



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

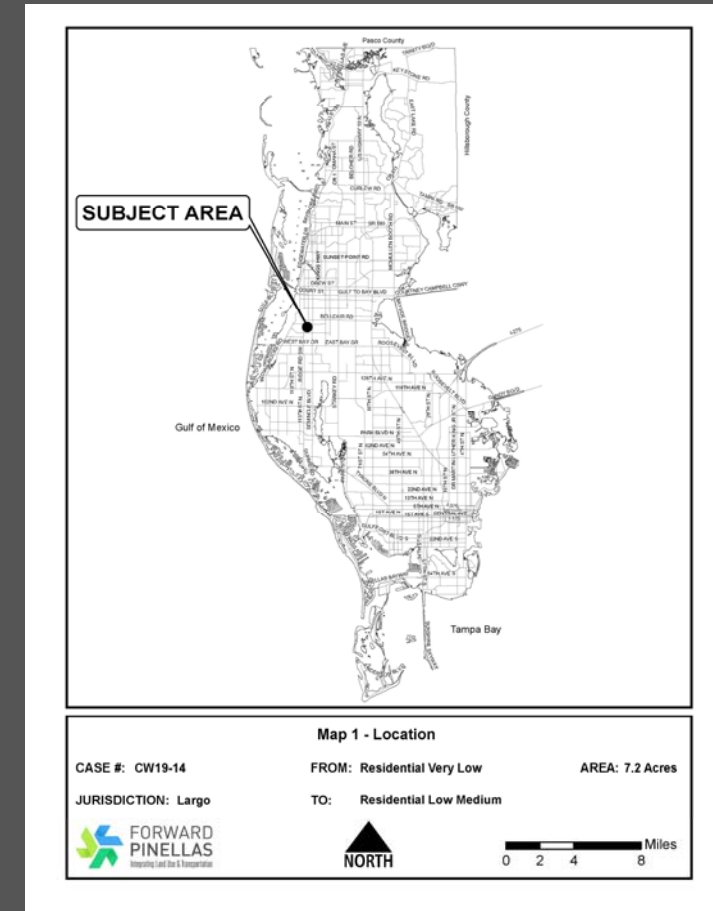
CW19-14

City of Largo

October 8, 2019

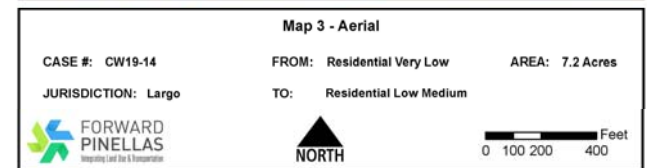
City of Largo Requested Action

- The City of Largo seeks to amend a property from Residential Very Low to Residential Low Medium
- The purpose of this amendment is to allow for the development of a single-family subdivision with a maximum density of 7.5 units per acre



Site Description

- **Location:** 1756 S. Dr. Martin Luther King Jr. Avenue
- **Area Size:** 7.2 acres
- **Existing Uses:** Residential/Vacant
- **Surrounding Uses:** Residential, Public/Semi-Public, Activity Center



