



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Subthreshold Countywide Plan Map Amendment

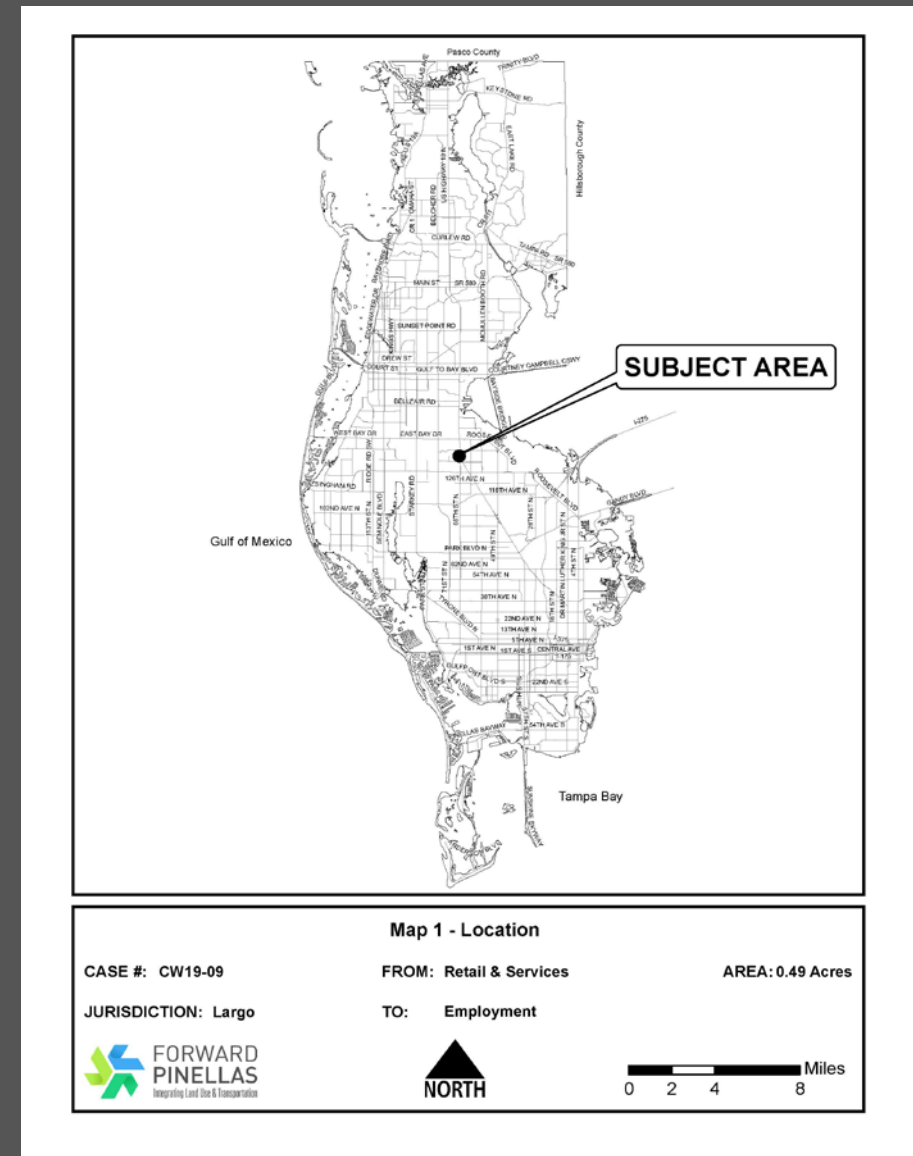
CW19-09

City of Largo

June 4, 2019

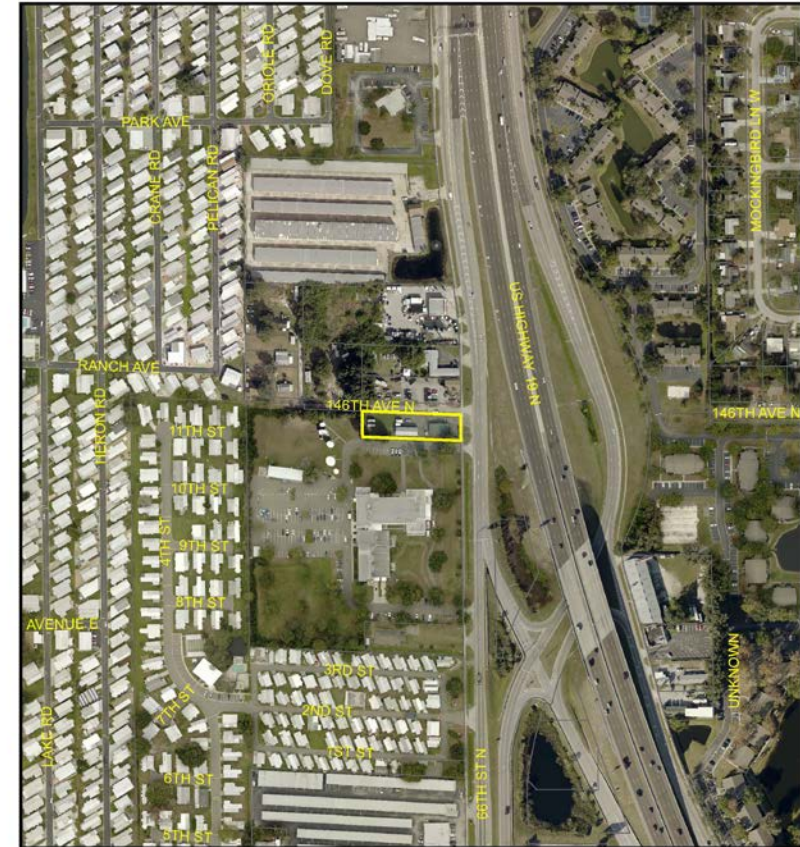
City of Largo Requested Action

- The City of Largo seeks to amend a property from Retail and Services to Employment
- The purpose of this amendment is to allow for the incorporation of a warehouse and storage facility into the adjacent property's future development plans



Site Description

- **Location:** 14584 66th Street North
- **Area Size:** 0.49 acres
- **Existing Uses:** Warehouse and Storage Facility
- **Surrounding Uses:** Commercial, Residential, Employment, Public/Semi-Public



