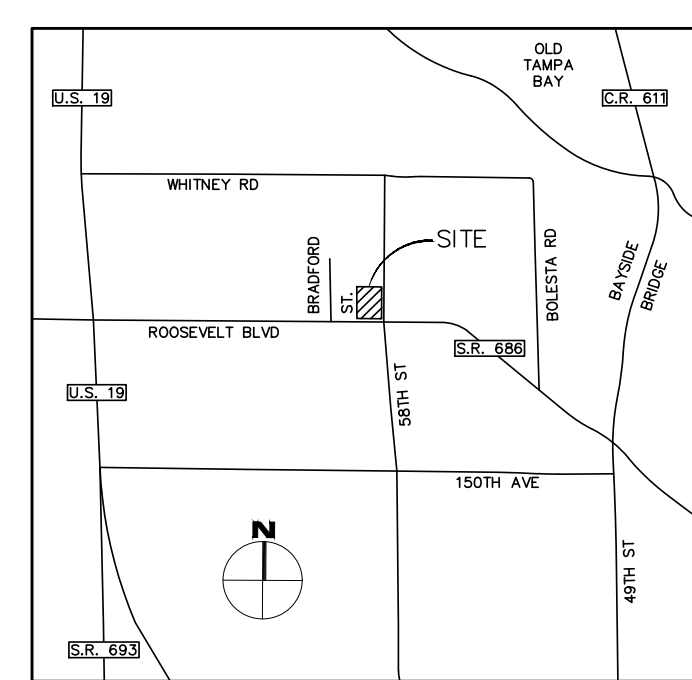
**SYMBOL AND ABBREVIATION LEGEND:**

<ul style="list-style-type: none"> <li>☐ AIR CONDITIONER</li> <li>☐ CABLE TELEVISION RISER</li> <li>● CONCRETE LIGHT POLE</li> <li>→ GUY WIRE</li> <li>⊗ METAL LIGHT POLE</li> <li>⊗ ELECTRICAL RISER</li> <li>⊗ WOODEN LIGHT POLE</li> <li>⊗ WOODEN POWER POLE</li> <li>⊗ FIBER OPTIC RISER</li> <li>⊗ BOLLARD</li> <li>⊗ TRASH BIN</li> <li>⊗ WELL</li> <li>⊗ NATURAL GAS MARKER</li> <li>⊗ NATURAL GAS VENT</li> <li>⊗ RECLAIMED WATER VALVE</li> <li>⊗ SANITARY SEWER MANHOLE</li> <li>⊗ CATCH BASIN</li> <li>⊗ STORM DRAINAGE MANHOLE</li> <li>⊗ MITERED END SECTION</li> <li>○ CHANGE IN DIRECTION</li> <li>⊗ FOUND BRASS OR ALUMINUM DISK</li> <li>⊗ FOUND CONCRETE MONUMENT</li> <li>○ FOUND IRON ROD</li> <li>● FOUND NAIL &amp; DISK</li> <li>● SET IRON ROD</li> <li>● SET NAIL &amp; DISK</li> <li>▲ SET TRAVERSE POINT OR BENCHMARK</li> <li>☐ TELECOMMUNICATION CABINET</li> </ul>	<ul style="list-style-type: none"> <li>⊗ TELECOMMUNICATION MANHOLE</li> <li>⊗ TELECOMMUNICATION RISER</li> <li>☐ TELECOMMUNICATION VAULT</li> <li>⊗ PEDESTRIAN CROSS POLE</li> <li>⊗ SIGNAL MAST ARM</li> <li>☐ TRAFFIC ELECTRIC VAULT</li> <li>⊗ TREE CYPRESS</li> <li>⊗ TREE LIVE OAK</li> <li>⊗ TREE MAPLE</li> <li>⊗ TREE PALM</li> <li>⊗ TREE PINE</li> <li>⊗ FIRE HYDRANT</li> <li>⊗ WATER METER</li> <li>⊗ WATER VALVE</li> <li>CCR CERTIFIED CORNER RECORD</li> <li>(D) DEED</li> <li>DEPT. DEPARTMENT</li> <li>E EAST/EASTING</li> <li>ELEV ELEVATION</li> <li>ERCPC ELLIPTICAL REINFORCED CONCRETE PIPE</li> <li>ID IDENTIFICATION</li> <li>INV INVERT</li> <li>LB LICENSED BUSINESS</li> <li>LS LICENSED SURVEYOR</li> <li>(M) MEASURED</li> <li>N NORTH/NORTHING</li> <li>ORB OFFICIAL RECORDS BOOK</li> <li>PB PLAT BOOK</li> </ul>	<ul style="list-style-type: none"> <li>PG(S) PAGE(S)</li> <li>PLS PROFESSIONAL LICENSED SURVEYOR</li> <li>PT POINT</li> <li>RCP REINFORCED CONCRETE PIPE</li> <li>S SOUTH</li> <li>TRAV TRAVERSE</li> <li>TYP TYPICAL</li> <li>W WEST</li> <li>CONTOUR</li> <li>SPOT ELEVATION</li> <li>—RE— BURIED ELECTRICAL</li> <li>—RO— BURIED FIBER OPTIC</li> <li>—RS— BURIED GAS</li> <li>—RW— BURIED RECLAIMED WATER</li> <li>—BW— BURIED WATER</li> <li>—CL— CENTERLINE</li> <li>—CN— CONTINUOUS</li> <li>—DL— DASHED LINE</li> <li>—FL— FENCE LINE</li> <li>—EA— EASEMENT</li> <li>—DP— DRAINAGE PIPE</li> <li>—BL— BUILDING LINE</li> <li>—EP— EDGE OF PAVEMENT</li> <li>CONCRETE</li> </ul>
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**SURVEYOR'S NOTES:**

