



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW19-21

City of Largo

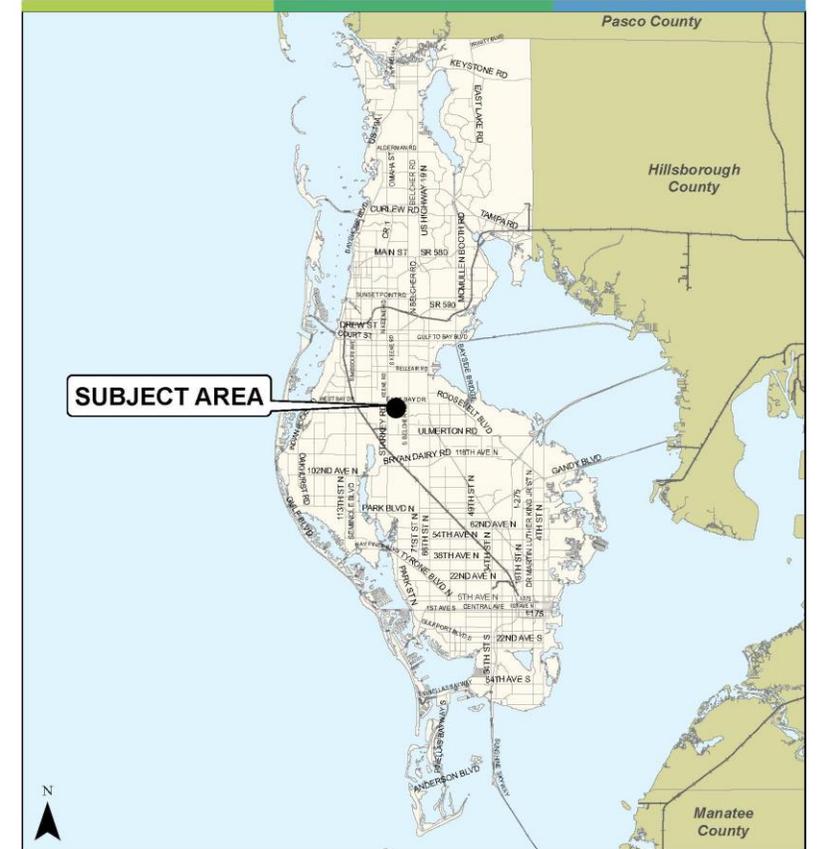
December 10, 2019

City of Largo Requested Action

- The City of Largo seeks to amend a portion of property from Public/Semi-Public to Residential Low Medium
- The purpose of this amendment is to allow for the church parsonage to be converted to a single-family dwelling unit

Case CW19-21

Map 1: Location Map



JURISDICTION:	Largo	FROM:	Public/Semi-Public	Miles	
AREA:	0.39 Acres	TO:	Residential Low Medium	0 4 8	



Site Description

- **Location:** 3093 Meadow View Avenue and 380 Fulton Drive SE
- **Area Size:** 0.39 acres
- **Existing Uses:** Institutional
- **Surrounding Uses:** Residential, Institutional

Case CW19-21
Map 3: Aerial Map



JURISDICTION: Largo FROM: Public/Semi-Public
AREA: 0.39 Acres TO: Residential Low Medium 0 250 500 Feet



Front of the Subject Property



North of the Subject Property



East of the Subject Property



South of the Subject Property



Current Countywide Plan Map Category

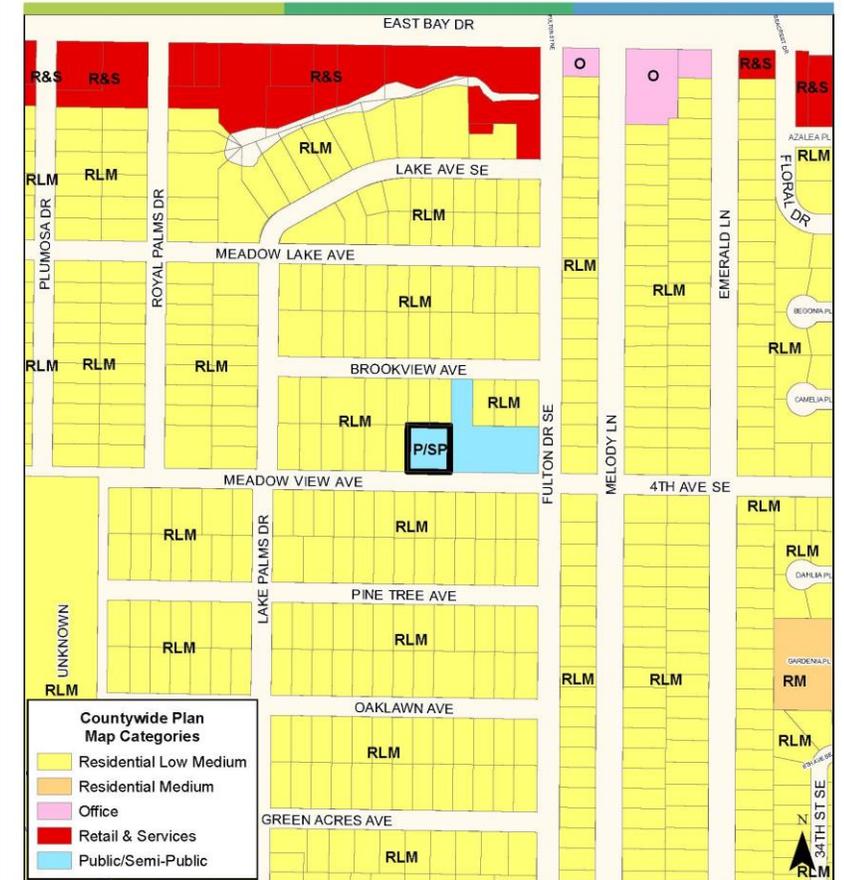
- **Category:** Public/Semi-Public
- **Permitted Uses:** – Institutional; Transportation/Utility; Residential; Residential Equivalent; Storage/Warehouse-Light; Storage/Warehouse-Heavy; Recreation/Open Space; Community Garden; Ancillary Nonresidential
- **Density/Intensity Standards:** Shall not exceed 12.5 units per acre (UPA); Institutional uses shall not exceed a floor area ratio (FAR) of .65, except for hospital use which shall not exceed an FAR of 1.0 within any single jurisdiction. Institutional uses shall not exceed an impervious surface ratio (ISR) of .85; Transportation/utility uses shall not exceed an FAR of .70, nor an impervious surface ratio (ISR) of .90