Map 3 - Aerial

CASE #: CW19-09

FROM: Retail & Services

AREA: 0.49 Acres

JURISDICTION: Large

TO: Employment



0 100 200 400 Feet

Front of the Subject Property



West of the Subject Property



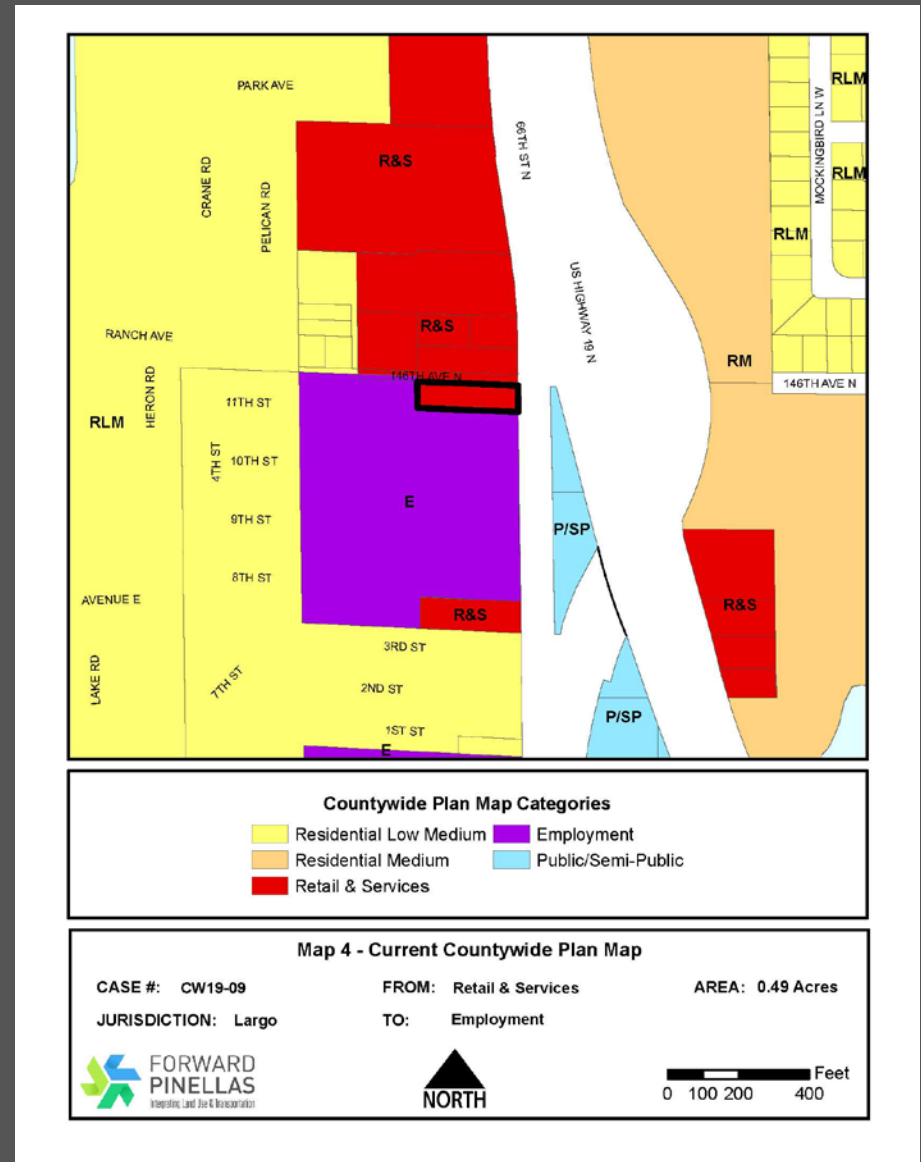
North of the Subject Property



Current 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 a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90

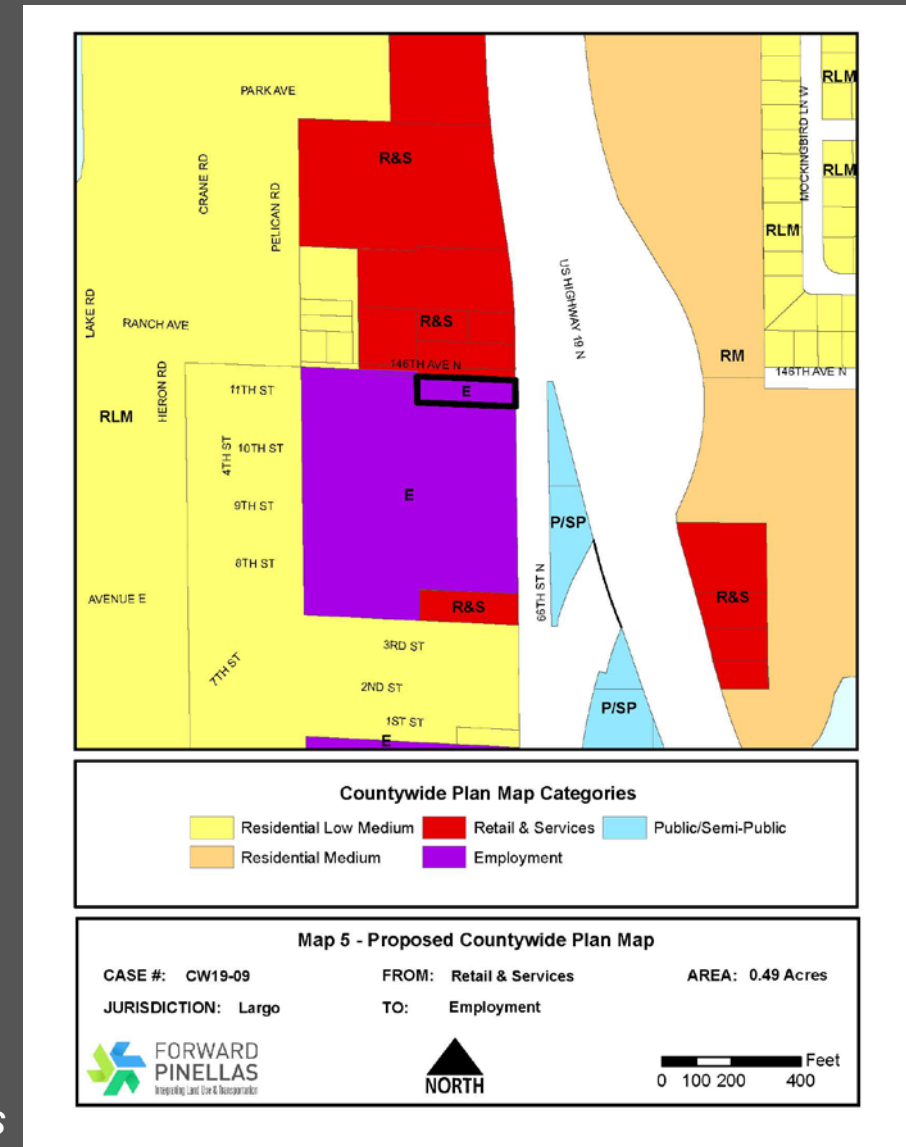
* Uses subject to acreage thresholds



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; Retail Commercial*; Personal Service/Office Support*; Transfer/Recycling*; Temporary Lodging*; Commercial/Business Service*; Commercial Recreation*; Institutional*; Transportation/Utility*; 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.
- 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.