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DESCRIBED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY IS LIMITED TO: (1) THE DOCUMENTATION OF THE PERIMETER OF THE PARCELS OF LAND SHOWN HEREON BY MONUMENTING THE BOUNDARY LINES FOR DESCRIBING SAID PARCELS, (2) THE LOCATION OF SURFACE IMPROVEMENTS, (3) SPOT ELEVATIONS AND CONTOURS, (4) TREE SURVEY, (5) STORM DRAINAGE AND SANITARY SEWER AS-BUILT.
3. THE SURVEYED PROPERTY SHOWN HEREON CONTAINS A TOTAL AREA OF 1.058 ACRES (46,100 SQUARE FEET) MORE OR LESS.
4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST AS BEING S00°16'38"W.
5. THE ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE RELATIVE TO SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT BENCHMARKS "21211 A" AND "21211 B", BEING SET 3/4" RODS WITH 3" ALUMINUM DISCS LABELED "SWFMD SURVEY CONTROL STATION LB 6773 2009 NAVD 1988 21211 A" AND "SWFMD SURVEY CONTROL STATION LB 6773 2009 NAVD 1988 21211 B" RESPECTIVELY, HAVING RECORDED ELEVATIONS OF 16.40 FEET AND 16.43 FEET RESPECTIVELY.
6. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 12103C0137G, HAVING AN EFFECTIVE DATE OF SEPTEMBER 3, 2003.
7. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
8. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
9. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
10. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF WALLS AND FENCES.
11. THIS FIRM IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 3 CALIPER INCHES OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.
12. ORNAMENTAL PLANTS, HEDGES, SPRINKLER HEADS WERE NOT LOCATED.
13. L & S DIVERSIFIED, LLC DID NOT SEARCH THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
14. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY L & S DIVERSIFIED, LLC (L&S). L&S HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYORS CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. L&S MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT L&S DIRECTLY FOR VERIFICATION OF ACCURACY.
15. THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER.
16. THIS SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
17. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
18. THE DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GORES, GAPS, OVERLAYS OR HIATUS.
19. THE SOILS WITHIN THE FLUM AMENDMENT AREA ARE DESCRIBED AS MYAKKA & URBAN LAND.

