

PINELLAS PLANNING COUNCIL
APPLICATION FOR COUNTYWIDE PLAN MAP AMENDMENT

Countywide Plan Map Information

1. Current Countywide Plan Category(ies) _____
2. Proposed Countywide Plan Category(ies) _____

Local Future Land Use Plan Map Information

1. Requesting Local Government _____
2. Local Map Amendment Case Number _____
3. Current Local Land Use Category(ies) _____
4. Current Local Zoning Designation(s) _____
5. Proposed Local Land Use Category(ies) _____
6. Proposed Local Zoning Designation(s) _____

Site and Parcel Information

1. Parcel number(s) of area(s) proposed to be amended - Sec/Twp/Rng/Sub/Blk/Lot
(and/or legal description, as necessary) _____
2. Location/Address _____
3. Acreage _____
4. Existing use(s) _____
5. Existing density and/or floor area ratio _____
6. Proposed use/name of project (if applicable) _____

Local Action

1. 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. _____
2. If the local government chooses to submit a development agreement in support of this application, the date the agreement was approved at public hearing by the legislative body. 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 Section 6.1.6 of the Countywide Rules. _____

Other Items to Include

1. Copy of local ordinance.
2. If applicable, a copy of the development agreement approved by the legislative body and executed by the applicant property owner and other private party(ies) to the agreement.
3. PPC Disclosure of Interest Form.
4. Local government staff report.
5. Local plan and zoning maps showing amendment area.
6. If applicable, proposed demarcation line for environmentally sensitive areas.

Forms available online at www.pinellasplanningcouncil.org/amendment.htm

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ORDINANCE NO. 2019-12

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 2550 ROOSEVELT BOULEVARD, FROM RESIDENTIAL LOW (RL) TO COMMERCIAL GENERAL (CG) LAND USE CLASSIFICATION, CONSISTENT WITH THE INTENT OF 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, 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 a 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 Residential Low (RL) as depicted in attached Exhibit "B," to Commercial General (CG) as depicted in attached Exhibit "C."

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

LOT 4, CARMAX – LONESTAR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 119, PAGES 89 THROUGH 91 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. CONTAINING 2.447 ACRES (106,589 SQUARE FEET), MORE OR LESS, DESCRIBED AS FOLLOWS:

BEING A REPLAT OF A PORTION OF LOTS 8, 9, AND 10 IN THE N.W. ¼ OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, OF PINELLAS GROVES AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A REPLAT OF A PORTION OF LOT 1, AND ALL OF LOTS 2, 3, 4, AND 5, DODGE SUBDIVISION, AS RECORDED IN PLAT BOOK 37, PAGE 51 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, CITY OF LARGO, PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBER 32-29-16-13188-000-0020 AS DEPICTED IN ATTACHED EXHIBIT "A".

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

Section 3. That it is the intention of the City Commission of the City of Largo that each provision hereof be considered severable, and that the invalidity of any provision of this ordinance shall not affect the

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validity of any other portion of this ordinance, the Largo Comprehensive Plan, or the Largo Comprehensive Development Code.

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

APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

ATTEST:

City Clerk

Mayor

REVIEWED AND APPROVED:


City Attorney

PINELLAS PLANNING COUNCIL
COUNTYWIDE PLAN MAP AMENDMENT - DISCLOSURE OF INTEREST STATEMENT

SUBMITTING LOCAL GOVERNMENT: _____

LOCAL GOVERNMENT CASE NUMBER: _____

PROPERTY OWNERS/REPRESENTATIVE (include name and address):

PROPERTY OWNERS: REALTY INCOME PROPERTIES 4, LLC
11995 EL CAMINO REAL
SAN DIEGO, CA 92130-2539

APPLICANT: KATHERINE E. COLE, ESQ.
600 CLEVELAND ST., SUITE 800
CLEARWATER, FL 33755

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interests: Contingent Absolute

Name/Address:

Specific Interest Held:

INDICATION AS TO WHETHER A CONTRACT EXISTS FOR SALE OF SUBJECT PROPERTY, IF SO:

Contract is: Contingent Absolute

All Parties To Contract:

Name/Address:

INDICATION AS TO WHETHER THERE ARE ANY OPTIONS TO PURCHASE SUBJECT PROPERTY, IF SO:

All Parties To Option:

Name/Address

ANY OTHER PERTINENT INFORMATION WHICH APPLICANT MAY WISH TO SUBMIT PERTAINING TO REQUESTED PLAN MAP AMENDMENT:



City of Largo Agenda Item 14

Meeting Date
12/18/18

Presenter:

Department:

TITLE:

ORDINANCE NO. 2019-12 - FIRST READING - FUTURE LAND USE MAP AMENDMENT AT 2550 ROOSEVELT BOULEVARD FROM RESIDENTIAL LOW (RL) TO COMMERCIAL GENERAL (CG)

The applicant, Katherine E. Cole, Esq., agent for Carmax Auto Superstores, Inc., is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for a portion of the property located at 2550 Roosevelt Boulevard. The proposed amendment will change approximately 2.45 acres from Residential Low (RL) to Commercial General (CG). The current land use classification is shown on Exhibit "B" and the proposed classification is shown on Exhibit "C". The current Countywide Plan Map shown on Exhibit "E", has a Residential Low Medium (RLM) category, therefore the requested FLUMA will require an amendment to the Countywide Plan Map.

If the FLUMA is approved, the current property owners intend to expand the existing car dealership (CarMax) for additional vehicle storage. A Commercial General (CG) land use classification on the subject parcel would allow for "vehicle sales or rental" and/or "storage" and will be reviewed and approved by staff during the site plan review process. Furthermore, the intersection of US Highway 19 N (a primary corridor) and Roosevelt Boulevard (a principal arterial roadway) is a signalized intersection, where the property is surrounded on two of four sides with a CG land use classification with commercial development on all four corners at the intersection. In addition, the Forward Pinellas Transit-Oriented Land Use Vision Map and the City of Largo Activity Centers & Special Corridors Map has identified the area (including the subject property) as a Major Activity Center.

The proposed FLUMA is 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 this small-scale FLUMA at a public hearing held on December 6, 2018 and recommended approval by unanimous vote. If approved by the City Commission, this amendment will be submitted to the Forward Pinellas, Planners Advisory Committee (PAC) and the Countywide Planning Authority (CPA) 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 May 2019.

Budgeted Amount: Budget Page No(s).: Available Amount: Expenditure Amount:

Additional Budgetary Information:

Funding Source(s): Sufficient Funds Available: Yes No Budget Amendment Required: Yes No Source:

City Attorney Reviewed: Yes No N/A Advisory Board Recommendation: For Against N/A Consistent With: Yes No N/A

Potential Motion/ Direction Requested:

Staff Contact:

Attachments:



CITY OF LARGO

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

STAFF REPORT AND RECOMMENDATIONS PLANNING & DEVELOPMENT SERVICES DIVISION COMMUNITY DEVELOPMENT DEPARTMENT

MEMO DATE: November 16, 2018
AGENDA DATE: December 6, 2018
TO: City of Largo Planning Board
FROM: Katrina Lunan-Gordon (Case Planner)
SUBJECT/CASE: FLUM18-002 – 2550 ROOSEVELT BLVD FUTURE LAND USE MAP AMENDMENT

INTRODUCTION:

The applicant, Katherine E. Cole, Esq., agent for Carmax Auto Superstores, Inc., is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for a portion of the property located at 2550 Roosevelt Boulevard. The applicant is requesting an amendment for Lot 4, totaling 2.45 acres MOL from Residential Low (RL) to Commercial General (CG). The current land use classification is shown on Exhibit “B” and the proposed classification is shown on Exhibit “C”. The current Countywide Plan Map shown on Exhibit “E”, has a Residential Low Medium (RLM) category, whereas the above requested FLUMA will require an amendment to the Countywide Plan Map.

PURPOSE AND INTENT:

As shown on Exhibit “D”, the approximate 2.45-acre subject property (also known as CarMax, the Auto Superstore) is located on the most northern portion at the northeast corner of Roosevelt Boulevard, between Dodge Street and US Highway 19 N. Official records from the City indicate that the property was annexed over a period of time between 1992 and 1998. Pursuant to Annexation Agreement: A5-28-92 (1992), the southern portion of the subject property underwent a Level II Full Scale Review to construct a CarMax automobile dealership on an undeveloped 17.495 acre site. The approved Site Plan (D1-48-97CR), included the annexation of the northern parcels (A & B as illustrated in Figure 1) in addition to undergoing a land use amendment (L5-01-98SA), resulted in Annexation Agreement: A5-03-98 (1998). The annexation map is shown in Figure 1. The land use classifications approved as part of the land use amendment for the subject property are as follows:

1. A – Commercial General (CG);
2. C – Residential Low (RL); and
3. D – Water Drainage Feature (WDF).

Water Drainage Feature (WDF) is applied as an overlay in conjunction with an underlying land use classification as a means of defining existing or proposed water and drainage features which may be part

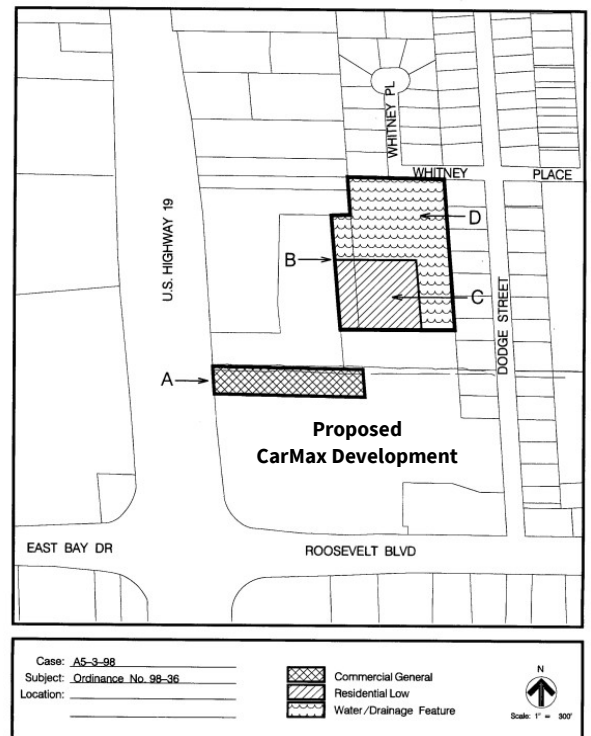


Figure 1: Annexation Agreement A5-3-98 (1998)

of an allowable development. However, WDF is no longer applicable based on the Countywide Plan Map, the City of Largo Future Land Use Map and/or Table FLUE-1, Comprehensive Plan: Forwarding Our Future 2040 because it has no associated uses, density and/or intensity. Therefore, the approximate 2.45-acre subject property is classified as Residential Low (RL) on the City’s adopted Future Land Use Map (FLUM). Furthermore, the Forward Pinellas Countywide Plan Vision Map has identified the area surrounding US Highway 19 and Roosevelt Boulevard (includes the subject properties) as a major activity center which makes this area eligible to be designated as an Activity Center utilizing the Major Center subcategory by the City of Largo.

If the FLUM amendment is approved, the current property owners intend to expand the existing car dealership (CarMax) for additional vehicle storage. A Commercial General (CG) land use classification on the subject parcel would allow for “vehicle sales or rental” and/or “storage” and will be reviewed and approved by staff during the site plan review process.

APPLICANT INFORMATION:

NAME/TITLE: Katherine E. Cole, Esq.
 COMPANY: Hill Ward Henderson
 ADDRESS: 600 Cleveland Street, Suite 800
 CITY/STATE/ZIP CODE: Clearwater, FL 33755
 APPLICANT'S STATUS: Agent

SITE INFORMATION:

ADDRESS: 2550 Roosevelt Boulevard, Clearwater, FL 33760
 LOCATION: North of Roosevelt Boulevard; East of US Highway 19 N
 PARCEL ID NUMBERS: 32-29-16-13188-000-0020
 LOT SIZE: 2.45 acres mol (106,722 sq. ft.)
 EXISTING LAND USE: Automobile Rental Agency, Used Car Lot, Trailer Rental, Truck & Van Rental
 FUTURE LAND USE: Residential Low (RL)

Existing Land Use and FLU of Adjacent Properties		
Direction	Existing Land Use	FLU
North (portion thereof is located in Unincorporated Pinellas County)	Single-Family Homes; Automobile Rental Agency, Used Car Lot, Trailer Rental, Truck & Van Rental	Residential Low (RL) Retail & Services (R&S) (Unincorporated Pinellas County)
South (across from Roosevelt Boulevard)	Automobile Rental Agency, Used Car Lot, Trailer Rental, Truck & Van Rental; Convenience Store; Restaurant; Vacant Commercial Land; & Financial Institution	Commercial General (CG)
East (portions thereof are located in Unincorporated Pinellas County)	Single-Family Homes	Residential Low (RL) Residential Low Medium (RLM) (Unincorporated Pinellas County)
West (portions thereof are located in Unincorporated Pinellas County and across from US Highway 19 N)	Automobile Rental Agency, Used Car Lot, Trailer Rental, Truck & Van Rental; Mini-Storage Warehouse; Neighborhood Shopping Center; General Office Building	Commercial General (CG) Retail & Services (R&S) Office (O) (Unincorporated Pinellas County)

PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY:

- 1) A5-28-92: Annexation agreement for the southern portion
- 2) A5-03-98: Annexation agreement for the northern portion
- 3) D1-48-97CR: Request for a Full Scale Review to construct an automobile dealership on an undeveloped 17.495 acre site, comprised of three (3) parcels with land use classifications of CG and RL.

- 4) L5-01-98SA: Request for a Land Use Plan Map Amendment of Area 1 from CG to RL and Area 2 from RL to Water/Drainage Feature.

APPLICABLE CDC CHAPTERS/SECTIONS:

- 1) Chapter 4: Hearing Procedures in General, Section 4.5: Level IV, Comprehensive Plan Future Land Use Map Amendment; and
- 2) Chapter 5: Land Use Classifications.

REVIEW CRITERIA FOR FUTURE LAND USE MAP AMENDMENT:

In reviewing the applicant's FLUMA request for the subject property, staff considered 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).

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 (CDC Subsection 4.5.3 A).

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 Residential Low (RL). 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 applicant's request to change the classified use of the subject property from RL to Commercial General (CG) is consistent with the corresponding Countywide Plan Map Category, "Retail & Services (R&S)". R&S is surrounding the subject property on 2 of 4 sides.**
2. Table FLUE-1 describes and characterizes CG as, "the classification 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 applicant's request to change the classified use of the subject property from RL to CG is consistent with Table FLUE-1. Located within a major activity center as seen in Map 3: Activity Centers and Special Corridors, the property is surrounded on 2 of 4 sides with a CG land use classification with commercial development on all four corners at the intersection of Roosevelt Boulevard (principal arterial roadway) and US Highway 19 N (primary corridor). The CG land use classification meets the consistency/location criteria.**
3. The applicant's request to change the classified use of the subject property from RL 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, 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.
 4. FLUE, Objective 2.2: Devote effort to redevelopment and infill of existing commercial or residential areas that will provide alternatives to sprawl; conserve land; support and maximize each interrelated planning system.
 5. Transportation Element (TR) Objective 1.2: Direct high intensity/density and mixed-use

development towards the City's activity centers and special corridors (Map 3).