* Uses subject to acreage thresholds

Case CW19-21

Map 4: Current Countywide Plan Map

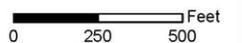


JURISDICTION: Largo

FROM: Public/Semi-Public

AREA: 0.39 Acres

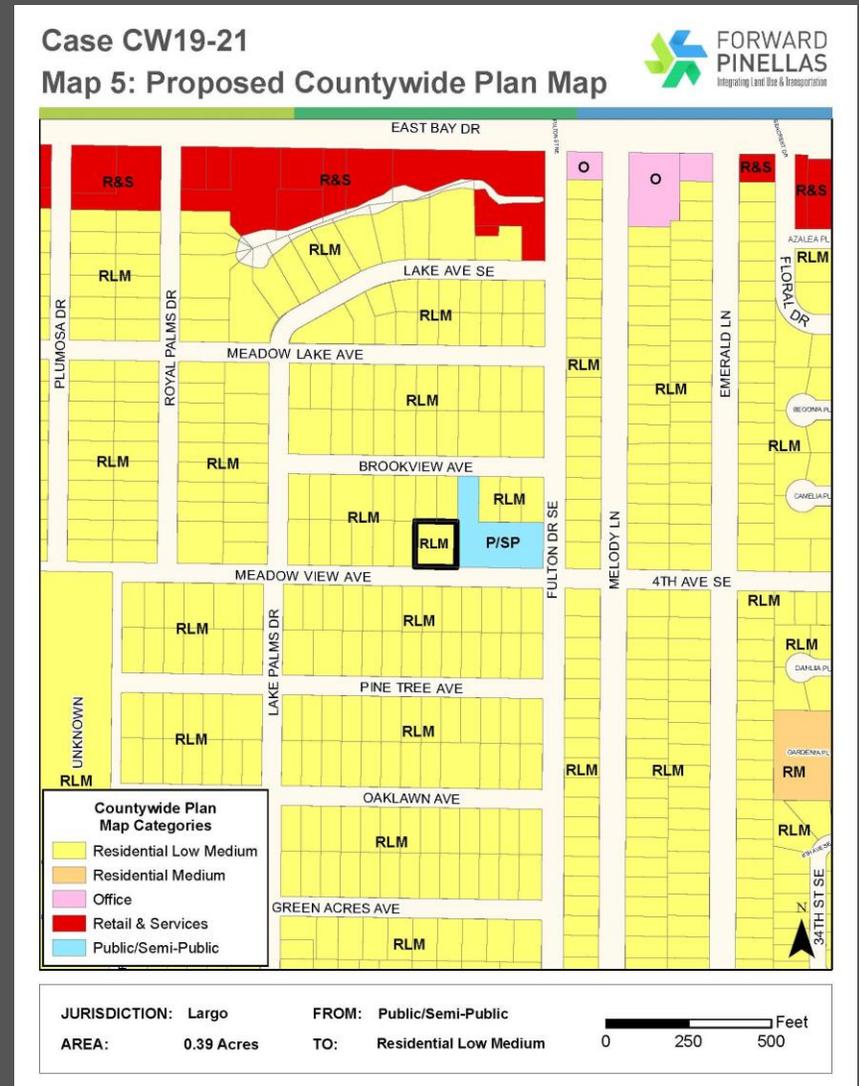
TO: Residential Low Medium



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.



Public Comments

- During the Largo Planning Board meeting, 3 citizens commented on this case.
- Comments were from adjacent property owners who expressed concern over illicit activities on the abutting Crosspointe Church property, the future plans for the church, and inquired about allowable residential uses for the subject property.
- In regards to illicit activities, there are no police records that document such activity.

