

APPLICATION NO.: Case CW 26-03

STAFF: Emma Wennick, Program Planner

APPLICANT: City of Largo

PROPERTY SIZE: 0.45 acres m.o.l.

**CURRENT COUNTYWIDE
PLAN MAP CATEGORY:** Public/Semi-Public

**PROPOSED COUNTYWIDE
PLAN MAP CATEGORY:** Residential Low Medium

**CURRENT LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** Largo – Institutional

**PROPOSED LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** Largo – Residential Low Medium

LOCATION / PARCEL ID: 3470 Adrian Avenue/ 05-30-15-08712-001-0020

BACKGROUND SUMMARY:

City of Largo has applied to amend the Countywide Plan Map for an approximate 0.45-acre site from Public/Semi-Public to Residential Low Medium. The site currently contains an institutional structure historically used for a religious facility, daycare, and office space, along with a municipal sewer lift station within a recorded easement. The applicant intends to subdivide the lot into two parcels to develop two detached single-family homes. From a countywide perspective, the proposed amendment represents a compatible, incremental adjustment to the Countywide Plan Map, transitioning an underutilized institutional site to low-medium density residential in an area that is already largely residential.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Public/Semi-Public to Residential Low Medium.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee met on February 2, 2026 and voted unanimously to recommend approval.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The Largo City Commission held a public hearing on the local future land use map amendment on January 6, 2026. The Board approved the first reading with a vote of 7-0 and there were no public comments.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Existing aging structure historically used for religious, daycare, and office purposes.
Site Features:	The site is surrounded by established residential development.

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The amendment aligns the Countywide Plan Map with the surrounding residential land use pattern by redesignating a small, site-specific parcel from Public/Semi-Public to Residential Low Medium in an established neighborhood.
2. The amendment reduces maximum intensity, lowering the floor area ratio and impervious surface ratio, thereby minimizing potential impacts on countywide infrastructure and stormwater management systems.
3. The amendment maintains compatibility with surrounding land uses and serves as a logical transition between existing Residential Low and Residential Medium areas, supporting orderly and coordinated growth across the county.

RELEVANT COUNTYWIDE CONSIDERATIONS:

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	Current Countywide Plan Map Category: Public/Semi-Public	Proposed Countywide Plan Map Category: Residential Low Medium
Purpose:	Intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.	Intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.
Permitted Uses:	Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential.	Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural. Office; Personal Service/Office Support; Retail Commercial are Subject to One Acre Maximum Ancillary Nonresidential; Transportation/Utility are subject to a three-acre maximum. Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2) are subject to a five-acre maximum.
Max. Density:	12.5 units per acre	10 units per acre

Max. Floor Area Ratio (FAR):	Institutional uses shall not exceed 0.65 (except for hospital uses which shall not exceed an FAR of 1.0 within any single jurisdiction) / Transportation/utility uses shall not exceed an FAR of 0.70	0.50
Max. Impervious Surface Ratio (ISR):	Institutional uses shall not exceed 0.85 / Transportation/utility uses shall not exceed 0.90	0.75

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.

Staff Analysis: The proposed Countywide Plan Map Amendment is consistent with the Countywide Rules and implements the Countywide Plan Strategies by applying a Residential Low Medium designation that aligns with the surrounding residential development pattern and satisfies the locational characteristics in Section 2.3.3.3 of the Countywide Rules. The amendment supports appropriate density and use transitions between Residential Low and Residential Medium areas, reduces overall development intensity by lowering allowable density, floor area ratio, and impervious surface ratio, and limits potential impacts on countywide infrastructure and services. The proposed use permits residential development that does not exceed acreage thresholds and avoids introducing uses that would conflict with countywide policies. Overall, the amendment advances Countywide Plan Strategies by promoting compatible infill development, efficient use of existing infrastructure, and consistency between local land use decisions and the Countywide Plan Map.

2. Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendments will need to maintain a MAX score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score: 7.1; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).

Staff Analysis: Since the proposed amendment does not increase density or intensity and does not involve an Activity Center, Multimodal Corridor, or Planned Redevelopment District designation, Multimodal Accessibility Index balancing criteria isn't required to be evaluated.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

Staff Analysis: The amendment area is not located on a Scenic/Noncommercial Corridor; therefore, those policies are not applicable.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

Staff Analysis: The amendment area is not located within the Coastal High Hazard Area.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

Staff Analysis: The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

- 6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

Staff Analysis: The amendment area is not located adjacent to an adjoining jurisdiction and if approved, the amendment would not significantly impact a public educational facility.

- 7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

Staff Analysis: The amendment area does not involve the conversion of Employment, Industrial, or Target Employment Center designated land.

PUBLIC CORRESPONDENCE

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

CONCLUSION

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.