

Countywide Planning Authority Countywide Plan Map Amendment

Case CW 25-05 – Largo

October 7, 2025

Local Government Request

Subject Property

- 13.92-acre site
- 201 Highland Avenue North

Existing Countywide Plan Map Category (future land use)

- Public/Semi-Public and No Designation

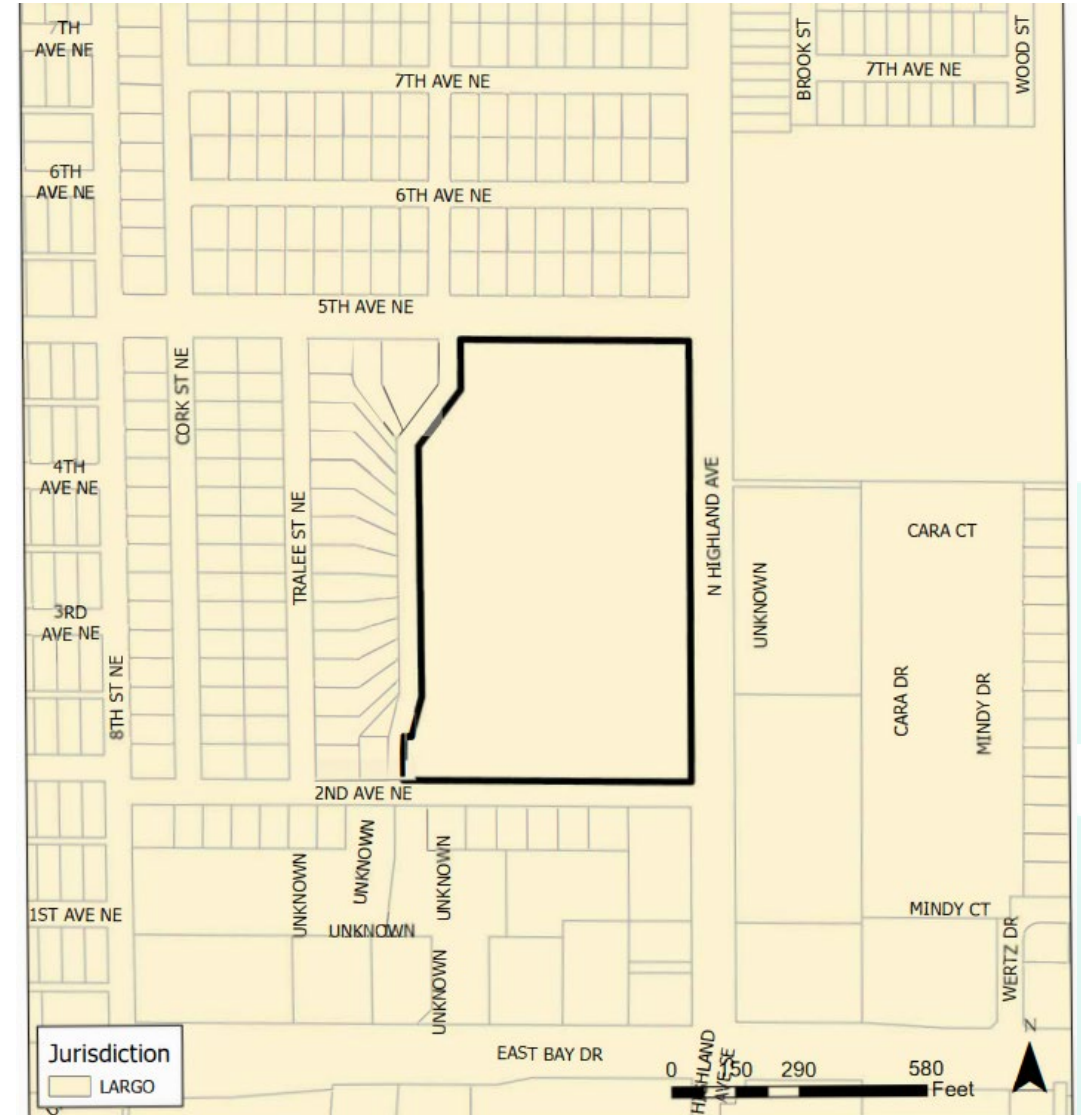
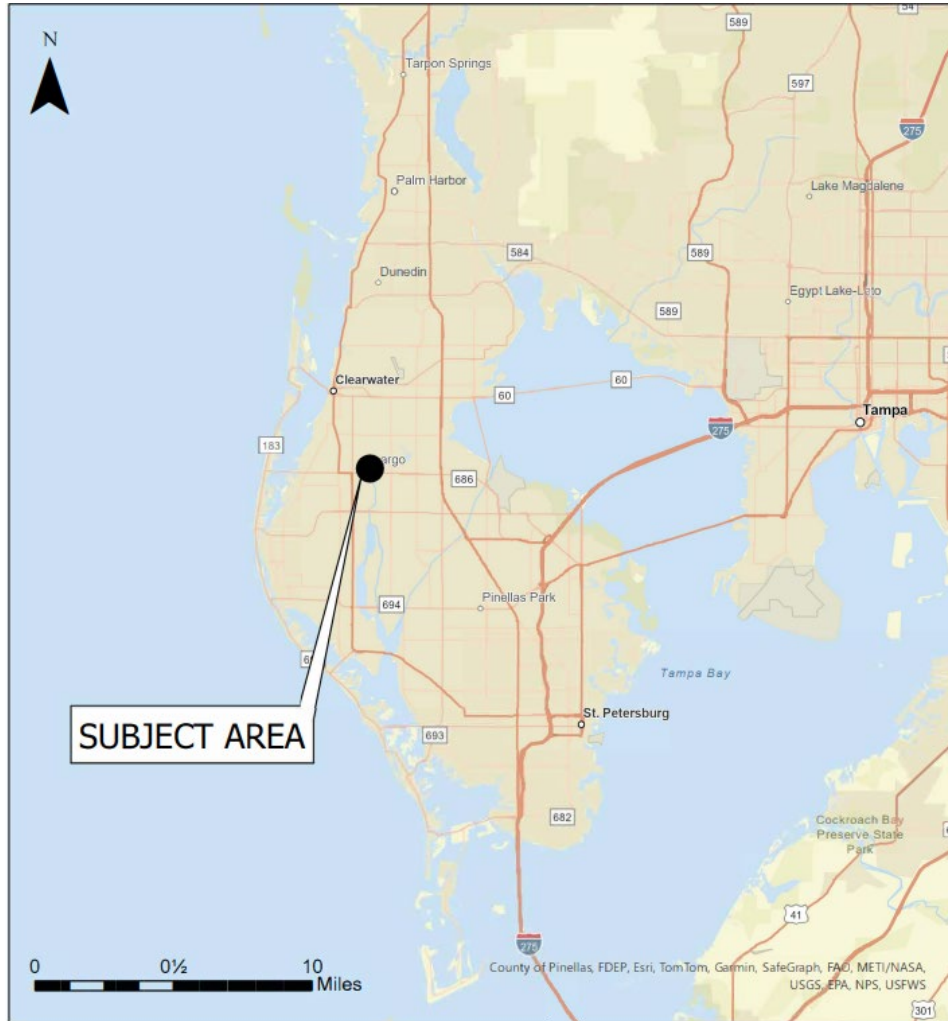
Proposed Countywide Plan Map Category (future land use)