Front of the Subject Property



North of the Subject Property



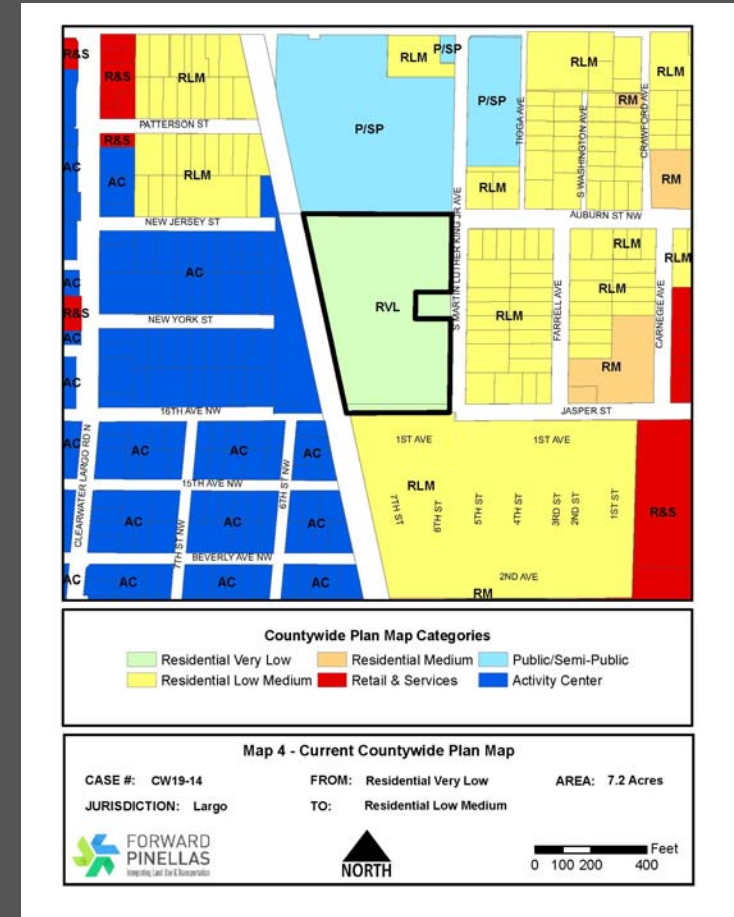
East of the Subject Property



Current Countywide Plan Map Category

- **Category:** Residential Very Low
- **Permitted Uses:** – Residential; Residential Equivalent; Accessory Dwelling Unit in Compliance with Section 163.31771, F.S.; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural; Ancillary Nonresidential*; Transportation/Utility*; Institutional* (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)
- **Density/Intensity Standards:** Shall not exceed 1 unit per acre (UPA); – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 1 UPA; Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60

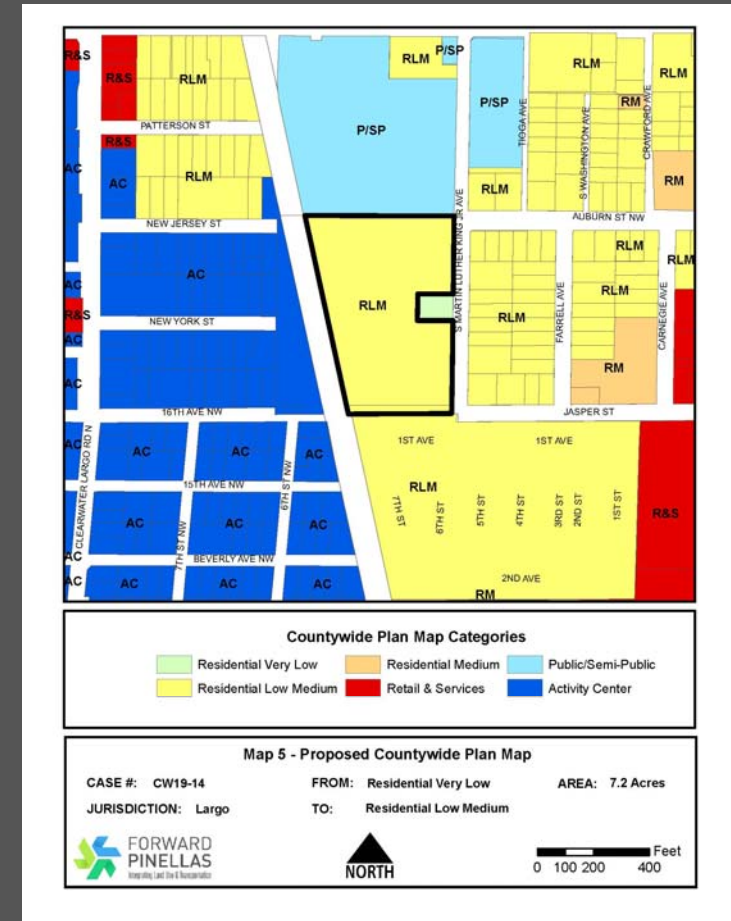
* Uses subject to acreage thresholds



Proposed Countywide Plan Map Category

- **Category:** Residential Low Medium
- **Permitted Uses:** Residential; Residential Equivalent; Accessory Dwelling Unit in Compliance with Section 163.31771, F.S.; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural; Office*; Personal Service/Office Support*; Retail Commercial*; Ancillary Nonresidential*; Transportation/Utility*; Institutional* (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)
- **Density/Intensity Standards:** – Shall not exceed 10 units per acre (UPA); Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 UPA; Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75

* Uses subject to acreage thresholds



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Residential Low Medium 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 purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: Roadways meet LOS standard.
3. Location on a Scenic/Noncommercial Corridor (SNCC): Not located on a SNCC.
4. Coastal High Hazard Areas (CHHA): Does not impact the CHHA.
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: Will not negatively impact the adjacent jurisdiction nor will negatively impact a public educational facility.
7. Reservation of Industrial Land: Does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category.