**VICINITY MAP:** NOT TO SCALE



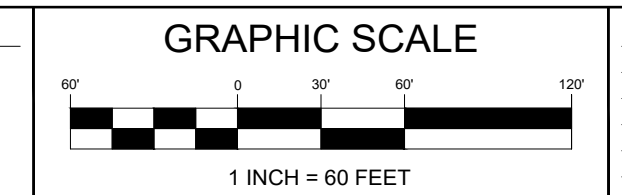
**LEGAL DESCRIPTION (FLUMA PARCEL):**

A PORTION OF LOT 14 IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS GROVES AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF AFORESAID SECTION 32; THENCE ON THE SOUTH BOUNDARY THEREOF, N89°29'00"W, A DISTANCE OF 33.00 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N00°16'38"E, A DISTANCE OF 90.00 FEET TO A POINT AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY BOUNDARY OF 58TH STREET NORTH AND THE NORTH RIGHT-OF-WAY BOUNDARY OF ROOSEVELT BOULEVARD (S.R. S-686); THENCE ON THE NORTH RIGHT-OF-WAY BOUNDARY OF AFORESAID ROOSEVELT BOULEVARD (S.R. S-686), N89°28'57"W, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°28'57"W ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 218.37 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY BOUNDARY, RUN N00°15'29"W, A DISTANCE OF 210.19 FEET; THENCE S89°29'57"E, A DISTANCE OF 220.33 FEET; THENCE S00°16'38"W, A DISTANCE OF 210.17 FEET TO THE POINT OF BEGINNING.

PROJECT 1045991 LARGO  
 CREIGHTON COMMERCIAL DEVELOPMENT  
**SPECIFIC PURPOSE**  
 BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN  
**SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST**  
**CITY OF LARGO**  
**PINELLAS COUNTY, FLORIDA**



