



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW19-22

City of Largo

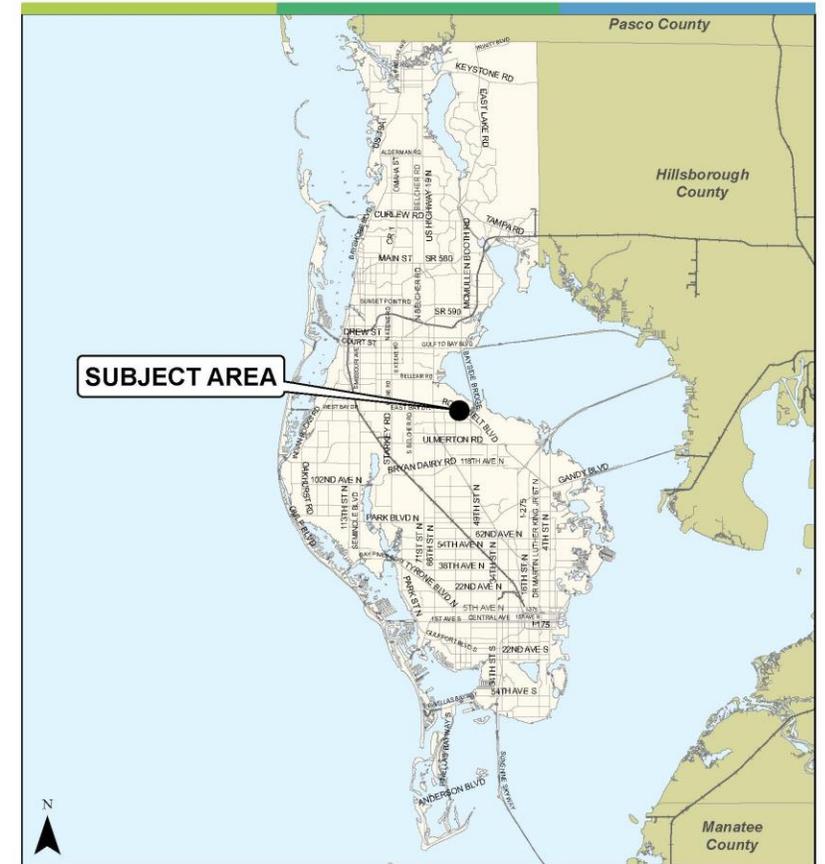
December 10, 2019

City of Largo Requested Action

- The City of Largo seeks to amend a property from Office, Retail & Services, and Target Employment Center Overlay to Retail & Services and Target Employment Center Overlay
- The purpose of this amendment is to establish a single land use classification for the site while recognizing the existing uses at this location



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Map 1: Location Map



JURISDICTION:	Largo	FROM:	Office, Retail & Services, and Target Employment Center	
AREA:	3.3 Acres	TO:	Retail & Services and Target Employment Center	

Site Description

- **Location:** 5555 Roosevelt Boulevard
- **Area Size:** 3.3 acres
- **Existing Uses:** Retail/Commercial
- **Surrounding Uses:** Office



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Map 3: Aerial Map



JURISDICTION: Largo FROM: Office, Retail & Services, and Target Employment Center
AREA: 3.3 Acres TO: Retail & Services and Target Employment Center