6. TR Objective 1.5: Encourage (re)development that supports the expansion of an accessible, connected, convenient, equitable, and sustainable citywide multimodal transportation system.
7. Economic Development Element (ED) Objective 3.1: Promote redevelopment of the Community Redevelopment Districts, Multimodal Corridors, and Activity Centers that will help create unique vibrant places that have a mix of uses, promotes walkability, connectivity and enhances the overall viability.

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

1. The applicant's request does not involve a text change to the goals, objectives and policies of the City's Comprehensive Plan, but only proposes a land use change to the City's Future Land Use Map for a specific property that comprises less than 10 acres. Furthermore, the subject real property is not located within an area of critical state concern and will not be developed to include affordable housing units as defined in the state statutes. Lastly, the City has not, in this calendar year, exceeded the 120-acre threshold established in the statutes. **As such, the Applicant's requested land use map amendment meets the statutory criteria of a small scale development amendment.**

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, "the category 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 (attached), where its proximity to transit service supports the type and density/intensity of the proposed use characteristics." **The applicant's request to change the category use of the subject property from Residential Low Medium (RLM) to R&S is consistent with Section 2.3.3.7. Located within a major activity center, the property is also located within ¼ mile of the center line of Roosevelt Boulevard, which is depicted as a Primary Corridor on the Transit-Oriented Land Use Vision Map (attached).**

- 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 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 on Public Facilities and Services**

1. **Transportation:** According to the 2017 Annual Level of Service (LOS) Report, Roosevelt Boulevard/SR 686 (49th St. NB RAMP to US 19) is operating at LOS C. The proposed land use designation of CG is not expected to significantly impact the LOS on Roosevelt.

In addition, the subject property is located just north of a PSTA transfer facility located in the Walmart shopping center at the corner of Roosevelt Boulevard and US Highway 19 and is located on the PSTA core network route which has access to the regional express and frequent local; and there are two (2) PSTA bus stops immediately in front of the property on Roosevelt Boulevard.

2. **Sanitary Sewer:** There is an existing wastewater collection system on the southern portion of site where the existing CarMax was developed. The proposed land use designation will not result in a significant increase in the amount of wastewater generated. However, all proposed development will be reviewed and approved by staff during the site plan review process.

As contained in the 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.

3. **Potable Water:** 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.

As contained in the 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.

4. **Drainage:** Upon submittal of a future project application, the applicant will have to comply with the standards of the Largo Comprehensive Development Code, Southwest Florida Water Management District regulations, and Florida Department of Transportation regulations. The City provides stormwater drainage facilities and services throughout the City's planning service area in order that the health, safety and welfare of the inhabitants of the City may be protected.

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, and Florida Department of Transportation regulations.

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.

As contained in the 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.

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 less than 2 miles from the property. Fire, rescue and emergency response services in Pinellas County are provided by first responder agreements.
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 2.45 acres MOL subject property is Residential Low (RL). If approved through this FLUMA process, the proposed CG classification would allow development appropriate to provide commercial goods and services on a citywide basis. To furthermore ensure that the compatibility criteria established in this CDC is met, the 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. The subject property is currently vacant and has a surface water body/retention area that supports the development of the surrounding parcels, while providing a buffer that separates a higher density/intensity use from a less dense property use. Currently classified as RL, residential development does not appear to be viable at this location. The property is underutilized and is only accessible through the existing dealership to the south. An expansion of a previously approved site plan from 1998 demonstrates additional vehicle storage with no access to/through the adjacent residential roads to the north and/or east. Based on market conditions and the time that it took over the past 20 years, the applicant is now requesting this formal change to accommodate the previous proposed Phase II expansion, per the applicant.

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

1. Upon submission, staff will review future site plans to ensure that the CDC requirements are met when the property is redeveloped.

There is no evidence that the parcels 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 unshaded Zone X, which is not located within a Special Flood Hazard Area;
2. The subject property is not located within the Coastal High Hazard Area; and
3. The subject property is in Evacuation Zone C.
4. The proposed amendment does not create any significant negative impacts.

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:	November 6, 2018
PUBLISHED NEWSPAPER NOTIFICATION:	November 20, 2018
POSTED PROPERTY NOTICE:	November 29, 2018

STAFF RECOMMENDATION:

Staff recommends approval of the proposed Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for a portion of the property located at 2550 Roosevelt Boulevard, Lot 4, totaling 2.45 acres mol from Residential Low (RL) to Commercial General (CG). Staff finds the project meets the requirements of Section 4.5 of the CDC and is consistent with the goals, objectives and policies of the adopted City of Largo Comprehensive Plan: Forwarding Our Future 2040, Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes.

SUGGESTED MOTIONS FOR THE PLANNING BOARD:

I MOVE TO APPROVE FLUM18-002 – 2550 ROOSEVELT BLVD 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 APPROVE WITH CONDITIONS FLUM18-002 – 2550 ROOSEVELT BLVD 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 THE FOLLOWING ADDITIONAL CONDITIONS:
<LIST CONDITIONS FOR APPROVAL>

I MOVE TO DENY FLUM18-002 – 2550 ROOSEVELT BLVD 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.

PLANNING BOARD ACTION:

PUBLIC HEARING DATE: December 6, 2018

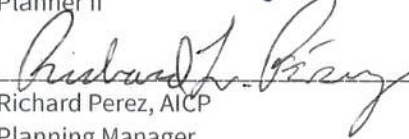
RECOMMENDATION: Approval (Vote 6/0)
 Approval with conditions (Vote _____)
 Denial (Vote _____)



Cheryl Bowman, Chairperson

REPORT PREPARED BY: 

Katrina Lunan-Gordon
Planner II

APPROVED BY: 

Richard Perez, AICP
Planning Manager

DATE: November 16, 2018

- Attachments: Exhibit "A" – Location Map
Exhibit "B" – Existing Future Land Use Map
Exhibit "C" – Proposed Future Land Use Map
Exhibit "D" - Aerial Map
Exhibit "E" - Countywide Plan Map
Transit-Oriented Vision Map
Map 3: Activity Centers and Special Corridors
Narrative Summary of Request
Boundary Plan and Description
Conceptual Site Plan

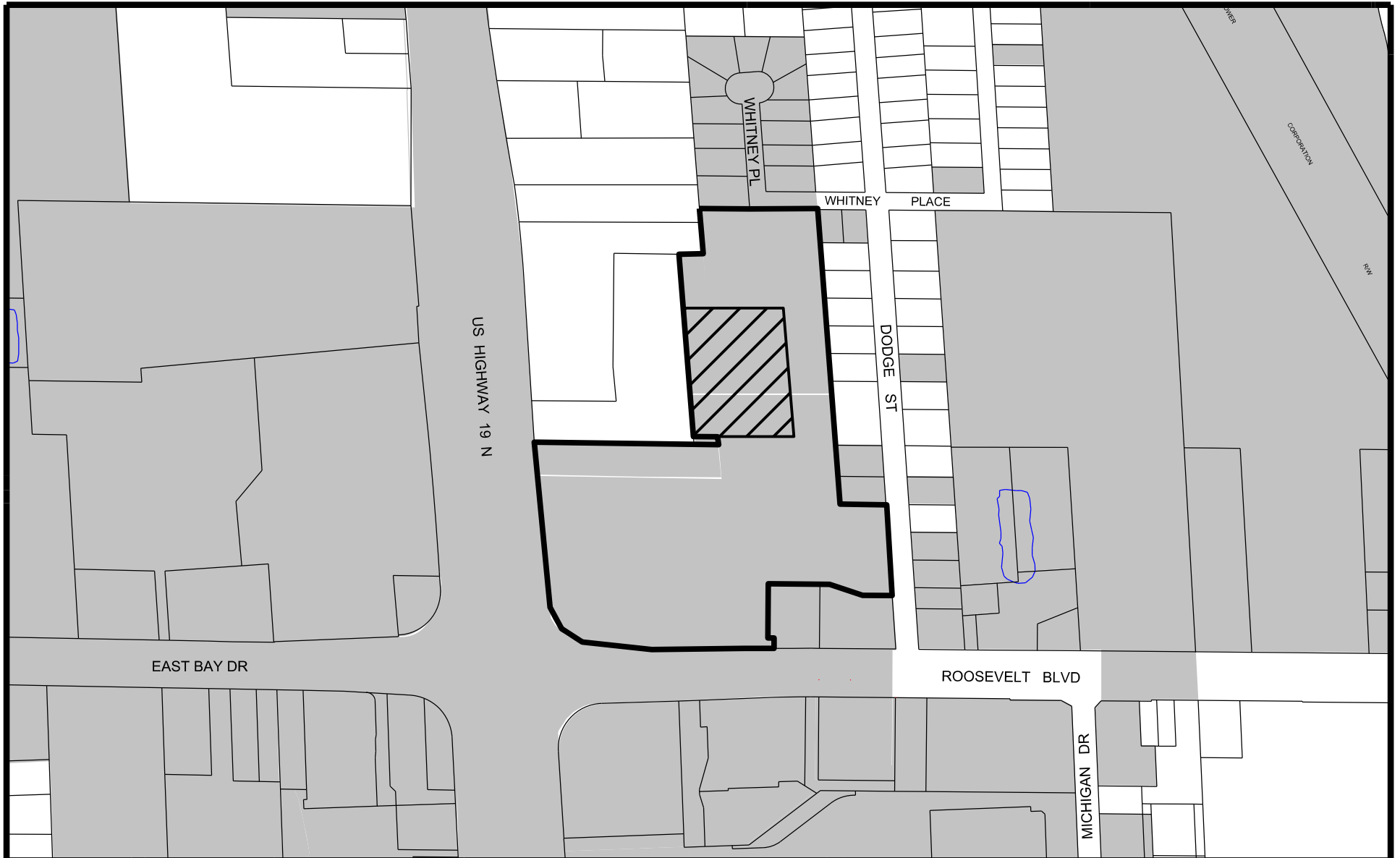





EXHIBIT "A"

Case #: FLUM18-002
 Subject: Carmax Auto Superstores, Inc
Future Land Use Map Amendment
 Location: 2550 Roosevelt Blvd
32/29/16/13188/000/0020

-  Carmax Property
-  Subject Property (FLUM)
-  City of Largo

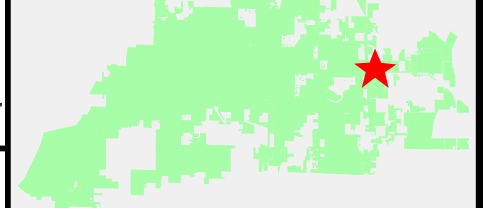


Scale: 1"=400'

Date: 10/20/18

By: D.B.

MAP LOCATION



THIS MAP WAS PREPARED BY
 THE CITY OF LARGO COMMUNITY DEVELOPMENT DEPARTMENT

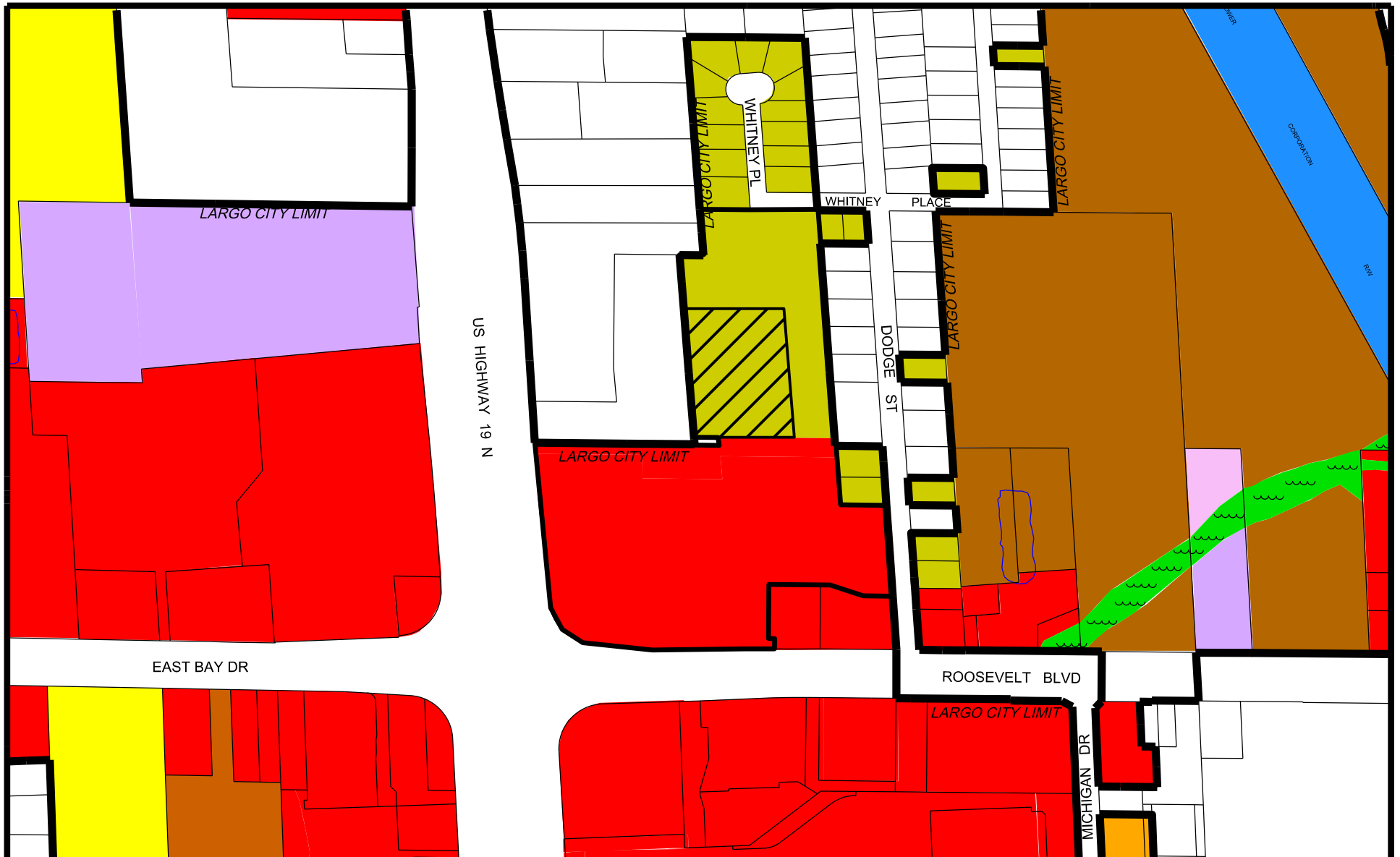














EXHIBIT "B"

Case #: FLUM18-002
 Subject: Carmax Auto Superstores, Inc
Future Land Use Map Amendment
 Location: 2550 Roosevelt Blvd
32/29/16/13188/000/0020

EXISTING FUTURE LAND USE MAP

- | | | | |
|---|----------------------------|---|----------------------------|
|  | Carmax Property |  | Transportation/Utility |
|  | Subject Property (FLUM) |  | Residential/Office Limited |
|  | Residential Low |  | Residential Urban |
|  | Commercial General |  | Residential Low Medium |
|  | Residential/Office General |  | Residential Medium |
|  | Preservation |  | Largo City Limits |

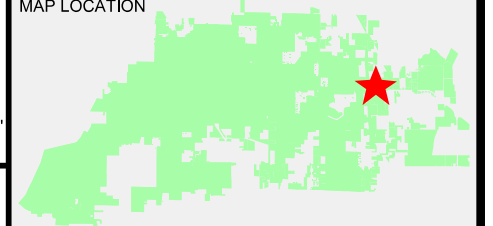


Scale: 1"=400'

Date: 11/13/18

By: D.B.

