



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

# Countywide Planning Authority Regular Countywide Plan Map Amendment

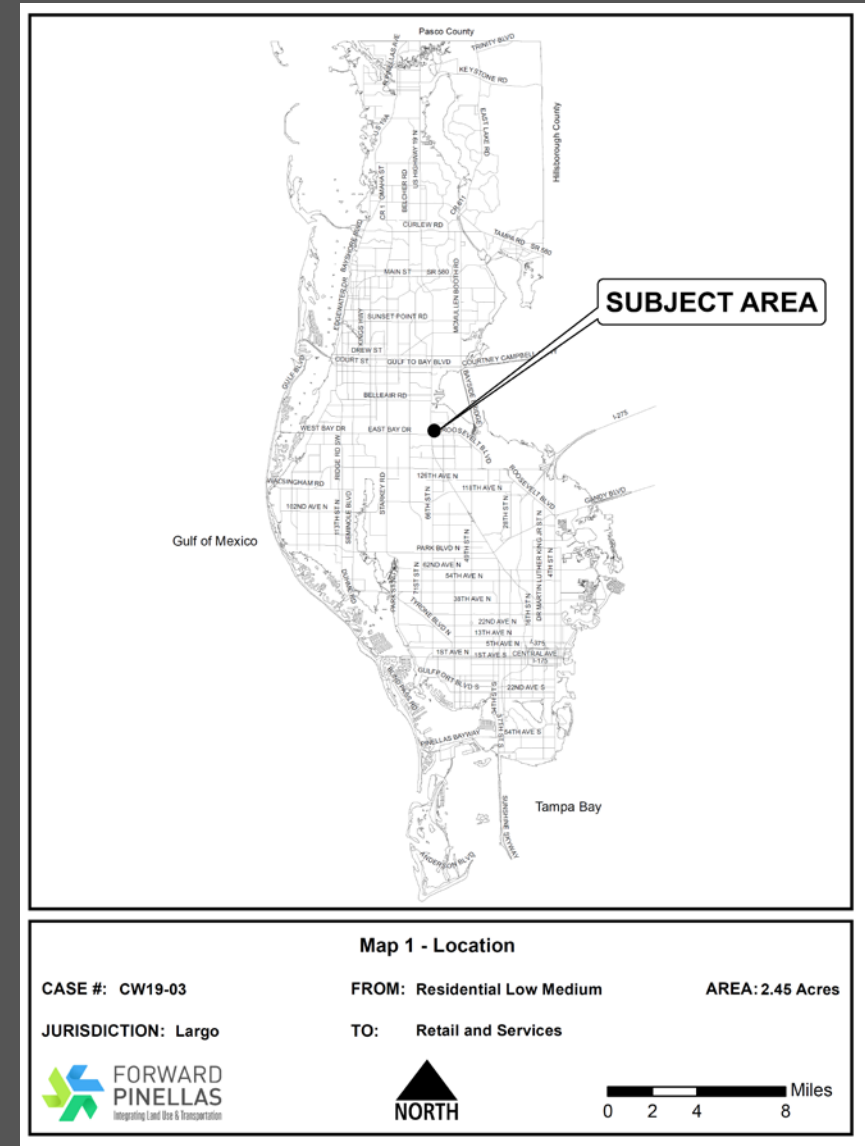
CW19-03

City of Largo

February 13, 2019

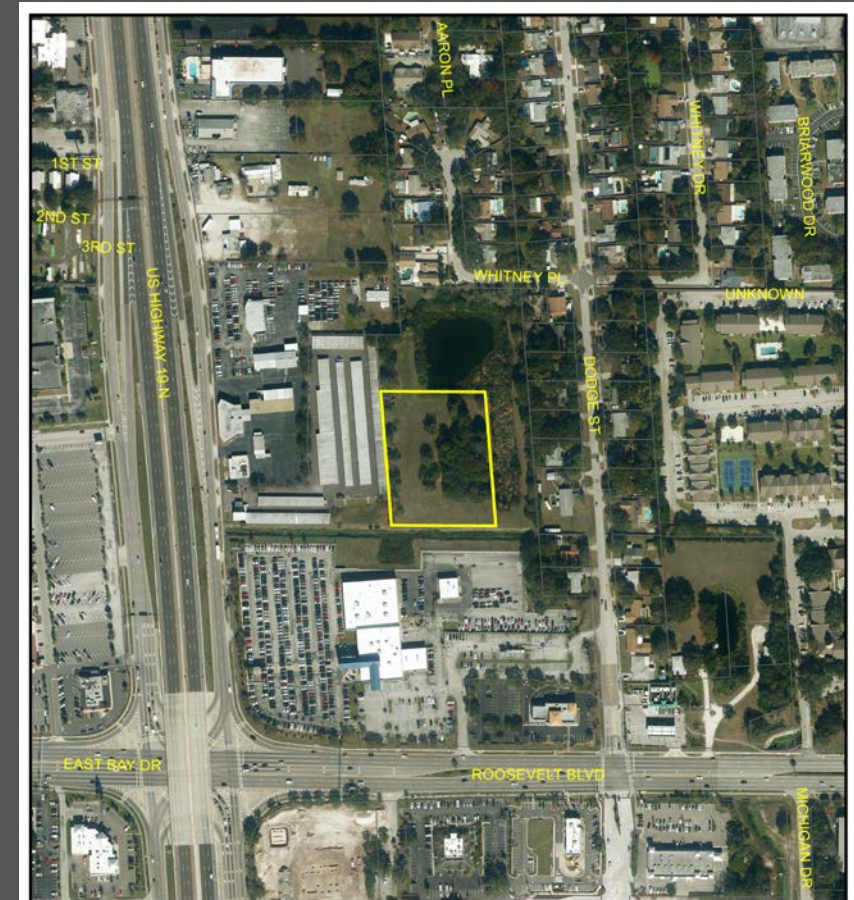
## Local Government Requested Action

- The City of Largo seeks to amend the designation of the subject property from Residential Low Medium and Retail and Services to Retail and Services
- The purpose of the amendment is to provide additional vehicle storage space for an existing automobile dealership (CarMax)



