



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Regular Countywide Plan Map Amendment

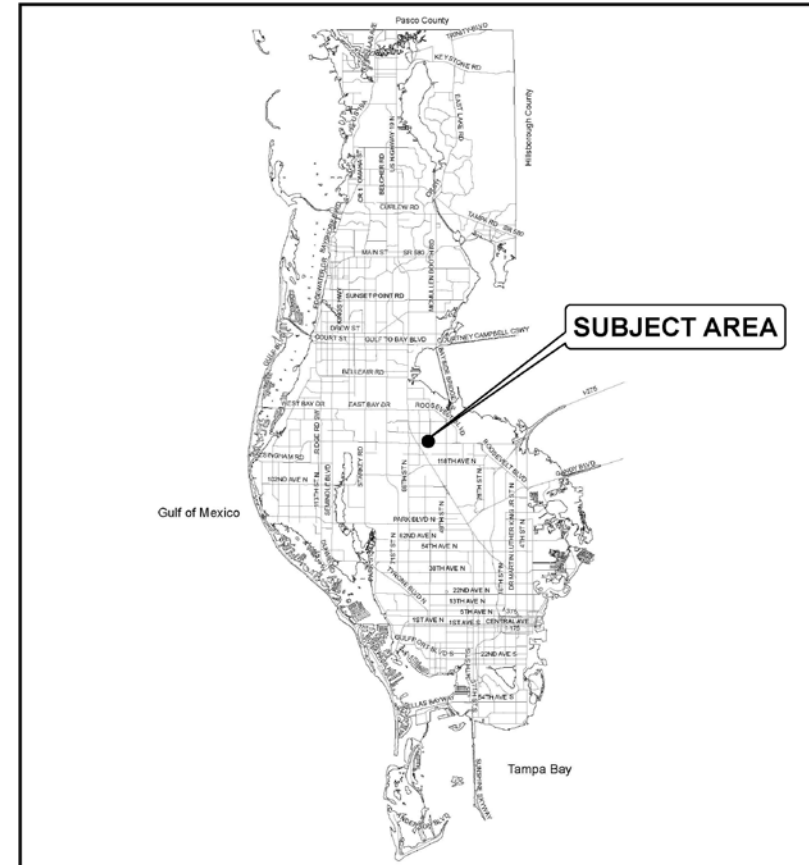
CW19-10

City of Largo

June 4, 2019

City of Largo Requested Action

- The City of Largo seeks to amend a property from Employment and Target Employment Center to Retail and Services and Target Employment Center
- The purpose of this amendment is to allow for the continued retail and commercial uses that currently exist within the ICOT Center



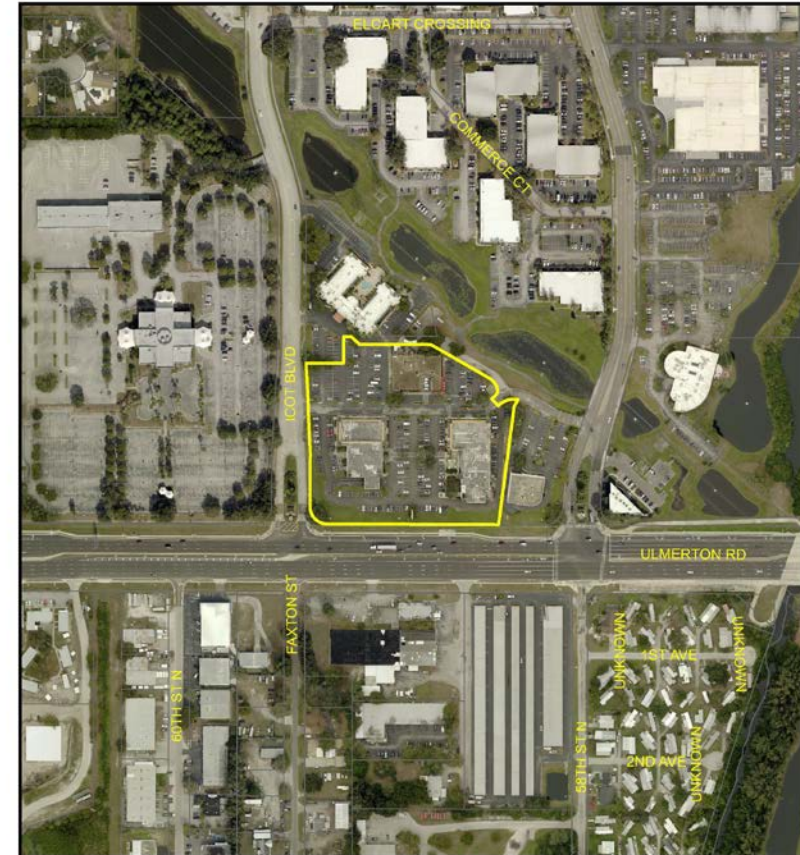
Map 1 - Location

CASE #: CW19-10 FROM: Employment & Target Employment Center AREA: 6.4 Acres
JURISDICTION: Largo TO: Retail and Services & Target Employment Center