MAP LOCATION



THIS MAP WAS PREPARED BY
 THE CITY OF LARGO COMMUNITY DEVELOPMENT DEPARTMENT

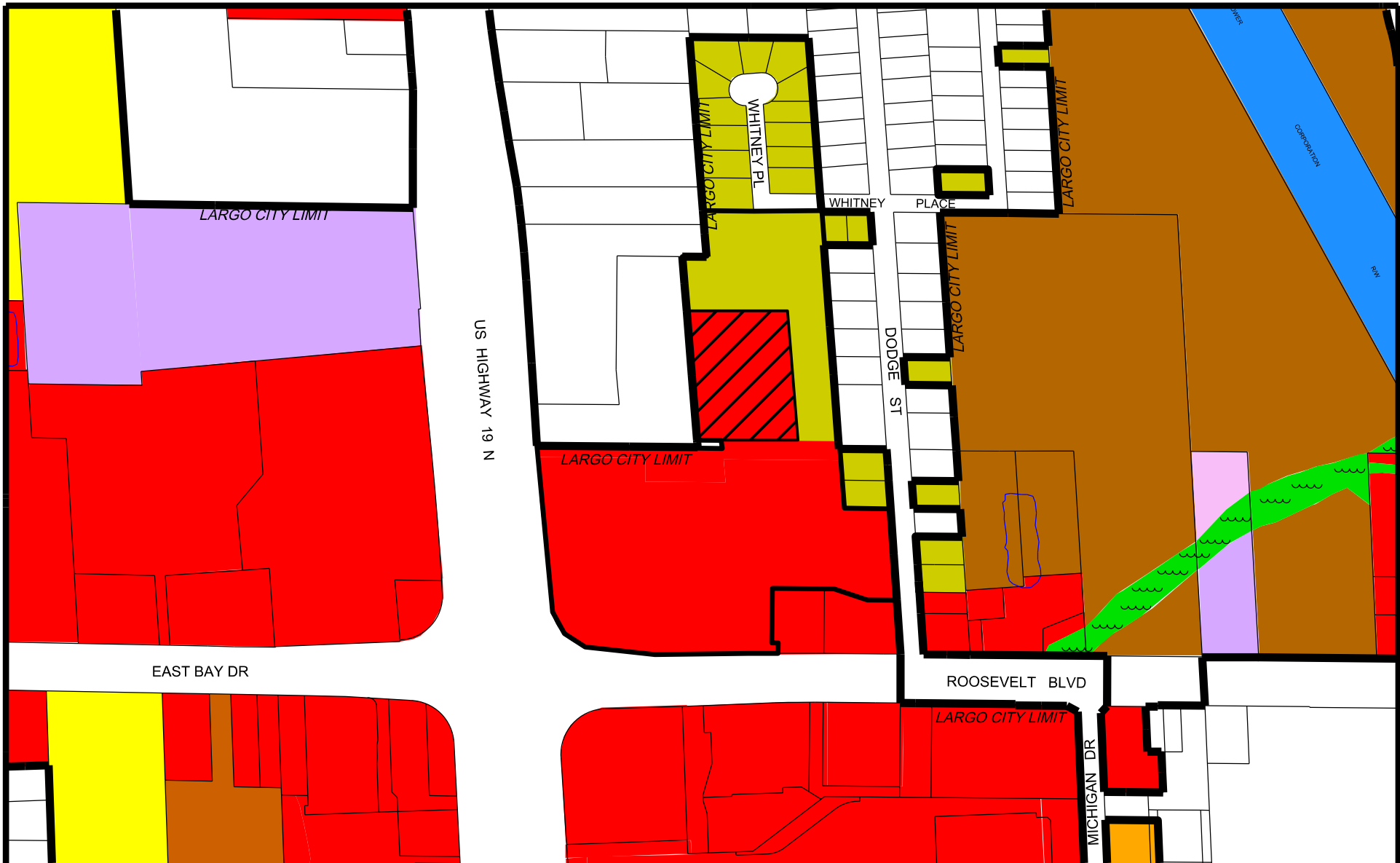














EXHIBIT "C"

Case #: FLUM18-002
 Subject: Carmax Auto Superstores, Inc
Future Land Use Map Amendment
 Location: 2550 Roosevelt Blvd
32/29/16/13188/000/0020

PROPOSED FUTURE LAND USE MAP

- | | | | |
|---|----------------------------|---|----------------------------|
|  | Carmax Property |  | Transportation/Utility |
|  | Subject Property (FLUM) |  | Residential/Office Limited |
|  | Residential Low |  | Residential Urban |
|  | Commercial General |  | Residential Low Medium |
|  | Residential/Office General |  | Residential Medium |
|  | Preservation |  | Largo City Limits |

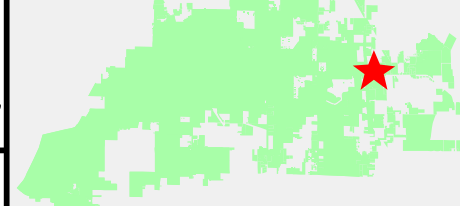


Scale: 1"=400'

Date: 11/13/18

By: D.B.

MAP LOCATION



THIS MAP WAS PREPARED BY
 THE CITY OF LARGO COMMUNITY DEVELOPMENT DEPARTMENT

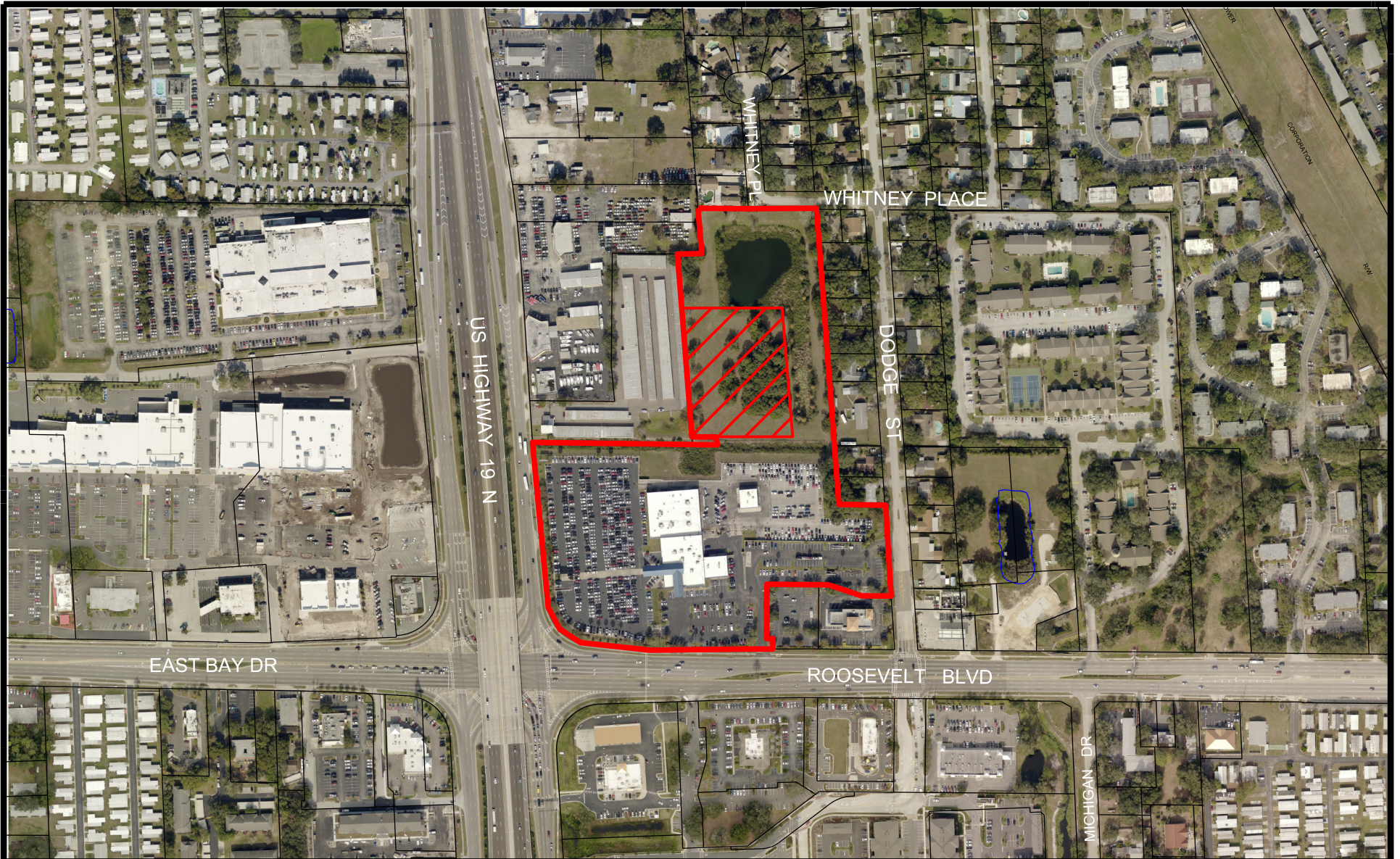


EXHIBIT "D"

AERIAL

Case #: FLUM18-002
 Subject: Carmax Auto Superstores, Inc
Future Land Use Map Amendment
 Location: 2550 Roosevelt Blvd
32/29/16/13188/000/0020



Carmax Property



Subject Property (FLUM)

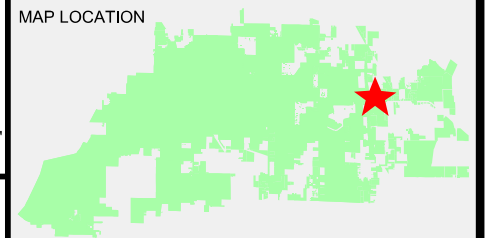


Scale: 1"=400'

Date: 11/13/18

By: D.B.

MAP LOCATION



THIS MAP WAS PREPARED BY
 THE CITY OF LARGO COMMUNITY DEVELOPMENT DEPARTMENT

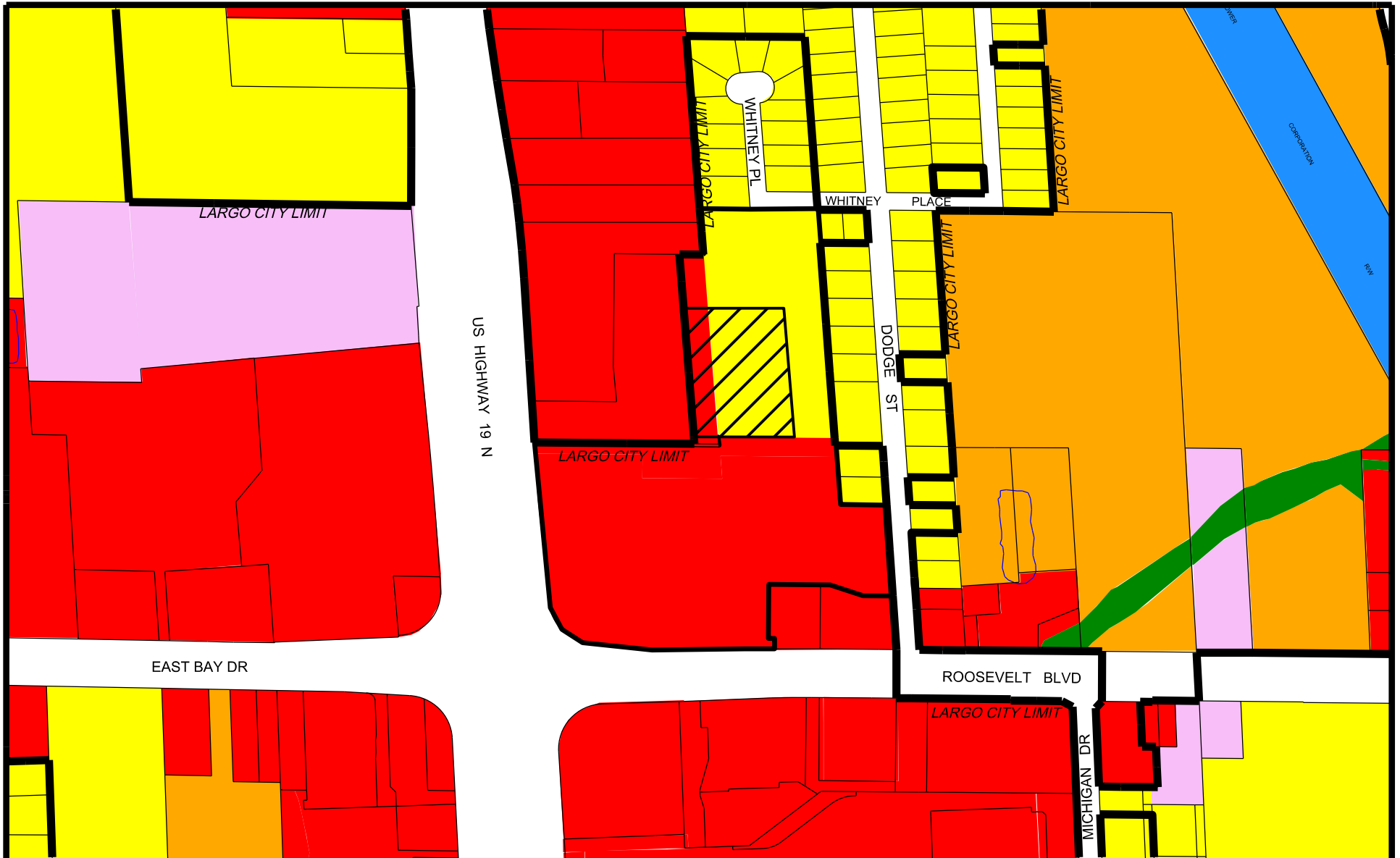











EXHIBIT "E"

Case #: FLUM18-002
 Subject: Carmax Auto Superstores, Inc
Future Land Use Map Amendment
 Location: 2550 Roosevelt Blvd
32/29/16/13188/000/0020

COUTYWIDE PLAN MAP

- | | | | |
|---|-------------------------|---|--------------------|
|  | Carmax Property |  | Public/Semi-Public |
|  | Subject Property (FLUM) |  | Preservation |
|  | Residential Low Medium |  | Residential Medium |
|  | Retail & Services |  | Largo City Limits |
|  | Office | | |

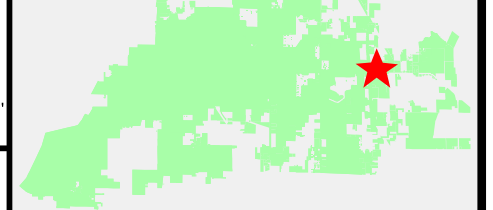


Scale: 1"=400'

Date: 11/19/18

By: D.B.