- Retail & Services

Existing Use(s): Vacant (City Hall and government facilities)

Proposed Use(s): Mixed-use redevelopment – residential, office, retail, services

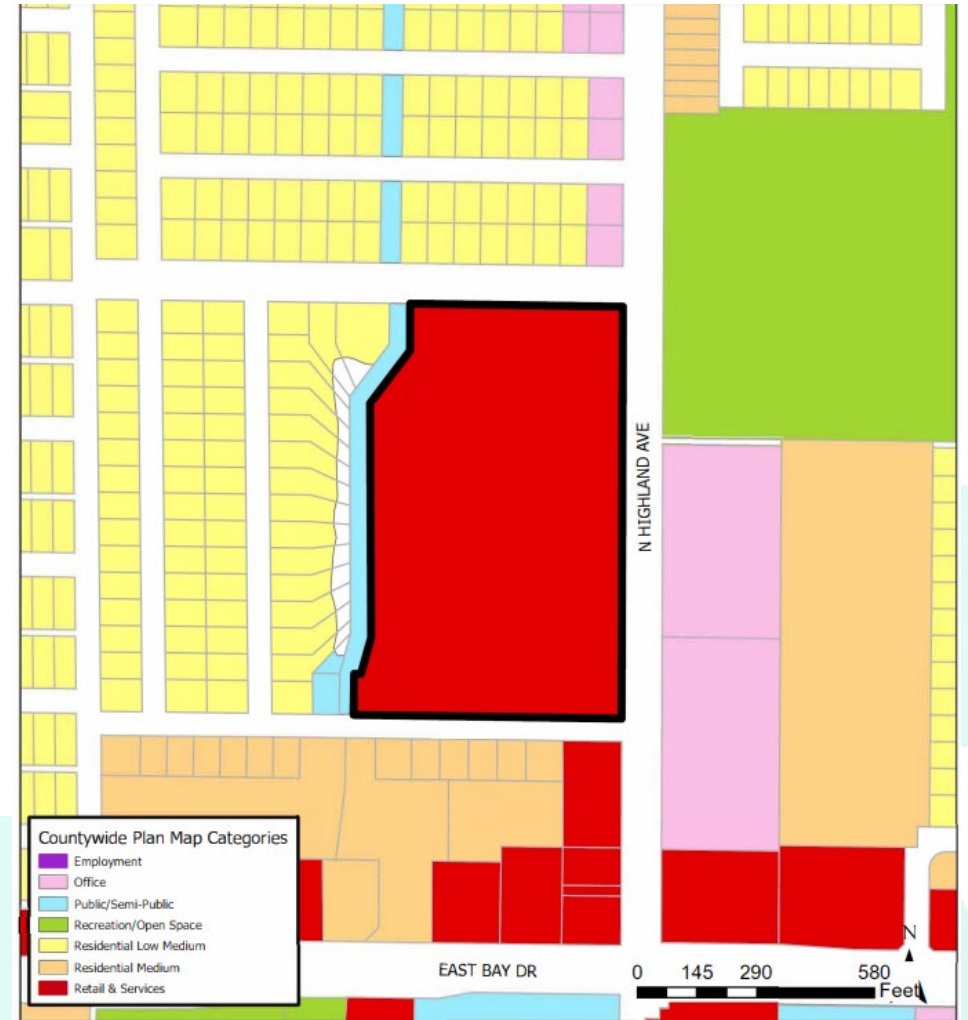
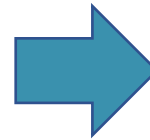
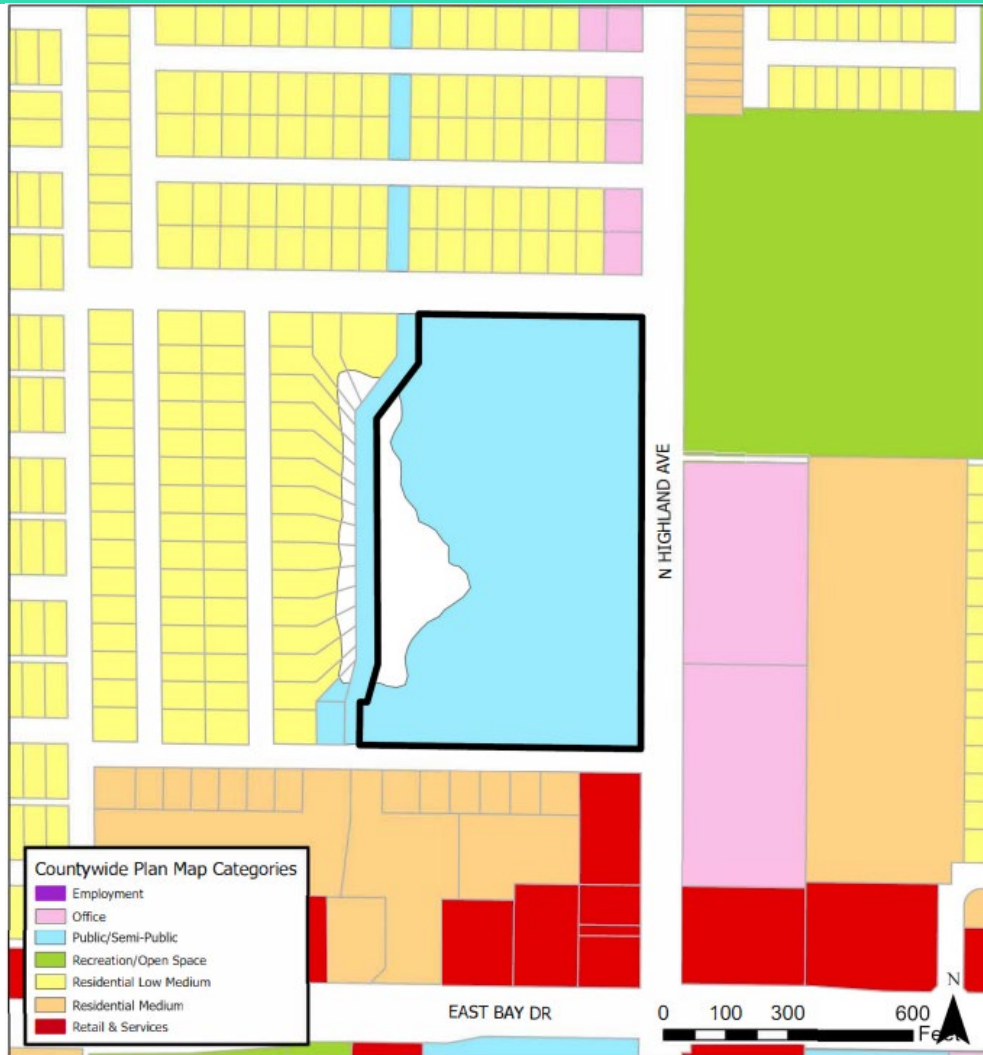
Location