Site Description

- **Location:** 13501-13505 & 13563 Icot Blvd.
- **Area Size:** 6.4 acres
- **Existing Uses:** Retail and Commercial Shopping and Dining
- **Surrounding Uses:** Commercial, Office, Mixed Use, Light-Industrial



Map 3 - Aerial

CASE #: CW19-10 FROM: Employment & Target Employment Center AREA: 6.4 Acres

JURISDICTION: Largo TO: Retail and Services & Target Employment Center



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NORTH

0 100 200 400 Feet



Front of the Subject Property



South of the Subject Property



East of the Subject Property



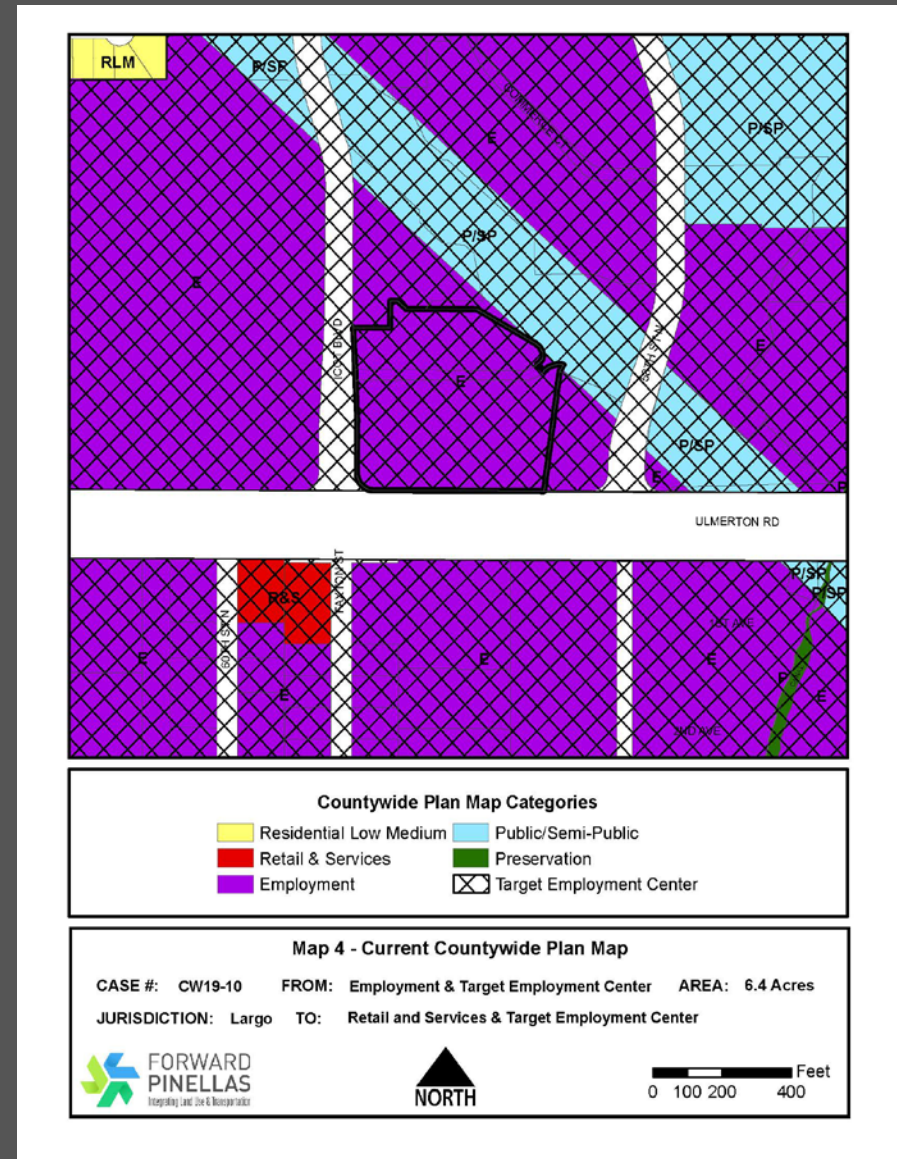
West of the Subject Property



Current Countywide Plan Map Category

- **Category:** Employment and Target Employment Center
- **Permitted Uses:** – Office;
Research/Development-Light; Research/Development-Heavy;
Storage/Warehouse-Light; Storage/Warehouse-Heavy;
Manufacturing-Light; Manufacturing-Medium; Incinerator Facility;
Retail Commercial*; Personal Service/Office Support*;
Transfer/Recycling*; Temporary Lodging*; Commercial/Business
Service*; Commercial Recreation*; Institutional*;
Transportation/Utility*; Agricultural*
- **Density/Intensity Standards:** Shall not exceed a floor area ratio (FAR) of .65, nor an impervious surface ratio (ISR) of .85