MAP LOCATION








THIS MAP WAS PREPARED BY
 THE CITY OF LARGO COMMUNITY DEVELOPMENT DEPARTMENT






Transit-Oriented Land Use Vision Map

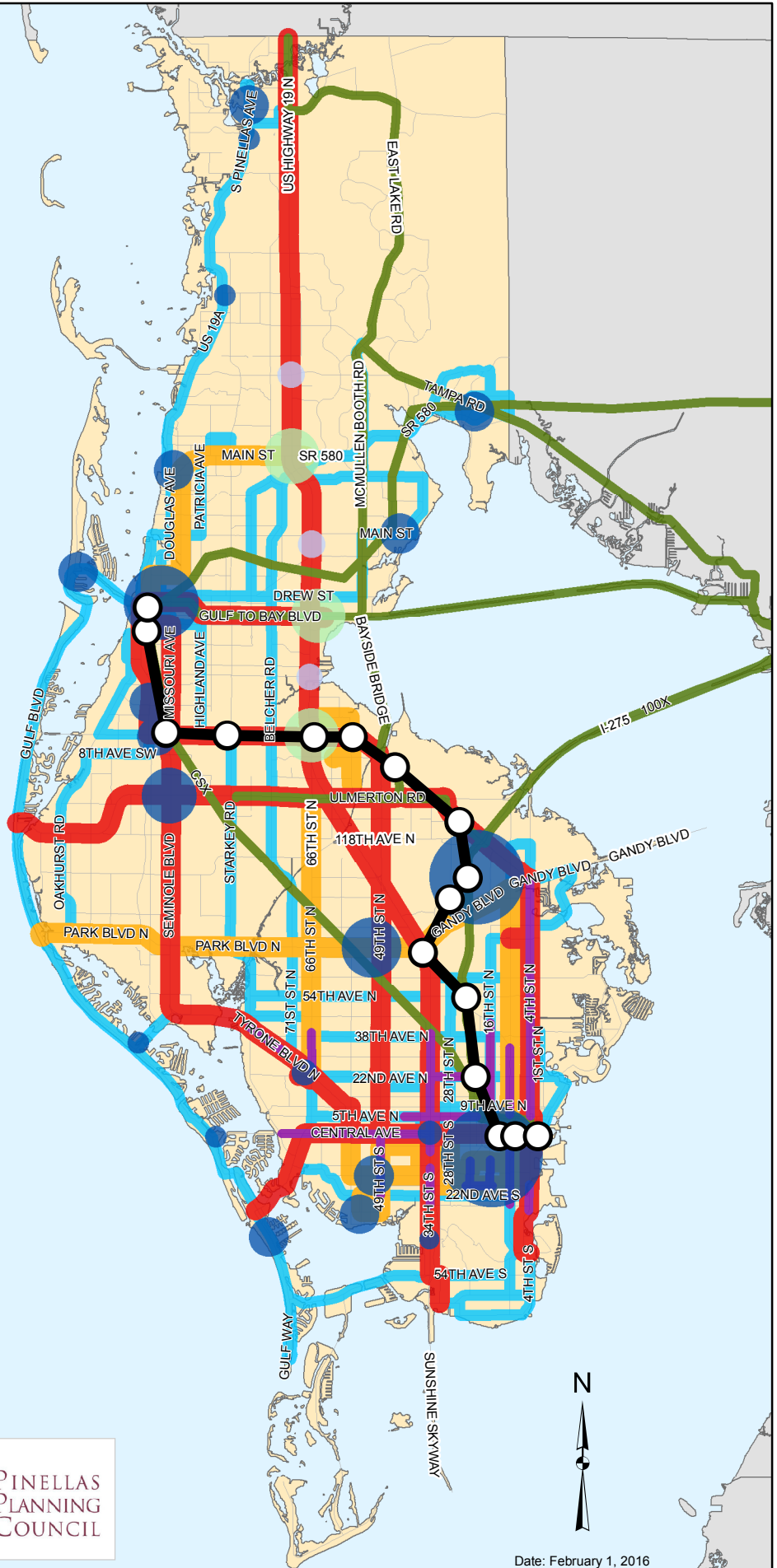
Legend

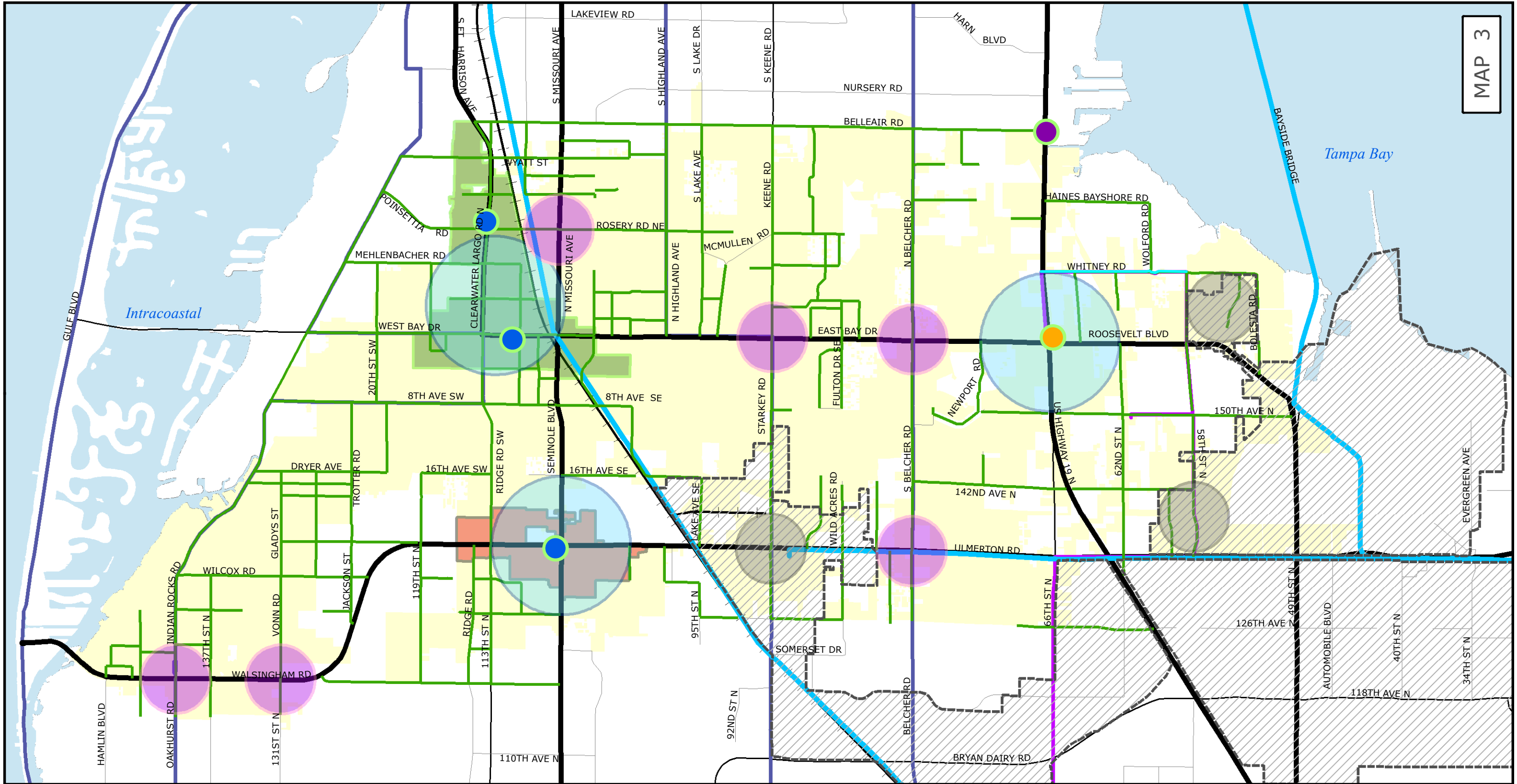
Activity Centers

-  Special Centers
-  Major Centers
-  Community Centers
-  Neighborhood Centers
-  Transit Station Centers

Multimodal Corridors

-  Special Corridors
-  Primary Corridors
-  Secondary Corridors
-  Supporting Corridors
-  Regional Corridors





Activity Centers and Special Corridors



City of Largo
 201 Highland Avenue, Largo, FL 33770
 Telephone (727) 587-6749
www.largo.com/comprehensiveplan

Largo Activity Centers

- Employment
- Major
- Neighborhood

Largo Community Streets

- Community Streets

Forward Pinellas Vision Map Activity Centers

- Community
- Major
- Special

- Pinellas County Target Employment Centers

Forward Pinellas Multimodal Corridors

- Primary
- Regional
- Secondary
- Supporting

- Largo Mall Activity Center
- Clearwater Largo Road and West Bay Drive Community Redevelopment Districts
- Largo City Limits
- CSX Rail Network

Sources: City of Largo Strategic Plan, Map A: Activity Centers and Mixed Use Corridors (2011); Vision Map Multimodal Corridors (*Pinellas Planning Council) (02/14/2017)

Map Legend



Publication Date:
 10/24/2017

0 3,500 Feet

CarMax
Request for Future Land Use Map Amendment
2550 Roosevelt Boulevard
Clearwater, Florida

Background: The Applicant requests a future land use map amendment for a portion of the property located at 2550 Roosevelt Boulevard ("Property") from residential low to commercial general. This Property was part of an overall development plan that was previously in the unincorporated Pinellas County and annexed into Largo in stages beginning in 1992 with the final piece annexed in 1998. Upon the completion of the annexation to the Property, the Property was intended to have three distinct land use designations: "Commercial General" (11.6 acres), "Residential Low" (2.4 acres) and "Water Drainage Feature" (3.5 acres). The Water Drainage Feature designation was not ever placed on the Property reflecting the stormwater retention area on the site. The original site plan that was approved in 1998 by the City of Largo indicates a future expansion, a vehicle storage on the property that is proposed to be changed at this time.

The Residential Low area is proposed to be maintained as it is in the same vicinity as the existing residential area that was already developed. The current proposal to change a portion of the existing Residential Low area to Commercial General, consistent with the original plans approved in 1998 and the Applicant proposes to maintain the Residential Low, future land use designation of the area that was previously contemplated to have the Water Drainage Feature designation. This area is currently developed with a stormwater pond in its existing use and it provides a significant buffer to the single-family residential area adjacent to the owner's property.

This request for a Comprehensive Plan Amendment meets the criteria in Section 4.5.3 in the Code as follows:

A. Consistency: The Comprehensive Plan Amendment is consistent with the goals, objectives and policies of the Comprehensive Plan. The Commercial General classification is appropriate to locations adjacent to activity centers where surrounding land use is supported and compatible with intensive commercial use. This property is located at the intersection of Roosevelt Boulevard and U.S. 19 which is a significant commercial activity center with commercial development on all four corners of the intersection. The proposed used has existed since 1992, and any use in the Commercial General land use classification is generally consistent with the auto dealership, restaurant and retail uses on the corner. While Objective 1.2 which provides for maintaining adequate land designating for residential uses to accommodate future programs, it is unlikely that this residential use would ever be developed as such in light that it is surrounded by commercial uses and an existing stormwater pond that is used to supplement and support the existing commercial uses. Providing additional commercial property behind the U.S. 19 commercial property and the Roosevelt Boulevard commercial property allows for existing businesses to expand or relocate to this area.

B. Compatibility: This proposed amendment does not result in incompatible land use classifications for adjacent parcels. The Residential Low designation is being maintained adjacent to the residential property. This provides Commercial General designation adjacent to Commercial General property:

(i) Impact on Public Facilities and Service: There is minimal impact on public facilities and services for this less than 4 acre amendment from Residential Low to Commercial General.

(ii) Demonstration of Need: The Applicant previously demonstrated the need by showing a site plan from 1998 of this proposed Phase 2 expansion. Based on market conditions and the time that it took over the past 20 years, the Applicant is now requesting this formal change to accommodate the previous proposed.

(iii) The parcel can be developed in full compliance with all applicable standards of the CDC.

(iv) The proposed boundaries of the amendment take into account environmental resources. There are no existing environmental natural features on this site. There is a buffer between the stormwater pond and the proposed Commercial General activity.

(v) There are no special flood concerns on this site.

(vi) This Property is not located in a Coastal High Hazard Area.

(vii) The hurricane evacuation study 2010 edition will not be impacted as this is a Commercial General project and no residential development is proposed.

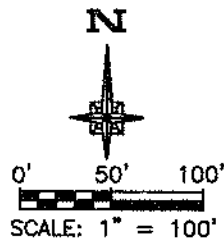
(viii) U.S. 19 and Roosevelt Boulevard is not a scenic, non-commercial corridor.

(ix) The proposed amendment is consistent with the goals, objectives and policies of the County-wide rules and the Comprehensive Plan and is an appropriate expansion of the retail and service area at the intersection of U.S. 19 and Roosevelt.

Projected Impacts

There are no projected impacts to the property by virtue of a land use plan amendment. The Property currently has a Residential Low designation and could be developed at this time; however, the Owner desires for commercial development and the opportunity for an existing business to fulfill its previous growth and expansion opportunities.

There are no protected natural habitats on site that would be impacted by development. The transportation network is not impacted as there is no access to roadways from the area – it will be part of an expansion of an existing use.



15' WIDE PUBLIC SANITARY SEWER EASEMENT PER PLAT

LOT 8
PINELLAS GROVES
PLAT BOOK 1, PAGE 55

N.04°33'44"W. 371.45'
BASIS OF BEARINGS

10' WIDE UTILITY EASEMENT PER O.R. BOOK 5196, PAGE 452

LOT 3
CARMAX - LONESTAR
PLAT BOOK 119, PAGE 89

PRIVATE DRAINAGE EASEMENT PER PLAT

S.89°29'48"E. 288.08'

LOT 3
CARMAX - LONESTAR
PLAT BOOK 119, PAGE 89

S.04°33'44"E. 371.45'

10' WIDE PRIVATE DRAINAGE EASEMENT PER PLAT

N.89°29'48"W. 288.08'

40' DRAINAGE EASEMENT PER DEED BOOK 1319, PAGE 143

LOT 2
CARMAX - LONESTAR
PLAT BOOK 119, PAGE 89

PREPARED FOR:

CARMAX AUTO SUPERSTORES, INC.
c/o MR. DAVID SEAMAN
3424 PEACHTREE ROAD
SUITE 1500
ATLANTA, GA 30326
Phone: (404) 479-4008

CARMAX STORE #7172

LOT 4 BOUNDARY PLAN AND DESCRIPTION

LARGO

PINELLAS COUNTY

FLORIDA

APPROVED BY:

MICHAEL S. LLOVERAS
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. LS 5367

THIS IS NOT A BOUNDARY SURVEY



LLOVERAS, BAUR & STEVENS

ENGINEERS - SURVEYORS - PLANNERS

#LB 0000208

30725 U.S. HIGHWAY 19 N. SUITE 149

PALM HARBOR, FLORIDA 34684

Phone: (727) 784-3965 www.lbscnline.com

REVISIONS

DRAWN BY: KB

CHECKED BY: MSL

APPROVED BY: *MSL*

DATE: 10-18-18

SCALE: 1" = 100'

JOB No.

38146

1 OF 2

BOUNDARY PLAN AND DESCRIPTION

DESCRIPTION:

Lot 4, CARMAX -- LONESTAR, according to the plat thereof recorded in Plat Book 119, Pages 89 through 91 of the Public Records of Pinellas County, Florida.

Containing 2.447 Acres (106,589 Square Feet), more or less.