## Site Description

- **Location:** 2550 Roosevelt Boulevard
- **Area Size:** 2.45 acres
- **Existing Uses:** vacant
- **Surrounding Uses:** automobile dealership, mini-storage/warehouse, stormwater pond, residential



Map 3 - Aerial

CASE #: CW19-03

FROM: Residential Low Medium

AREA: 2.45 Acres

JURISDICTION: Largo

TO: Retail and Services



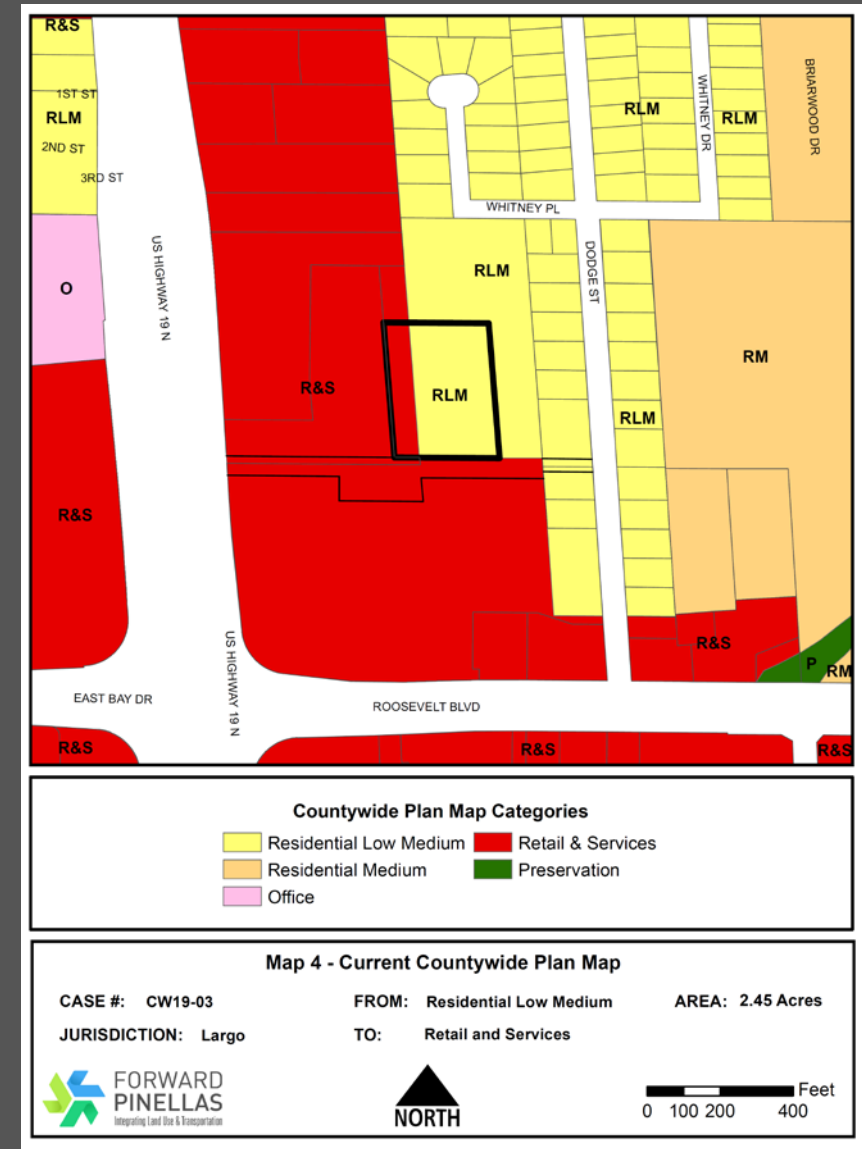
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## Current Countywide Plan Map Category