Surrounding Uses

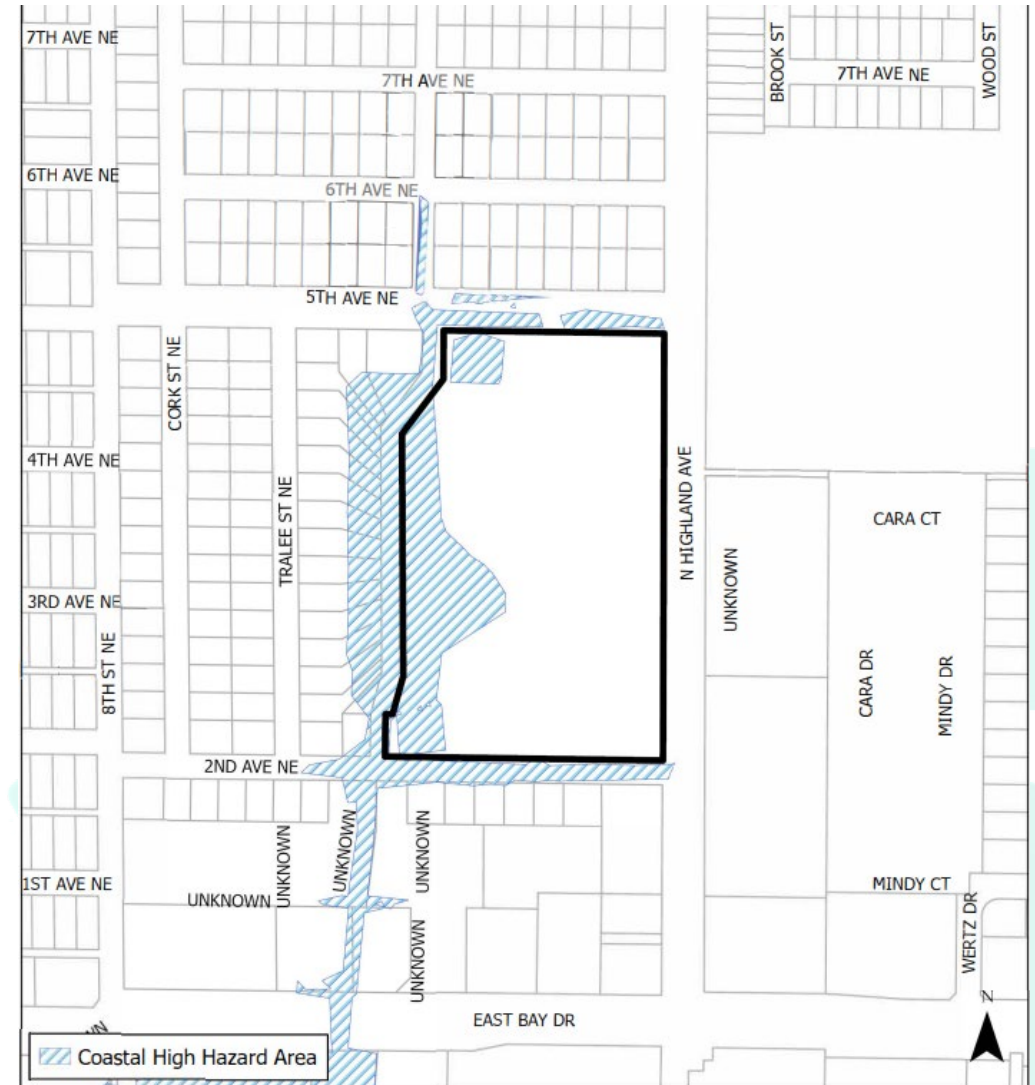


Countywide Plan Map Designation



Coastal High Hazard Area

- Portions of site within Coastal High Hazard Area (CHHA)
- Maximum residential density in CHHA remains 2.5 du/acre
- Future development expected to cluster uses outside highest-risk areas
- Resilient building practices required for any CHHA development



Recommendation

Proposed Countywide Plan Map Amendment Findings

- A. The Retail & Services category is appropriate for the site, supporting mixed-use redevelopment that includes residential, office, retail, and service uses, and aligns with Countywide Plan goals for activity centers and multimodal access.
- B. Portions of the site fall within the CHHA, residential density limits in the CHHA remain unchanged, supporting resiliency and safety policies.
- C. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Staff finds the proposed amendment consistent with the Relevant Countywide Considerations and recommends approval

Forward Pinellas Board and Planners Advisory Committee recommends approval