CARMAX STORE #7172
LOT 4
BOUNDARY PLAN AND DESCRIPTION

LARGO

PINELLAS COUNTY

FLORIDA

PREPARED FOR:
CARMAX AUTO SUPERSTORES, INC.
 c/o MR. DAVID SEAMAN
 3424 PEACHTREE ROAD
 SUITE 1500
 ATLANTA, GA 30326
 Phone: (404) 479-4008



LLOVERAS, BAUR & STEVENS

ENGINEERS - SURVEYORS - PLANNERS

#LB 0000208

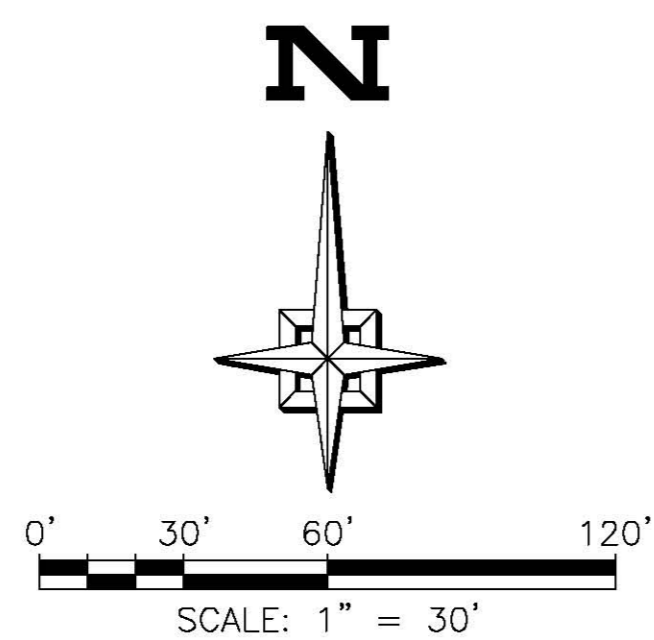
30725 U.S. HIGHWAY 19 N. SUITE 149

PALM HARBOR, FLORIDA 34684

Phone: (727) 784-3985 www.lbaonline.com

REVISIONS		DRAWN BY: KB	JOB No.
		CHECKED BY: MSL	38146
		APPROVED BY: <i>MSL</i>	2 OF 2
		DATE: 10-18-18	

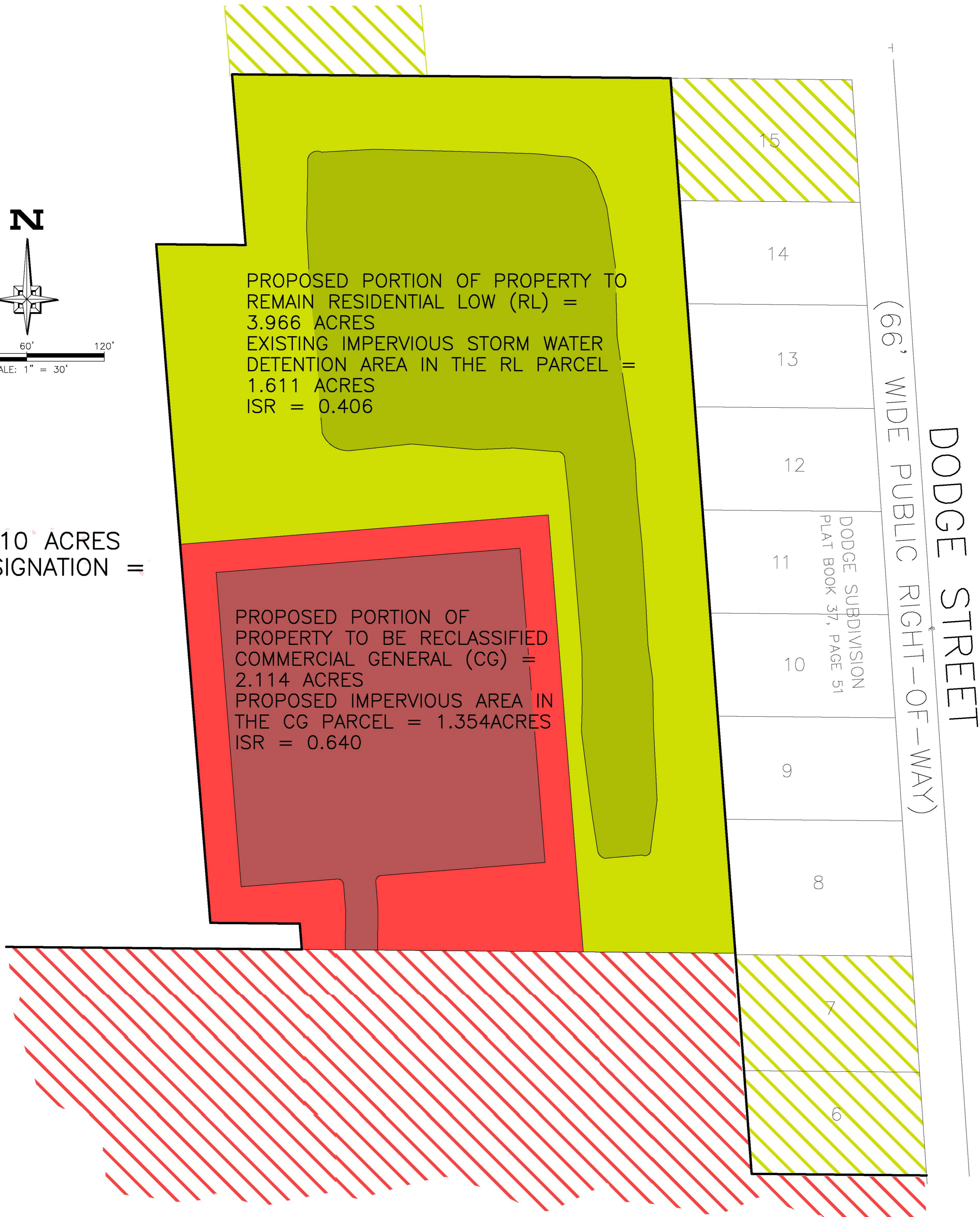
BOUNDARY PLAN AND DESCRIPTION

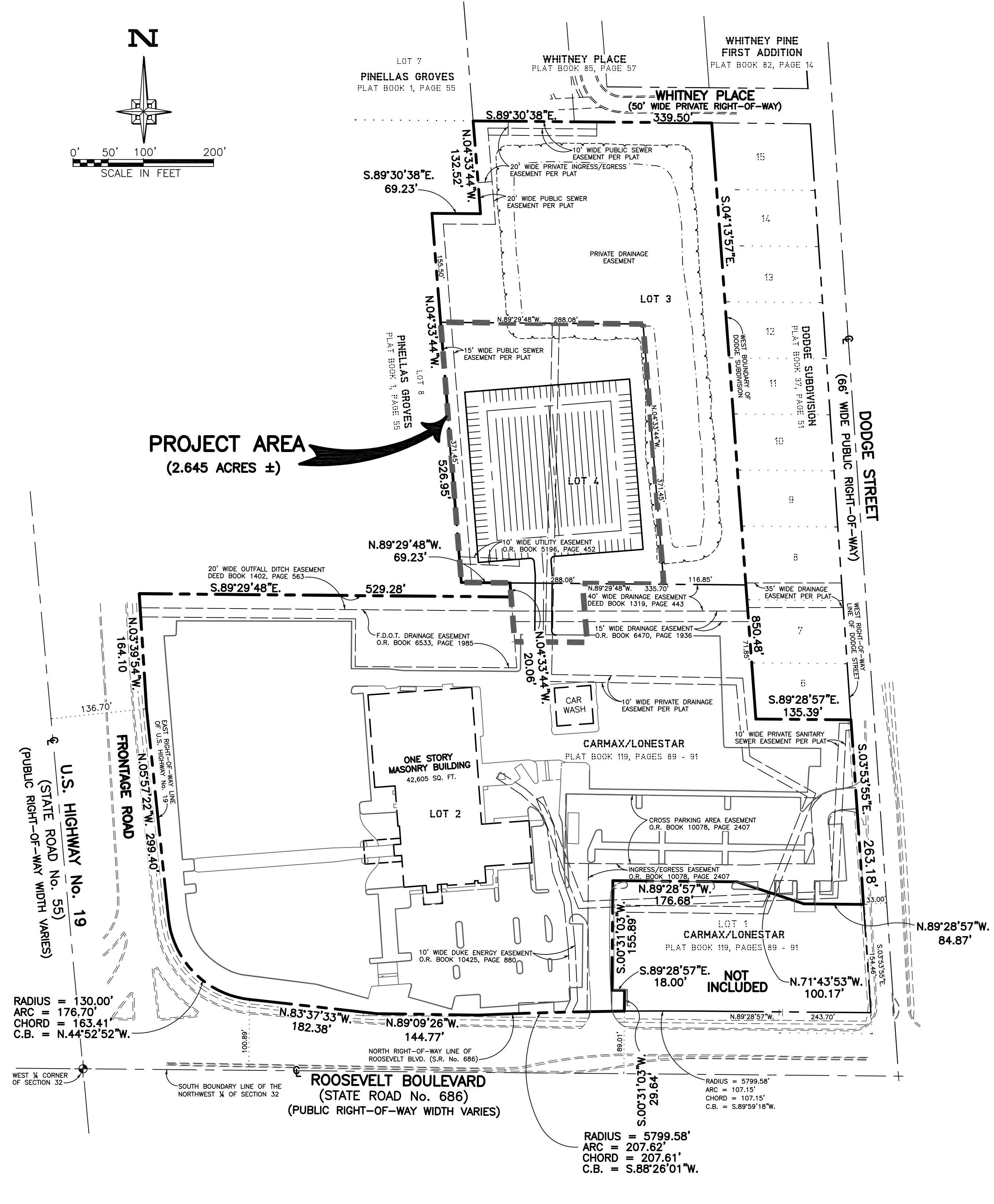
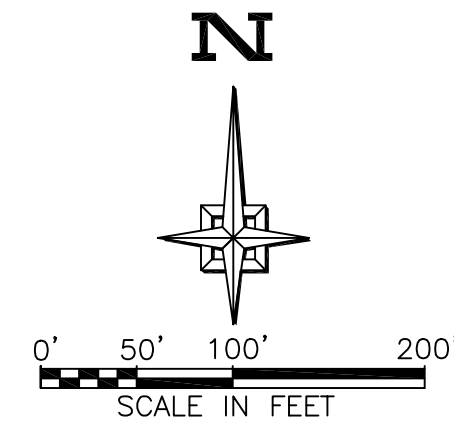


OVERALL PARCEL = 6.110 ACRES
EXISTING LAND USE DESIGNATION =
RESIDENTIAL LOW (RL)

PROPOSED PORTION OF PROPERTY TO
REMAIN RESIDENTIAL LOW (RL) =
3.966 ACRES
EXISTING IMPERVIOUS STORM WATER
DETENTION AREA IN THE RL PARCEL =
1.611 ACRES
ISR = 0.406

PROPOSED PORTION OF
PROPERTY TO BE RECLASSIFIED
COMMERCIAL GENERAL (CG) =
2.114 ACRES
PROPOSED IMPERVIOUS AREA IN
THE CG PARCEL = 1.354 ACRES
ISR = 0.640



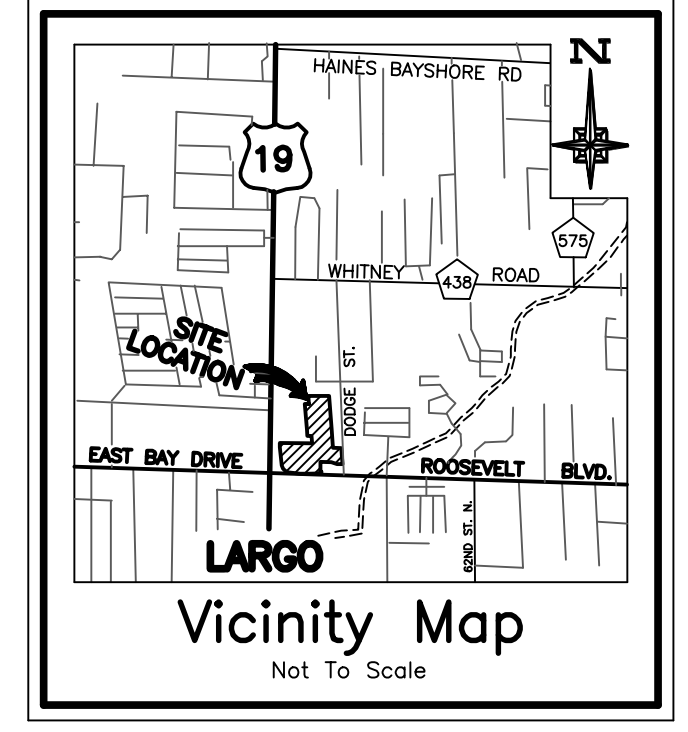


PROJECT AREA
(2.645 ACRES ±)

RADIUS = 130.00'
ARC = 176.70'
CHORD = 163.41'
C.B. = N.44°52'52"W.

RADIUS = 5799.58'
ARC = 207.62'
CHORD = 207.61'
C.B. = S.88°26'01"W.

SITE DATA TABLE			
PROPOSED USE: VEHICLE DEALERSHIP			
LAND USE DESIGNATION: COMMERCIAL GENERAL AND RESIDENTIAL LOW			
LOT AREA: 762,082 SQ. FT. (17,495 Ac.)			
BUILDING FLOOR AREA: 42,516 SQ.FT.			
STANDARD	EXISTING	PROPOSED	MIN./MAX. REQUIRED
FLOOR AREA RATIO	5.71%	5.71%	0.55 MAX.
% FAR (TOTAL) BUILDING TOTAL:	43,516 SQ.FT.	43,516 SQ.FT.	
IMPERVIOUS SURFACE			0.90 MAX.
% FAR (TOTAL): BUILDING:	50.89%	58.81%	
PARKING, DRIVES, AND SIDEWALKS:	43,516 SQ.FT.	43,516 SQ.FT.	
	344,298 SQ.FT.	404,396 SQ.FT.	
PARKING SPACES	199	199* (NO ADDITIONAL PARKING IS PROPOSED)	167
VEHICLE DEALERSHIP:			80 (1/2000 S.F. OF SHOWROOM)
HANDICAP:	6	6	87 (1/250 S.F. OFFICE AREA)
BICYCLE:	0	0	6
* VEHICLE DISPLAY AND INVENTORY STORAGE SPACES NOT INCLUDED			



DESCRIPTION:
Lots 2, 3, and 4, CARMAX-LONESTAR, according to map or plat thereof recorded in Plat Book 119, Pages 89 through 91, of the Public Records of Pinellas County, Florida.

SITE ACREAGE:
THE SUBJECT PROPERTY CONTAINS 17,495 ACRES, MORE OR LESS.

SITE ADDRESS:
2550 - ROOSEVELT BOULEVARD
LARGO, FLORIDA

NOTE:
THIS DRAWING WAS PREPARED USING A LIMITED AREA TOPOGRAPHIC AND TREE SURVEY PROVIDED BY ABYSS GROUP, INC. DATED JULY 17, 2016.

CURB RAMP NOTE:
CURB RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS OF SIDEWALKS WITH CURB IN ACCORDANCE WITH F.D.O.T. INDEX No. 304.

EROSION CONTROL NOTE:
EROSION CONTROL SHALL BE INSTALLED PRIOR TO INITIATING ANY SITE CONSTRUCTION. EROSION CONTROL SHALL BE MAINTAINED CONTINUOUSLY THROUGHOUT CONSTRUCTION. ANY EROSION CONTROL DAMAGED BY THE CONTRACTOR OR NATURAL FORCES SHALL BE REPLACED IMMEDIATELY AND ALL EROSION CONTROL SHALL REMAIN UNTIL FINAL ACCEPTANCE.