No.	DATE	BY	DESCRIPTION

**SURVEYOR'S CERTIFICATION**

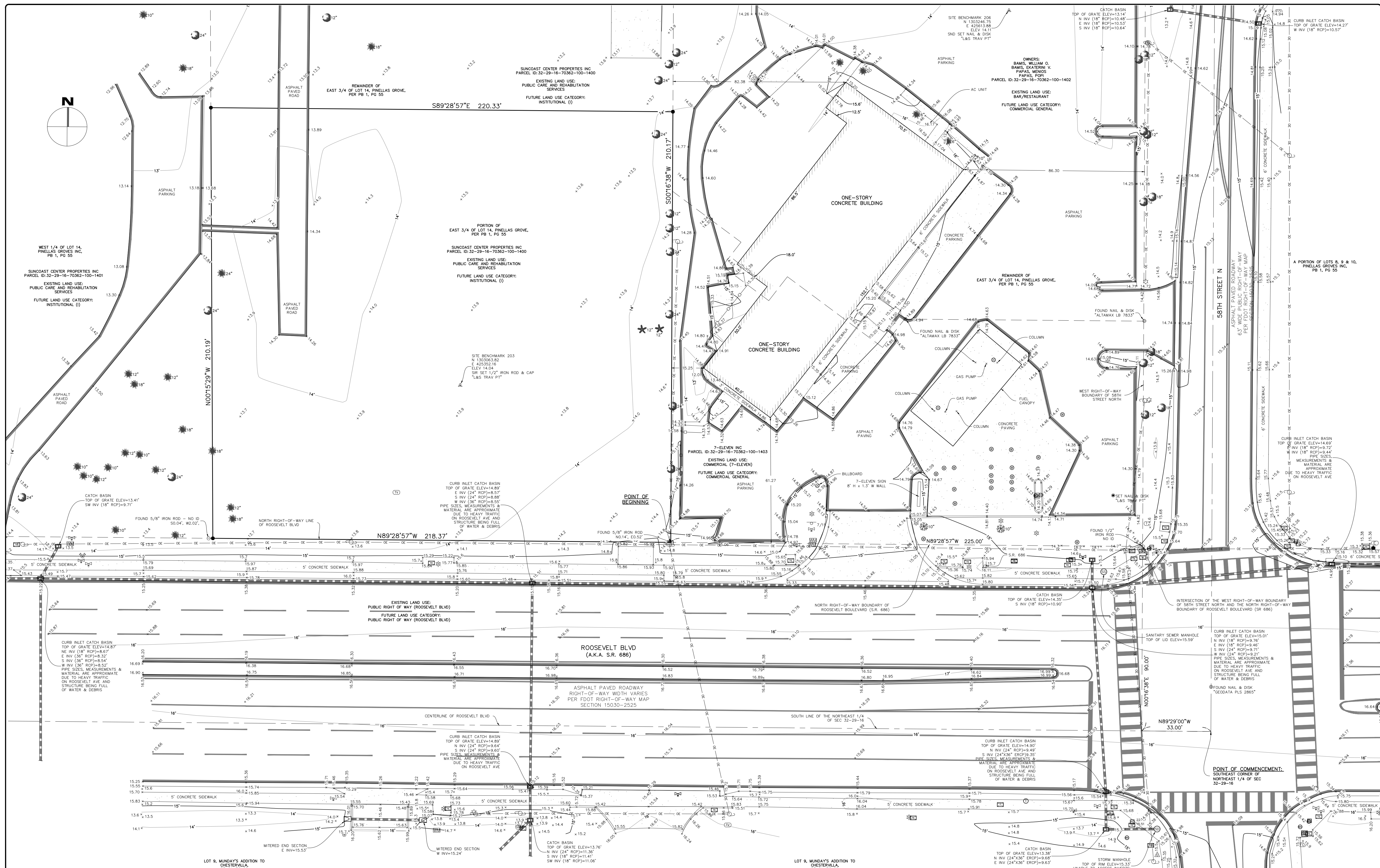
I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS THE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 53-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES.

SHERRY LEE MANOR, PSM - LSA 0961  
FLORIDA LICENSED SURVEYOR - LICENSE NO. 12880

PROJECT No.	190193
SURVEY BY	S. MANOR
SURVEY DATE	2024 AUG 22
DRAWN BY	S. MANOR
DRAWN DATE	2024 08 22
REVIEWED BY	S. MANOR
APPROVED BY	S. MANOR

DRAWING No. **V-100**  
 SHEET 1 OF 2

**L & S Diversified**  
 Professional Landmark and Mapping  
 405 LAKE HOBBS ROAD, SUITE 100 | MAITLAND, FL 32751  
 PHONE: 407.882.1000 | FAX: 407.882.1001  
 WWW.LANDMARKANDMAPPING.COM  
 PROFESSIONAL SURVEYOR & MAPPER LICENSE NO. 12880 | 12/2024



PROJECT 1045991 LARGO CREIGHTON COMMERCIAL DEVELOPMENT	LOCATED IN <b>SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST</b> <b>CITY OF LARGO</b> <b>PINELLAS COUNTY, FLORIDA</b>	<b>GRAPHIC SCALE</b> 1 INCH = 20 FEET	<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE	BY	DESCRIPTION					<b>SURVEYOR'S CERTIFICATION</b> <small>I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS HONESTY, TRUTH AND CORRECTLY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. IT HAS BEEN PREPARED ACCORDING TO THE STANDARDS SET FORTH IN CHAPTER 119 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO THE STATUTES 177 AND 472 OF THE FLORIDA STATUTES.</small> SHERRY LEE MANOR, P.E.M. LSA 6961 <small>MANOR SURVEYING &amp; ENGINEERING, INC.</small>	PROJECT No. 190193 DRAWING No. V-200 SHEET 2 OF 2	
No.	DATE	BY	DESCRIPTION											
<b>SPECIFIC PURPOSE</b> <b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b>														