- **Category:** Residential Low Medium and Retail and Services
- **Permitted Uses (RLM):** Residential; Residential Equivalent; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural; Office\*; Personal/Service Office Support\*; Retail Commercial\*; Ancillary Nonresidential\*; Transportation/Utility\*; Institutional\*
- **Density/Intensity Standards (RLM):**  
Shall not exceed 10 units per acre

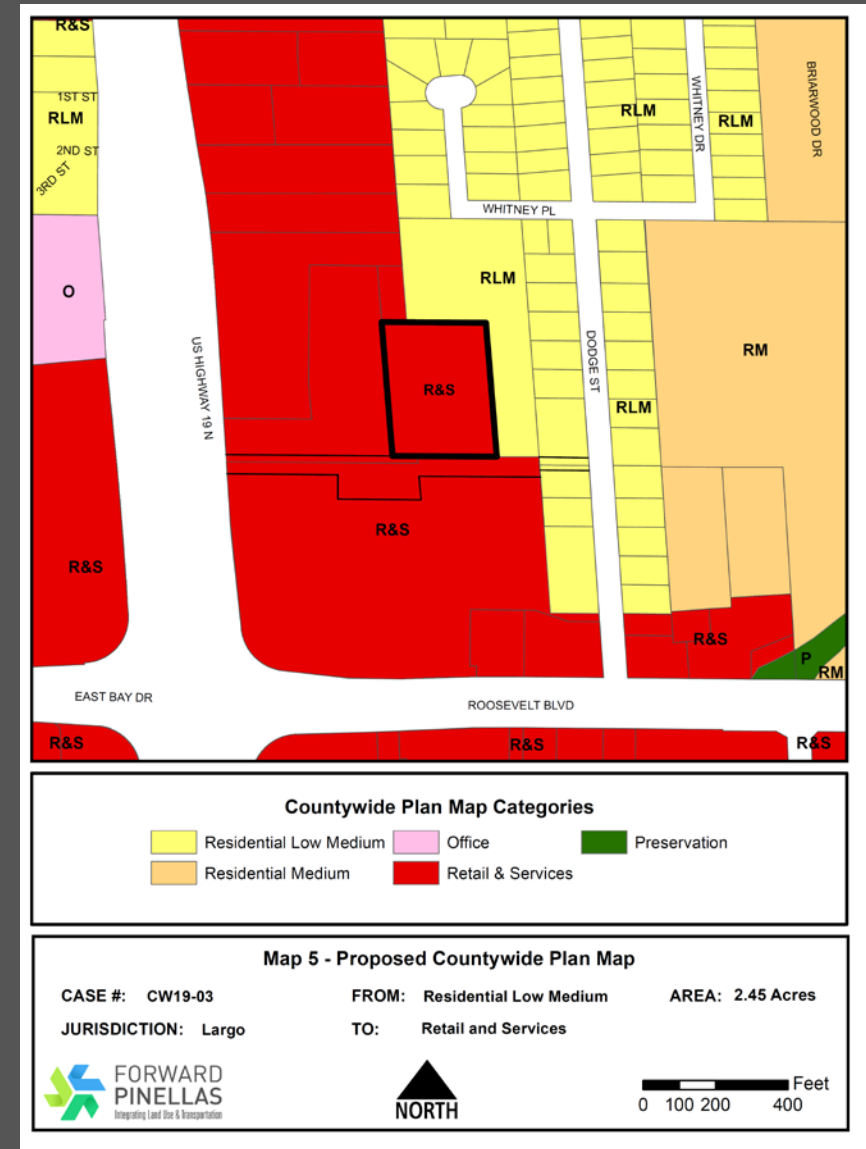
\* Uses subject to acreage thresholds



## Proposed Countywide Plan Map Category

- **Category:** Retail and Services
- **Permitted Uses:** Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation; Residential; Residential Equivalent; Recreational Vehicle Park; Temporary Lodging; Research/Development-Light; Storage/Warehouse-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Manufacturing-Medium\*; Institutional\*; Transportation/Utility\*; Agricultural\*
- **Density/Intensity Standards:** Shall not exceed 24 units per acre; .55 floor area ratio

\* Uses subject to acreage thresholds



### **Conclusion:**

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Retail and Services 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.





## Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: Roadway meets 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: Pinellas County does not object to the requested amendment.
7. Reservation of Industrial Land: Does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category.