UTILITY LOCATION NOTE:
THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THIS DRAWING WAS PREPARED USING UTILITY ATLAS MAPS AND LIMITED FIELD INFORMATION. NO EXCAVATION WAS DONE TO VERIFY EXACT LOCATION OR SIZE OF LINE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY IMPROVEMENTS WHICH HAVE NOT BEEN SHOWN HEREON.

EROSION, SEDIMENTATION, DUST & DEBRIS NOTE:
EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH S.W.F.W.M.D. REQUIREMENTS. DUST CONTROL IS NOT ANTICIPATED TO BE A PROBLEM AT THIS SITE. HOWEVER, IF THE MOISTURE CONTENT OF THE FILL MATERIAL REACHES A LEVEL LOW ENOUGH THAT FUGITIVE DUST BECOMES A CONCERN, IT WILL BE CONTROLLED IN ACCORDANCE WITH D.O.T. STANDARD SPECIFICATIONS.

EXOTIC VEGETATION NOTE:
EXISTING EXOTIC VEGETATION SHALL BE REMOVED AS REQUIRED BY THE CITY OF LARGO ENVIRONMENTAL FIELD PERSONNEL.

PARKING LOT LIGHTING NOTE:
THE EXISTING PARKING LOT LIGHTS ARE IN ACCORDANCE WITH CITY OF LARGO REQUIREMENTS. ANY ADDITIONAL LIGHTING FOR THE ADDITION AREA SHALL COMPLY WITH CITY OF LARGO REQUIREMENTS.

CODE COMPLIANCE NOTES
LAND DEVELOPMENT CODE:
1. EXISTING AND PROPOSED LAND USE PLAN DESIGNATION = COMMERCIAL GENERAL AND RESIDENTIAL LOW
2. TOTAL SITE AREA = 762,082 S.F., 17,495 Ac.
3. BUILDING GROUND COVERAGE = 43,516 S.F., 0.999 Ac.
4. TOTAL BUILDING FLOOR AREA = 43,516 S.F., 0.999 Ac.
5. ALLOWABLE ISR (IMPERVIOUS SURFACE RATIO) = 0.90
6. PROPOSED ISR = 0.59
7. PROPOSED BUILDING HEIGHT = 1 STORY, 35' MAXIMUM

EXISTING DRAINAGE AREA
NOTE: FOR DETENTION AREA SIZING PURPOSES, THE ENTIRE SITE HAS BEEN CONSIDERED UNDEVELOPED.
1. SOIL TYPES: MYKKA FINE SAND (MY) AND WAUCHULA FINE SAND (WC)
2. EXISTING CN = 79 ZREFF. TR-55, TABLE 2-2(a)
3. TOTAL DRAINAGE AREA = 18.14 ACRES
5.88 ACRES NORTH OF CHANNEL
12.26 ACRES SOUTH OF CHANNEL
4. TIME OF CONCENTRATION:
NORTH OF CHANNEL
± 2' FALL - 800 L.F.
0.75' FIRST 300' (EQ 3-3, n=0.15, TC=0.709hrs.)
1.25' NEXT 500' (V=0.8fps, TC=0.174hrs.)
TOTAL TC = 49 mins.
SOUTH OF CHANNEL
1.5' FALL - 600 L.F.
0.75' FIRST 300' (EQ 3-3, n=0.15, TC=0.709hrs.)
0.75' NEXT 300' (V=0.8fps, TC=0.104hrs.)
TOTAL TC = 49 mins.

DEVELOPMENT AREA No. 1
TOTAL AREA = 12.26 ACRES
IMPERVIOUS AREA = 11.46 ACRES (93.47%), CN = 95
PERVIOUS AREA = 0.80 ACRES (6.53%), CN = 74
WEIGHTED CN = 94
TIME OF CONCENTRATION = 10 mins.

DEVELOPMENT AREA No. 2
TOTAL AREA = 2.15 ACRES
IMPERVIOUS AREA = 1.38 ACRES (64.19%), CN = 95
PERVIOUS AREA = 0.77 ACRES (35.81%), CN = 74
WEIGHTED CN = 88
TIME OF CONCENTRATION = 10 mins.

STORMWATER AREA
TOTAL AREA = 3.73 ACRES
WATER SURFACE AREA = 1.75 ACRES (46.92%), CN = 100
PERVIOUS AREA = 1.98 ACRES (53.08%), CN = 74
WEIGHTED CN = 86
TIME OF CONCENTRATION = 0 mins.

NOTE:
THIS IS THE MAXIMUM DESIGN CRITERIA USED FOR VOLUME COMPUTATIONS FOR THE STORMWATER SYSTEM.

EL.	SURFACE AREA
10.0	64,254 S.F. = 1.48 ACRES
12.0	76,553 S.F. = 1.76 ACRES
15.0	95,754 S.F. = 2.20 ACRES

USE	EXISTING AREAS			PROPOSED AREAS		
	SQUARE FEET	ACRES	PERCENT OF TOTAL	SQUARE FEET	ACRES	PERCENT OF TOTAL
1. IMPERVIOUS AREAS	387,814 S.F.	8.903 Ac.	50.89%	447,912 S.F.	10.283 Ac.	58.78%
A. BUILDING GROUND COVERAGE	43,516 S.F.	0.999 Ac.	5.71%	43,516 S.F.	0.999 Ac.	5.71%
B. PAVEMENT AND WALKS	344,298 S.F.	7.904 Ac.	45.18%	404,396 S.F.	9.284 Ac.	53.07%
2. OPEN SPACE	374,268 S.F.	8.592 Ac.	49.11%	314,170 S.F.	7.212 Ac.	41.22%
A. DETENTION AREA WATER SURFACE	70,163 S.F.	1.611 Ac.	9.21%	70,163 S.F.	1.611 Ac.	9.21%
B. GRASS AND LANDSCAPE AREAS	304,105 S.F.	6.981 Ac.	39.90%	244,007 S.F.	5.601 Ac.	32.01%
3. TOTAL	762,082 S.F.	17,495 Ac.	100.00%	762,082 S.F.	17,495 Ac.	100.00%

USE	EXISTING AREAS			PROPOSED AREAS		
	SQUARE FEET	ACRES	PERCENT OF TOTAL	SQUARE FEET	ACRES	PERCENT OF TOTAL
1. IMPERVIOUS AREAS	936 S.F.	0.021 Ac.	0.79%	61,034 S.F.	1.401 Ac.	52.97%
A. BUILDING GROUND COVERAGE	0 S.F.	0 Ac.	0%	0 S.F.	0 Ac.	0%
B. PAVEMENT AND WALKS	936 S.F.	0.021 Ac.	0.79%	61,034 S.F.	1.401 Ac.	52.97%
2. OPEN SPACE	114,283 S.F.	2.624 Ac.	99.21%	54,185 S.F.	1.244 Ac.	47.03%
A. DETENTION AREA WATER SURFACE	0 S.F.	0 Ac.	0%	0 S.F.	0 Ac.	0%
B. GRASS AND LANDSCAPE AREAS	114,283 S.F.	2.624 Ac.	99.21%	54,185 S.F.	1.244 Ac.	47.03%
3. TOTAL	115,219 S.F.	2.645 Ac.	100.00%	115,219 S.F.	2.645 Ac.	100.00%

PURPOSE OF PLAN NOTE:
THIS PLAN IS PREPARED FOR THE PURPOSE OF PROVIDING FINAL DESIGN FOR THE SECOND PHASE OF THE EXISTING CARMAX DEVELOPMENT. THE ORIGINAL APPROVED PLAN INCLUDED A FUTURE DEVELOPMENT OF 61,100 S.F. OF PAVED AREA IN THE LOCATION SHOWN HEREIN FOR VEHICLE STORAGE PURPOSES. ALL NECESSARY SUPPORT INFRASTRUCTURE WAS CONSTRUCTED AS PART OF THE FIRST PHASE OF DEVELOPMENT AND ALL STORM WATER FACILITIES WERE DESIGNED, PERMITTED AND CONSTRUCTED FOR THE ULTIMATE GROUND COVERAGE ANTICIPATED.

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6.	CULVERT CROSSING DETAILS
7.	SITE CONSTRUCTION SPECIFICATIONS

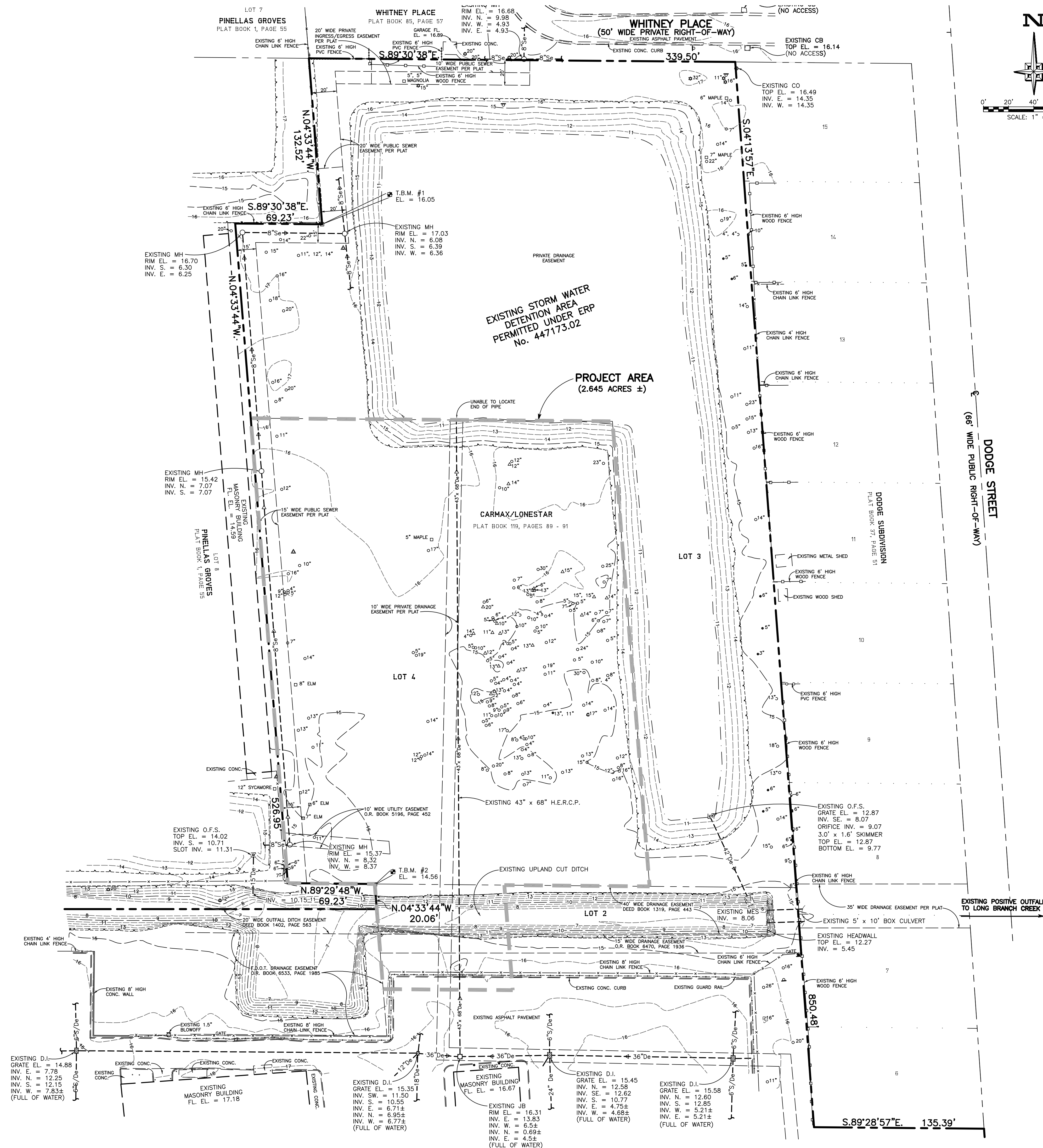
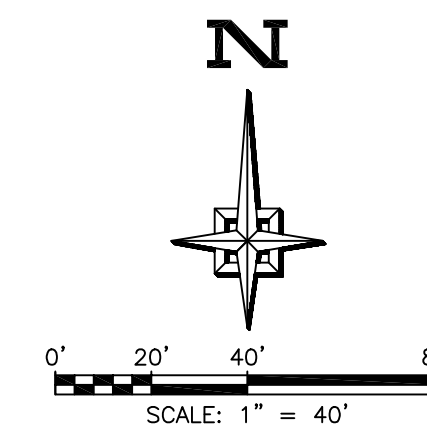
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ELEVATION = 16.05
4" x 4" CONCRETE MONUMENT #LB208 LOCATED 132.52' SOUTH OF THE NORTHWEST PROPERTY CORNER

TEMPORARY BENCH MARK #2
ELEVATION = 14.56
4" x 4" CONCRETE MONUMENT #LB208 LOCATED 69.23' EAST OF THE SOUTHWEST CORNER OF LOT 4

No.	DATE	REVISIONS	DRN.CKD.APP
CARMAX STORE #7172			
SERVICE/STORAGE EXPANSION AREA			
COVER SHEET			
LARGO		PINELLAS COUNTY	
FLORIDA		FLORIDA	
PREPARED FOR: CARMAX AUTO SUPERSTORES, INC. c/o MR. DAVID SEAMAN 3424 PEACHTREE ROAD SUITE 1500 ATLANTA, GA 30326 Phone: (404) 479-4008	DATE: JULY 17, 2018 DES: T.G. Radcliffe DRN: KB CKD: [Signature] SCALE: 1" = 100' JOB No.: 38146	APPROVED BY: [Signature] THOMAS G. RADCLIFFE FL. ENGINEER'S LICENSE No. PE 42044	
LLOVERAS, BAUR & STEVENS			SHEET 1 OF 7
ENGINEERS - SURVEYORS - PLANNERS			
30725 U.S. HIGHWAY 19 N., SUITE 149 CLEARWATER, FLORIDA 34684			Phone: (727) 784-3965 WWW.LBSONLINE.COM



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SYMBOL LEGEND

●	CLEANOUT
▲	IRRIGATION VALVE
□	JUNCTION BOX
○	MANHOLE
△	SIGN

TREE LEGEND

SYMBOL	DESCRIPTION
○	OAK
△	PINE
●	PALM
★	CHINABERRY
●	UNKNOWN
●	OTHER AS NOTED

SIZES AS SHOWN
NOTE: ONLY TREES 4" D.B.H. OR LARGER HAVE BEEN LOCATED AND SHOWN.