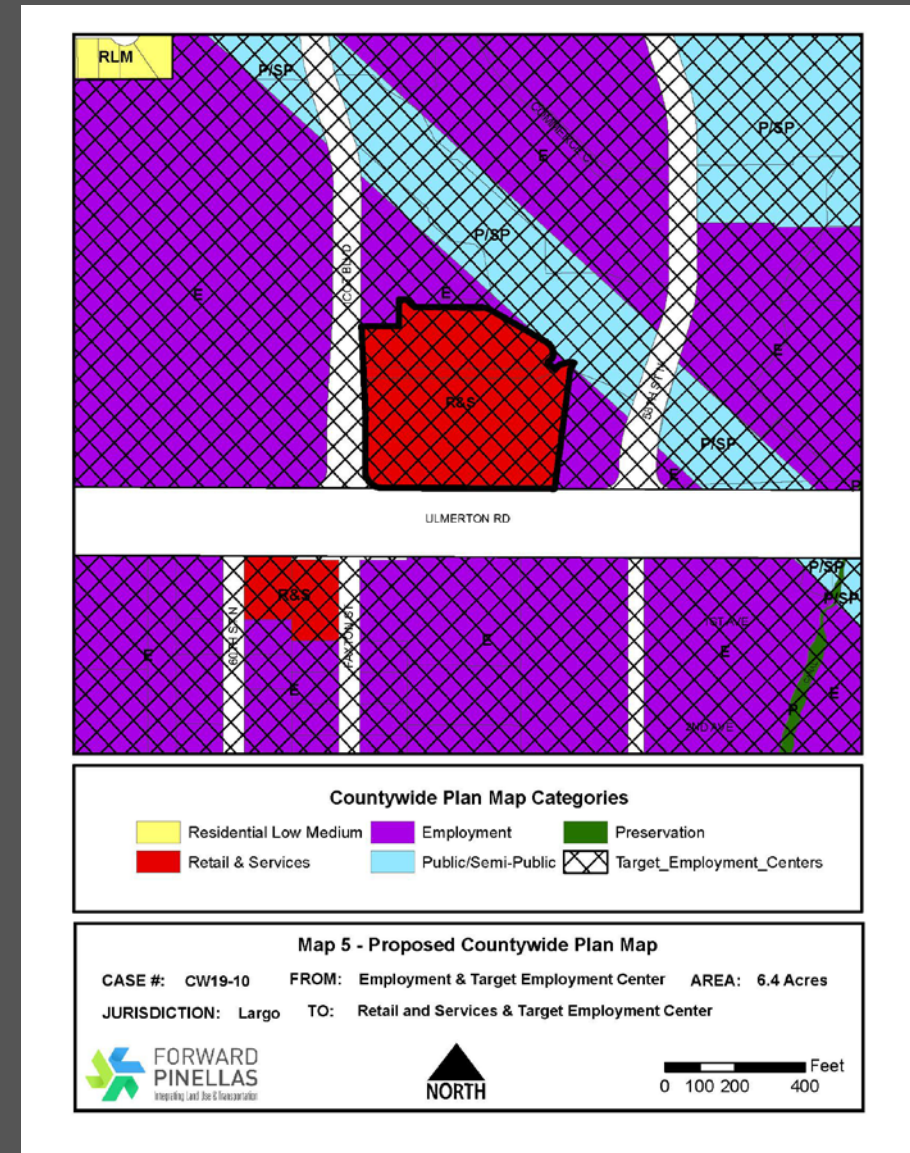
* Uses subject to acreage thresholds



Proposed Countywide Plan Map Category

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

* Uses subject to acreage thresholds



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Retail and Services category.
- 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.



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: Roadways meet LOS standard.
3. Location on a Scenic/Noncommercial Corridor (SNCC): Not located on a SNCC.
4. Coastal High Hazard Areas (CHHA): Does not impact the CHHA.
5. Activity Center and Multimodal Corridor Plan Categories: Does not involve AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: Will not negatively impact the adjacent jurisdiction nor will negatively impact a public educational facility.
7. Reservation of Industrial Land: While it does involve the conversion of Employment to another category, the subject parcels have already been functioning as retail and commercial uses since the 80's. The Target Employment Center overlay will not be changed.