Front of the Subject Property



North of the Subject Property



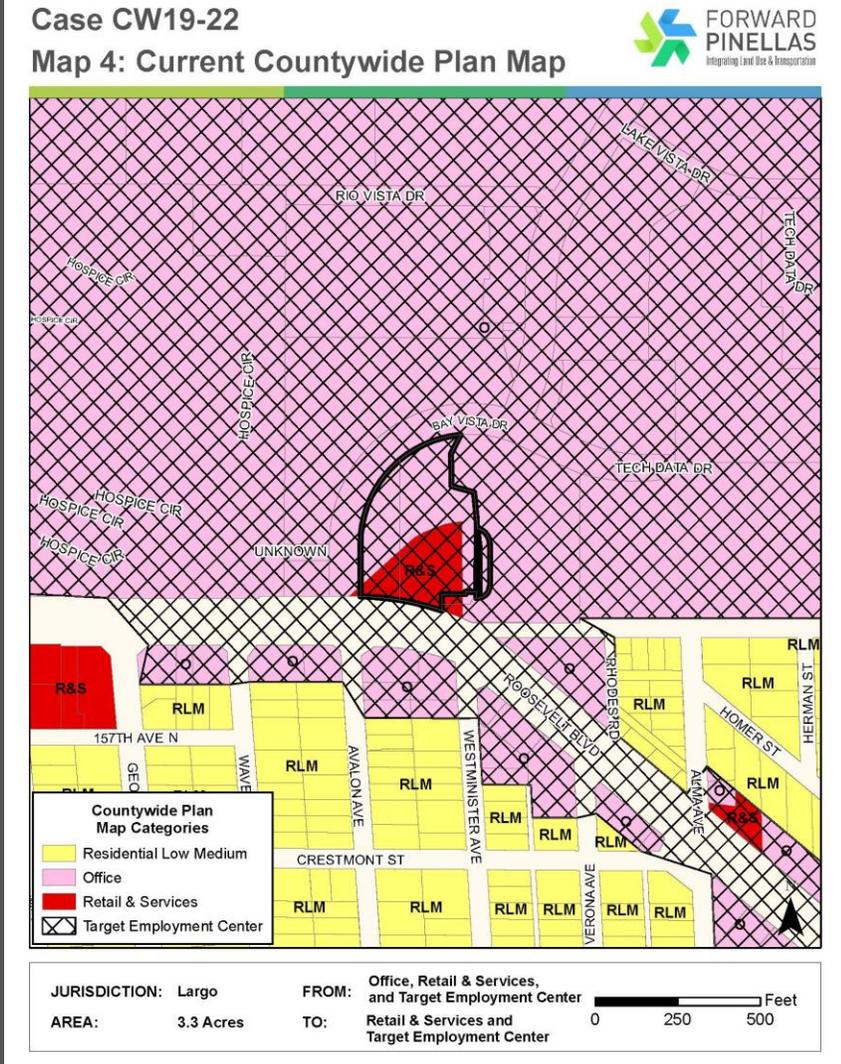
South of the Subject Property



Current Countywide Plan Map Category

- **Category:** Office, Retail & Services, and Target Employment Center Overlay
- **Permitted Uses:**
 - Office - Office; Personal Service/Office Support; Residential Equivalent; Research/Development-Light; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential*; Transportation/Utility*; Manufacturing-Light*; Residential*; Vacation Rental*; Institutional*
 - Retail & Services - Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light; Manufacturing-Medium*; Institutional*; Transportation/Utility*; Agricultural*; Ancillary Nonresidential*
- **Density/Intensity Standards:**
 - Office - Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75
 - Retail & Services - Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90

* Uses subject to acreage thresholds



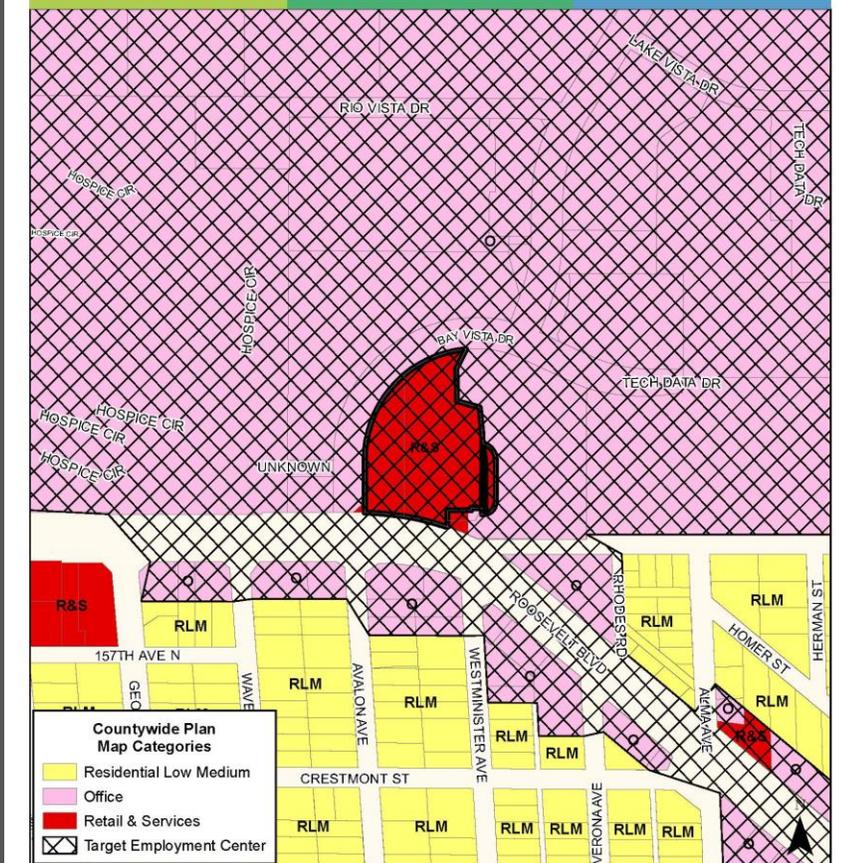
Current Countywide Plan Map Category

- **Category:** Retail & Services, and Target Employment Center
- **Permitted Uses:** Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light; Manufacturing-Medium*; Institutional*; Transportation/Utility*; Agricultural*; Ancillary Nonresidential*
- **Density/Intensity Standards:** Retail & Services - Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90

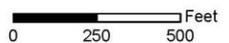
* Uses subject to acreage thresholds

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Map 5: Proposed Countywide Plan Map



JURISDICTION: Largo FROM: Office, Retail & Services, and Target Employment Center
 AREA: 3.3 Acres TO: Retail & Services and Target Employment Center



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Retail & Services and Target Employment Center Overlay categories
- 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 Comment

There were no public comments for this case