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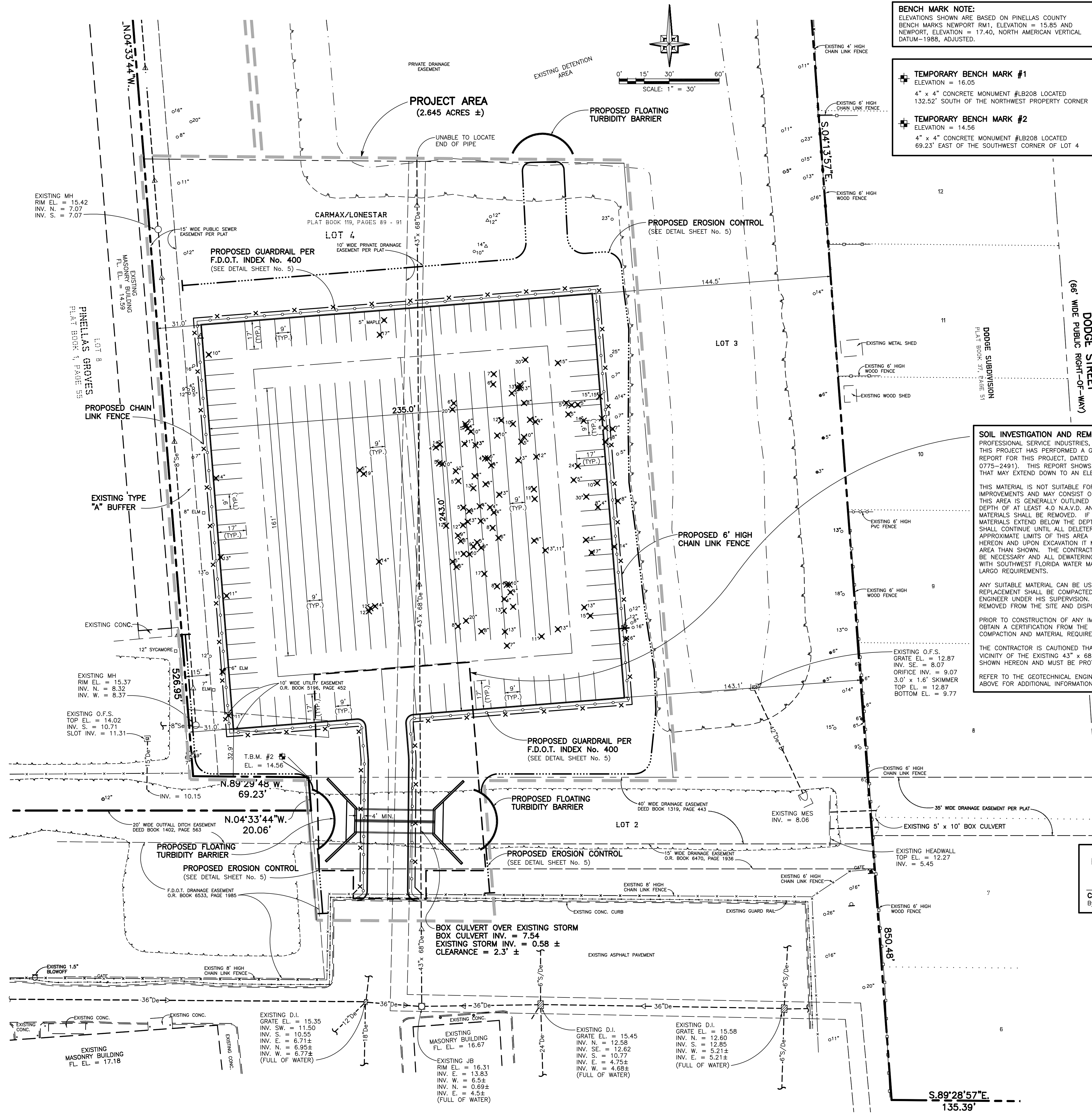
CARMAX STORE #7172
SERVICE/STORAGE EXPANSION AREA
EXISTING CONDITIONS PLAN

LARGO PINELLAS COUNTY FLORIDA

PREPARED FOR: CARMAX AUTO SUPERSTORES, INC. c/o MR. DAVID SEAMAN 3424 PEACHTREE ROAD SUITE 1500 ATLANTA, GA 30326 Phone: (404) 479-4008	DATE: JULY 17, 2018 DES.: T.G. Radcliffe DRN.: KB CKD.: KB SCALE: 1" = 40' JOB No.: 38146	APPROVED BY: THOMAS G. RADCLIFFE FL. ENGINEER'S LICENSE No. PE 42044
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LLOVERAS, BAUR & STEVENS
ENGINEERS - SURVEYORS - PLANNERS

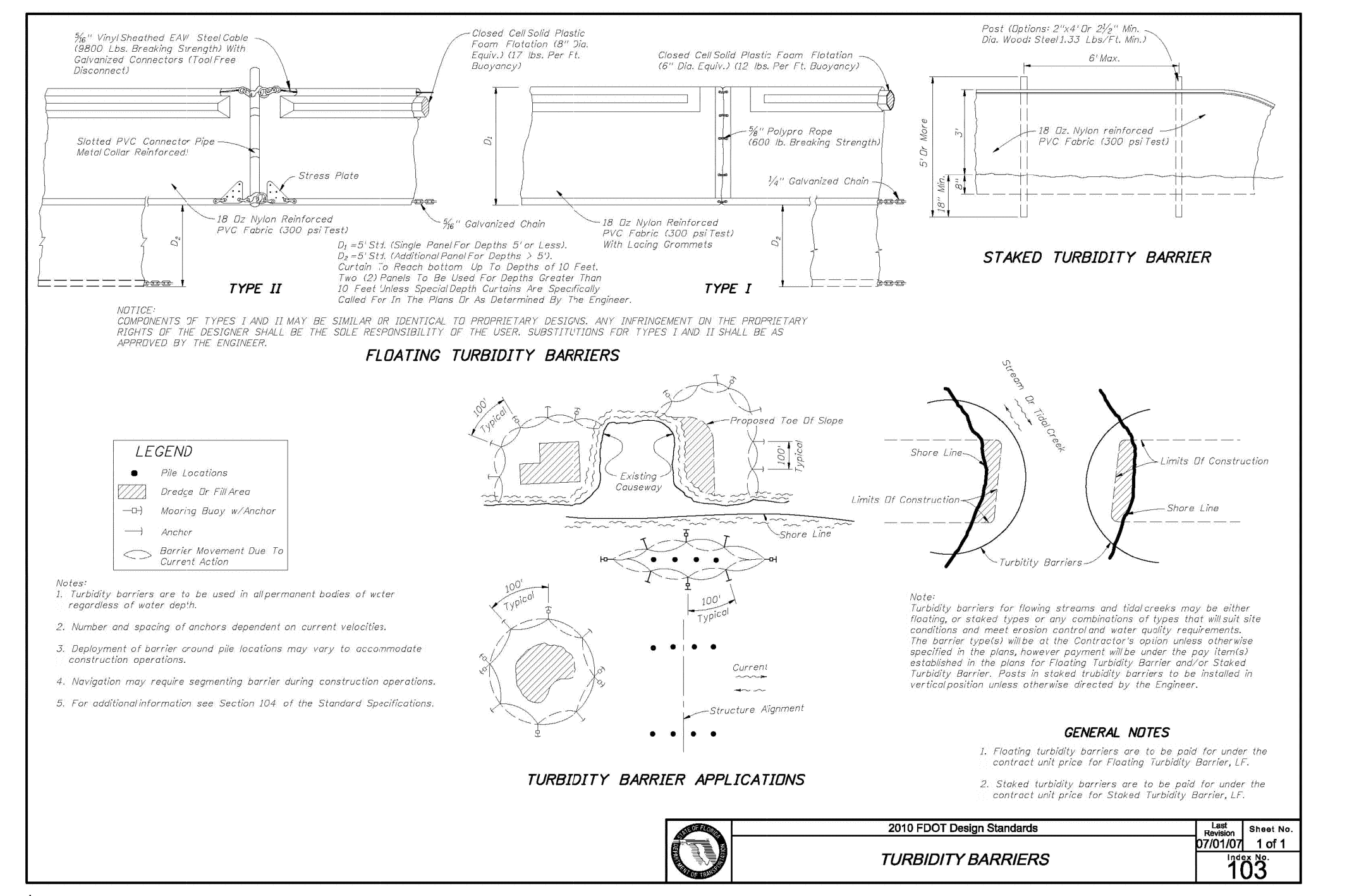
30725 U.S. HIGHWAY 19 N., SUITE 149 CLEARWATER, FLORIDA 34684 Phone: (727) 784-3965 #LB 0000208 WWW.LBONLINE.COM



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4" x 4" CONCRETE MONUMENT #LB208 LOCATED 69.23' EAST OF THE SOUTHWEST CORNER OF LOT 4



SOIL INVESTIGATION AND REMOVAL NOTE:
PROFESSIONAL SERVICE INDUSTRIES, INC., THE GEOTECHNICAL ENGINEER FOR THIS PROJECT HAS PERFORMED A GEOTECHNICAL ENGINEERING SERVICES REPORT FOR THIS PROJECT, DATED OCTOBER 5, 2016 (PSI PROJECT NO. 0775-2491). THIS REPORT SHOWS A POTENTIAL AREA OF BURIED DEBRIS THAT MAY EXTEND DOWN TO AN ELEVATION OF APPROXIMATELY 4.0 N.A.V.D.

THIS MATERIAL IS NOT SUITABLE FOR SUPPORT OF THE PROPOSED IMPROVEMENTS AND MAY CONSIST OF CONSTRUCTION DEBRIS AND VEGETATION. THIS AREA IS GENERALLY OUTLINED HERE AND SHALL BE EXCAVATED TO A DEPTH OF AT LEAST 4.0 N.A.V.D. AND ALL DEBRIS OR OTHERWISE UNSUITABLE MATERIALS SHALL BE REMOVED. IF EXCAVATION REVEALS THAT DELETERIOUS MATERIALS EXTEND BELOW THE DEPTHS CURRENTLY INDICATED THE EXCAVATION SHALL CONTINUE UNTIL ALL DELETERIOUS MATERIAL IS REMOVED. THE APPROXIMATE LIMITS OF THIS AREA OF UNSUITABLE MATERIAL IS SHOWN HEREON AND UPON EXCAVATION IT MAY BE NECESSARY TO EXCAVATE A LARGER AREA THAN SHOWN. THE CONTRACTOR IS CAUTIONED THAT DEWATERING WILL BE NECESSARY AND ALL DEWATERING EFFORTS NEED TO BE IN ACCORDANCE WITH SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, NPDES, AND CITY OF LARGO REQUIREMENTS.

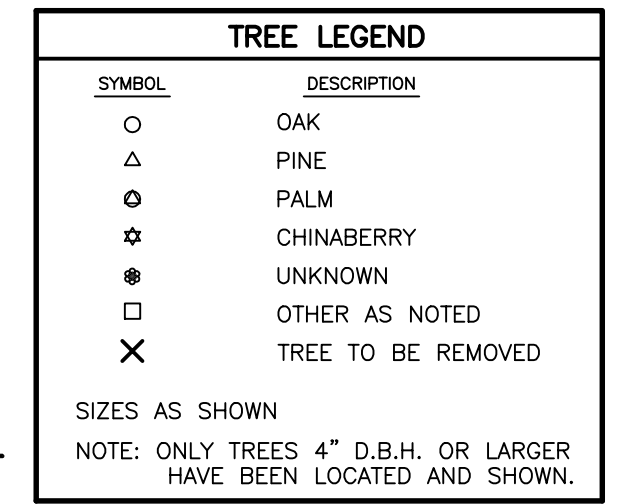
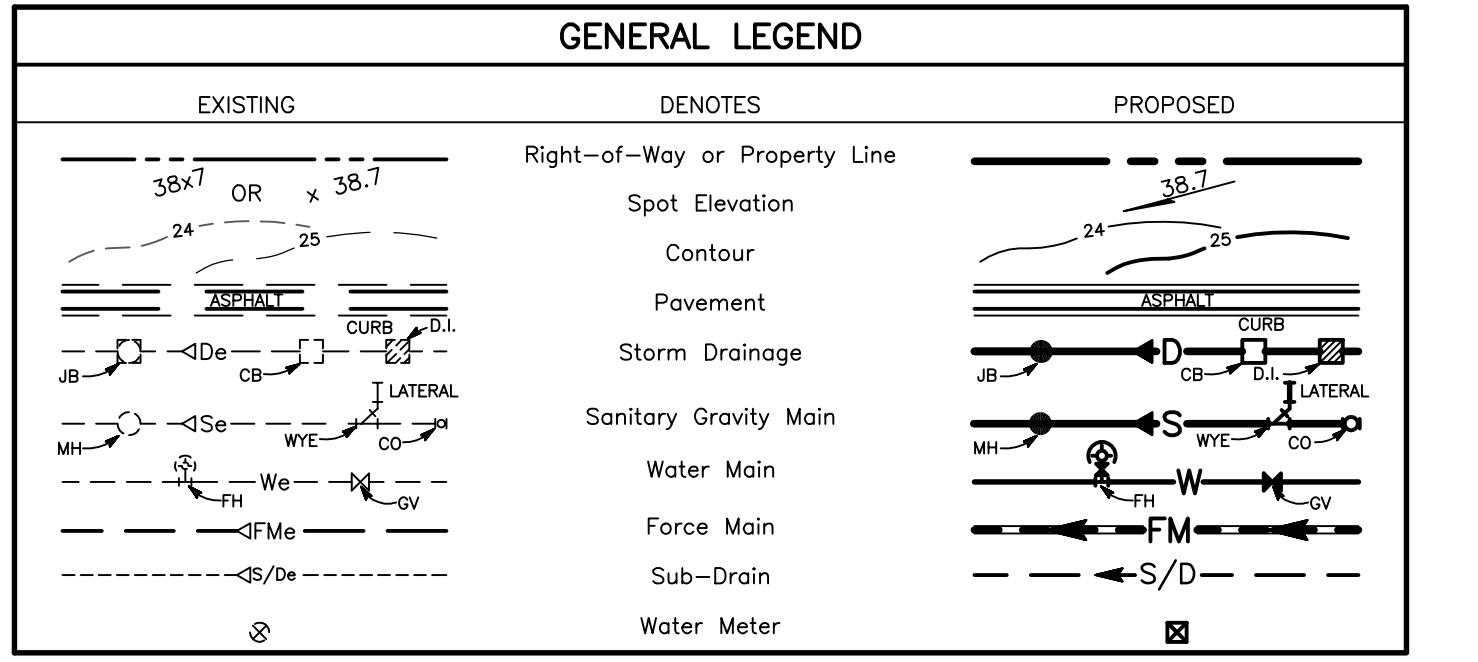
ANY SUITABLE MATERIAL CAN BE USED AS REPLACEMENT FILL AND ALL SOIL REPLACEMENT SHALL BE COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER UNDER HIS SUPERVISION. ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS THE CONTRACTOR SHALL OBTAIN A CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT ALL COMPACTION AND MATERIAL REQUIREMENTS HAVE BEEN MET.

THE CONTRACTOR IS CAUTIONED THAT THIS EXCAVATION WILL BE IN THE VICINITY OF THE EXISTING 43" x 68" H.E.R.C.P. STORM SEWER PIPING THAT IS SHOWN HEREON AND MUST BE PROTECTED FROM DAMAGE.

REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT REFERENCED ABOVE FOR ADDITIONAL INFORMATION.

EROSION CONTROL NOTE:
EROSION CONTROL SHALL BE INSTALLED PRIOR TO INITIATING ANY SITE CONSTRUCTION. EROSION CONTROL SHALL BE MAINTAINED CONTINUOUSLY THROUGHOUT CONSTRUCTION. ANY EROSION CONTROL DAMAGED BY THE CONTRACTOR OR NATURAL FORCES SHALL BE REPLACED IMMEDIATELY AND ALL EROSION CONTROL SHALL REMAIN UNTIL FINAL ACCEPTANCE.



