

February 8, 2017

5B1. Case CW 17-1 – City of Largo



SUMMARY

From: Public/Semi-Public (P/SP)
To: Residential Low Medium (RLM)
Area: 1.35 acres m.o.l.
Location: 1685 Belcher Road

This proposed amendment is submitted by the City of Largo and seeks to amend a property totaling approximately 1.35 acres from P/SP (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, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features) to RLM (used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre).

The subject property is vacant and is part of a larger 7.11 acre religious institution site. The proposed development for the amendment site is seven single family detached homes. If approved, this amendment will be consistent with the Largo Comprehensive Plan.

FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- A. The RLM category recognizes the proposed use of the site, and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

LIST OF MAPS & ATTACHMENTS:

Map 1 Locator Map
Map 2 Site Map
Map 3 Aerial Map
Map 4 Current Countywide Plan Map
Map 5 Proposed Countywide Plan Map
Map 6 Scenic/Noncommercial Corridor (SNCC)

Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

Planners Advisory Committee, January 30, 2017 at 1:30 p.m.

Forward Pinellas, February 8, 2017 at 1:00 p.m.

Countywide Planning Authority, March 7, 2017 at 9:30 a.m.

ACTION: Board, in its role as the Pinellas Planning Council, recommend approval or denial of the requested amendment.

STAFF RECOMMENDATION: The staff recommends to the Board that it recommend approval of the requested amendment.

ADVISORY COMMITTEE RECOMMENDATION(S): The Planners Advisory Committee met on January 30, 2017 and voted 11-0 to approve this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: The Board met on February 8, 2017 and voted 12-0 to recommend approval of this amendment.