OWNER'S ACKNOWLEDGEMENT OF PROPOSED EROSION CONTROL REQUIREMENTS

CARMAX AUTO SUPERSTORES, INC.
By: MR. DAVID SEAMAN

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DRN,CKD,APP

CARMAX STORE #7172
SERVICE/STORAGE EXPANSION AREA
LAYOUT, EROSION CONTROL AND TREE SURVEY

LARGO PINELLAS COUNTY FLORIDA

PREPARED FOR: CARMAX AUTO SUPERSTORES, INC. DATE: JULY 17, 2018 APPROVED BY: T.G. Radcliffe

DESIGNED BY: T.G. Radcliffe

DRN: RDD

CKD: RDD

SUITE 1500

ATLANTA, GA 30326

Phone: (404) 479-4008

SCALE: 1" = 30'

THOMAS G. RADCLIFFE
FL. ENGINEER'S LICENSE No. PE 42044

LLOVERAS, BAUR & STEVENS
ENGINEERS - SURVEYORS - PLANNERS

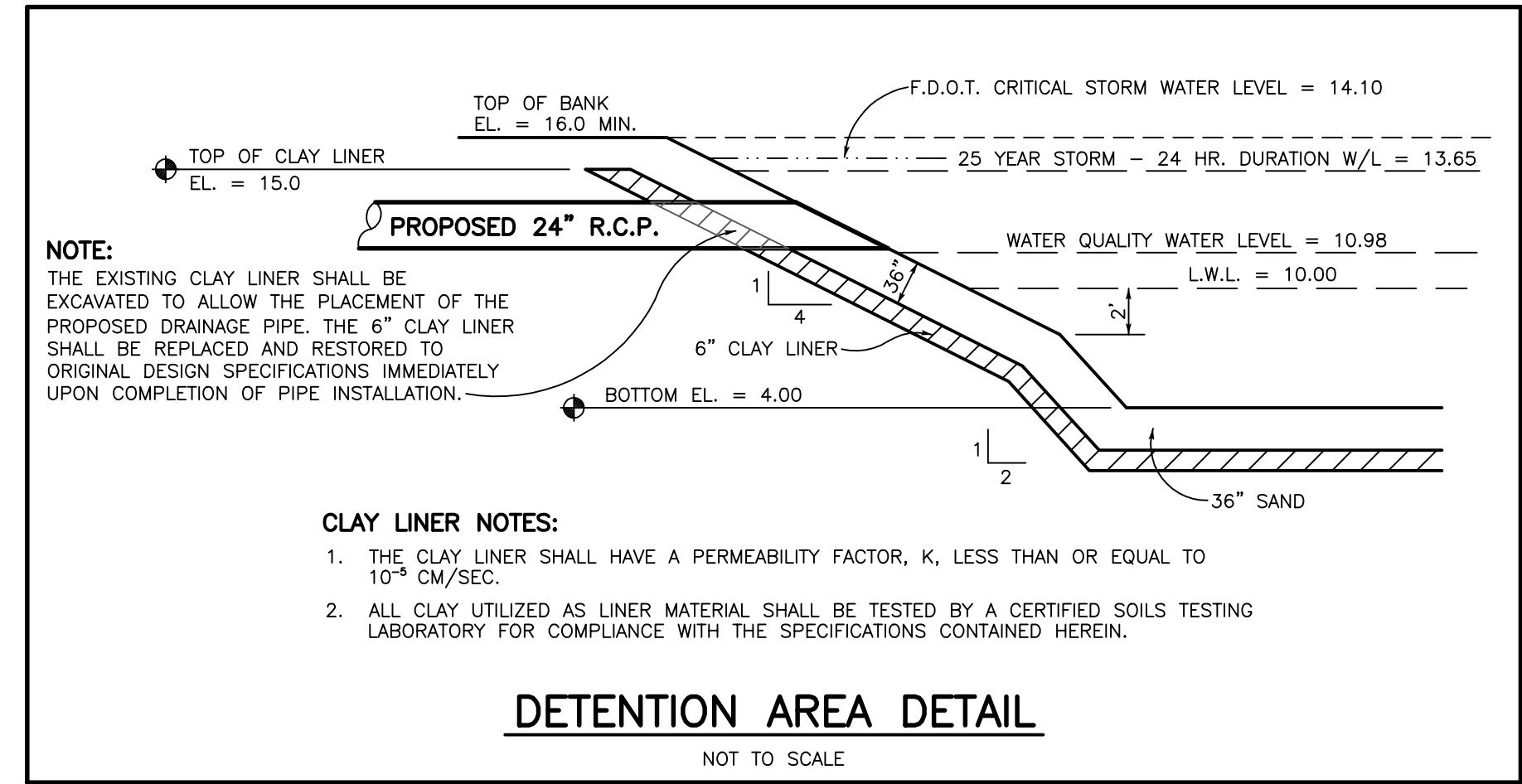
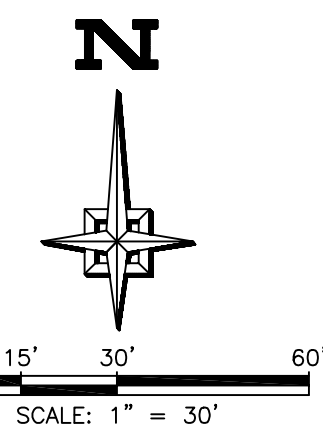
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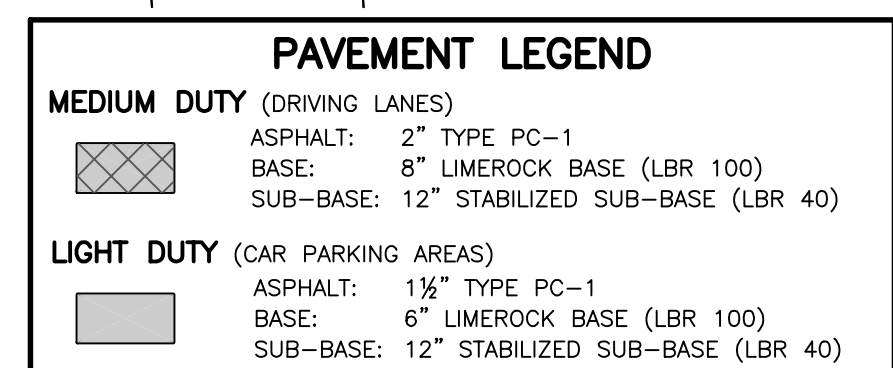
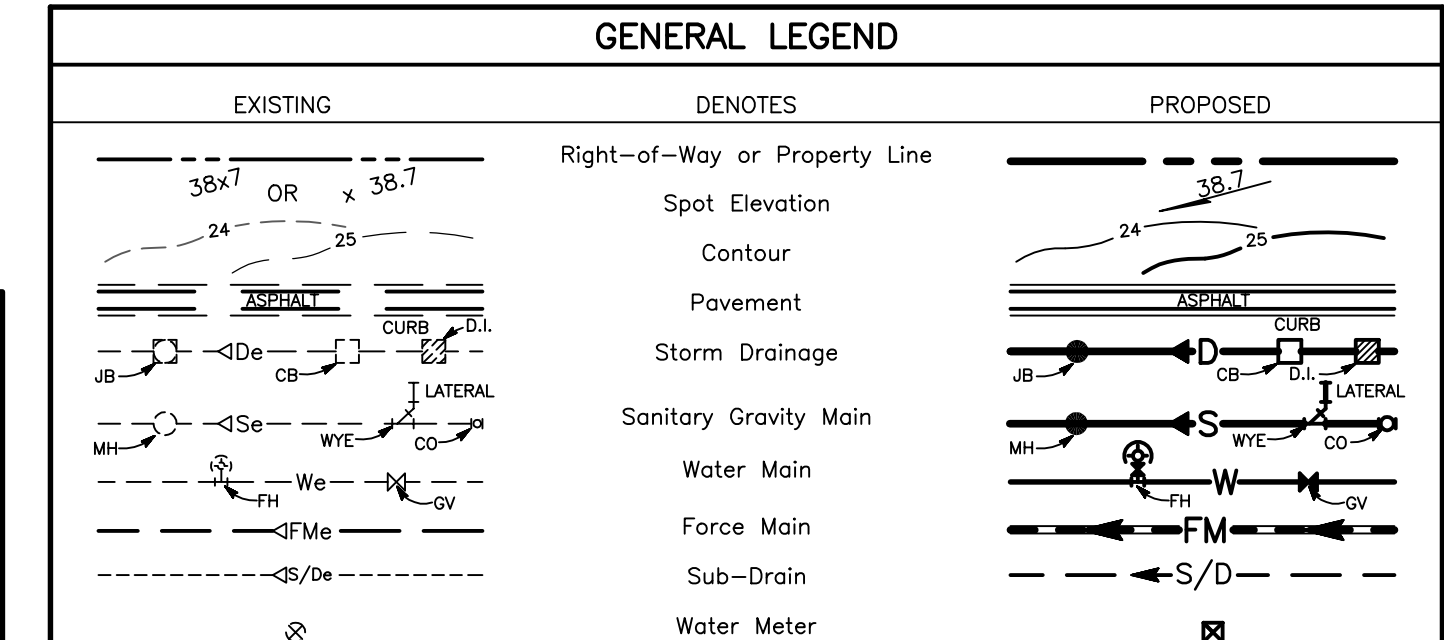
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SHEET 3 OF 7



25 YEAR STORM TABULATION

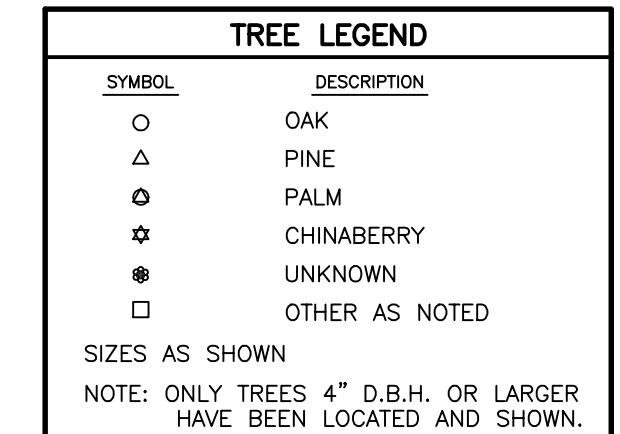
LOCATION OF UPPER END	TYPE OF STRUCTURE	LENGTH (FEET)	DRAINAGE AREA (Ac.)		TIME OF FLOW IN SECTION (MINS.)	INTENSITY	TOTAL C/A	TOTAL RUN-OFF (C.F.S.)	ELEVATION OF HYDRAULIC GRADIENT		DIAMETER (INCHES)	SLOPE (%)	VELOCITY (F.P.S.)	CAPACITY (C.F.S.)	REMARKS	
			UPPER END	LOWER END					UPPER END	LOWER END						
D11-MES	DI RCP 198	198	0.48	0.90	0.43	15	7.08	1.38	9.77	15.35	13.39	13.02	0.37	0.19	3.11	9.77
D12-D11	DI RCP 89	89	0.58	0.90	0.52	15	7.24	0.95	6.88	15.35	13.42	13.02	0.40	0.09	2.19	6.88
D13-D12	DI RCP 89	89	0.48	0.90	0.43	15	7.4	0.43	3.19	15.35	13.68	13.60	0.08	0.09	1.80	3.18



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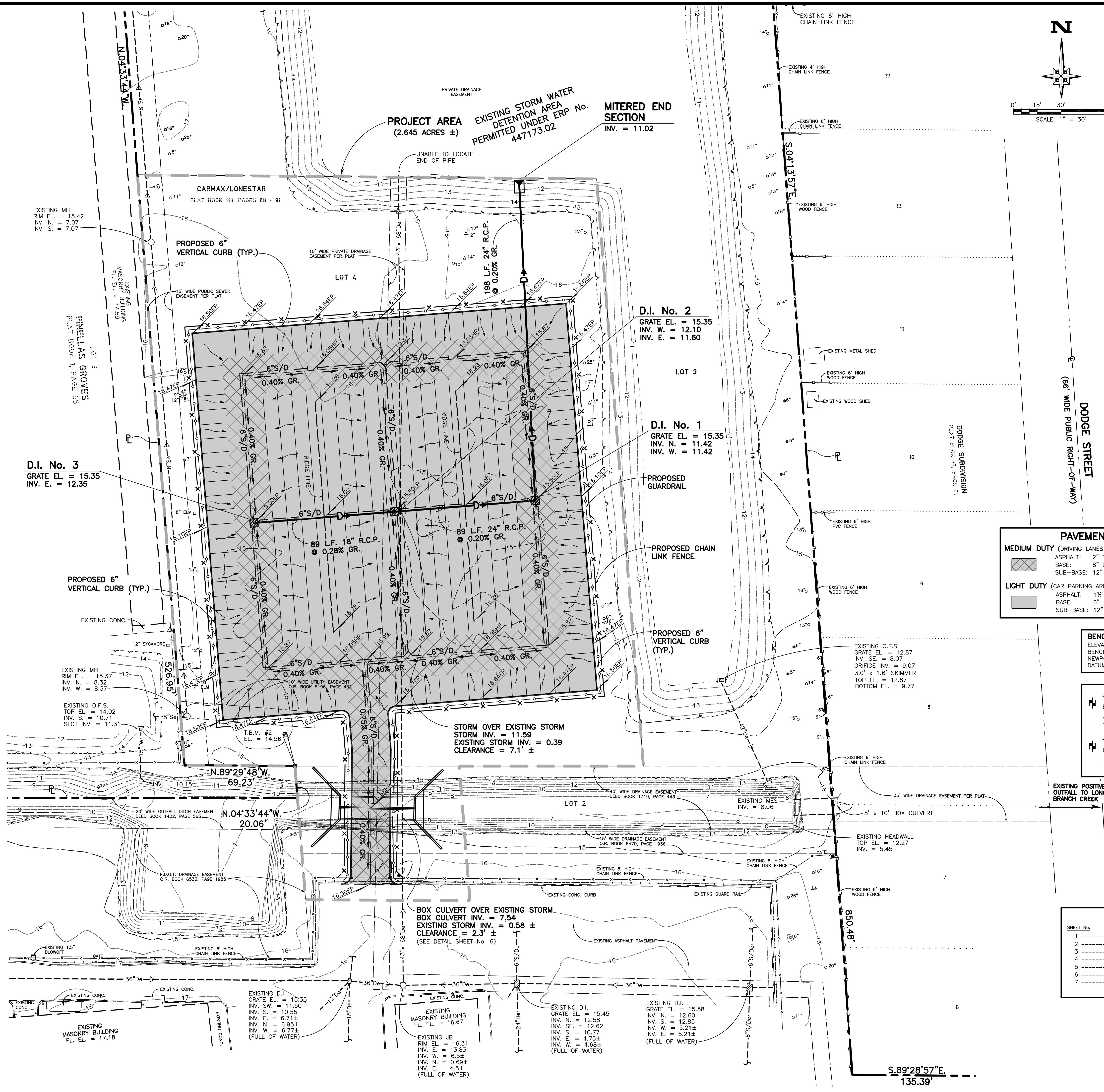
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NO. DATE REVISIONS DRN,CKD,APP

CARMAX STORE #7172 SERVICE/STORAGE EXPANSION AREA PAVING AND DRAINAGE PLAN

LARGO PINELLAS COUNTY FLORIDA

PREPARED FOR: **CARMAX AUTO SUPERSTORES, INC.**
 c/o MR. DAVID SEAMAN
 3424 PEACHTREE ROAD
 SUITE 1500
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DATE: JULY 17, 2018
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