

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.:	Case CW 24-15
STAFF:	Emma Wennick, Program Planner
APPLICANT:	Largo
PROPERTY SIZE:	1.12 acres m.o.l.
CURRENT COUNTYWIDE PLAN MAP CATEGORY:	Residential Low Medium
PROPOSED COUNTYWIDE PLAN MAP CATEGORY:	Retail & Services
CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	City of Largo – Residential Low
PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	City of Largo – Commercial General
LOCATION / PARCEL ID:	2565 Haines Bayshore Road / 29-29-16-00000-320-1600

BACKGROUND SUMMARY:

The applicant requests a Countywide Plan Map Amendment to change the land use classification of a 1.12-acre property at 2565 Haines Bayshore Road from Residential Low Medium to Retail & Services. The property currently hosts a single-family residence and is situated adjacent to an existing aquatic vehicle dealership. The proposed amendment aims to facilitate the expansion of Quality Boats of Clearwater, allowing for boat sales, storage, and maintenance. A Development Agreement, approved by the Largo City Commission, restricts the site's use to minimize impacts on nearby residential areas and includes provisions for dedicating an easement for the Pinellas Trail expansion.

STAFF RECOMMENDATION:

Staff recommends approval of the amendment to the Countywide Plan Map from Residential Low Medium to Retail & Services.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee met on August 26, 2024 and voted unanimously to recommend approval.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The City of Largo Planning Board held a public hearing on the local future land use map amendment on June 6, 2024. The board approved the amendment with a 5-2 vote. Public comment was minimal, with concerns primarily about noise from the proposed use, and no written comments were provided.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Single-family residence
Site Features:	The site features a 1.12-acre unplatted tract of land. It currently hosts a 1,845-square-foot single-family home, built in 1965. The property has minimal development activity since its last construction.

PLANNING CONSIDERATIONS:

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

1. The site is located along US Highway 19 N, a major commercial corridor, making it suitable for the proposed Retail & Services designation due to high visibility and accessibility.
2. The site is adjacent to an existing aquatic vehicle dealership and other commercial properties, aligning the proposed amendment with surrounding commercial uses.
3. The Development Agreement limits the site’s use to boat-related activities, addressing potential concerns about noise and impacts on neighboring residential properties to the east.
4. The agreement also requires dedicating an easement for the expansion of the Pinellas Trail, supporting regional connectivity and enhancing multi-modal transportation options.

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: Residential Low Medium	Proposed Countywide Plan Map Category: Retail & Services
Purpose:	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	Intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and

	consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.	accommodate target employment uses, and may include residential uses as part of the mix of uses.
Permitted Uses:	<p>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.</p> <p>Office; Personal Service/Office Support; Retail Commercial are Subject to One Acre Maximum</p> <p>Ancillary Nonresidential; Transportation/Utility are subject to a three-acre maximum.</p> <p>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.</p>	<p>Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse/Distribution-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.</p> <p>Manufacturing-Medium is subject to a three-acre maximum.</p> <p>Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential are subject to a five-acre maximum.</p>
Max. Density:	10 units per acre	24 units per acre
Max. Floor Area Ratio (FAR):	0.50	0.55
Max. Impervious Surface Ratio (ISR):	0.75	0.90

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 Countywide Rules indicate that the Retail & Services category is "intended to accommodate commercial uses that serve the surrounding community and are compatible with residential areas." The locational characteristics for this category are "suitable for areas with access to major transportation routes and where surrounding land uses support and are compatible with commercial activities. These locations should be near activity centers and on Multimodal Corridors or Future Transit Corridors, where the commercial use can benefit from high visibility and accessibility."

The proposed amendment from Residential Low Medium to Retail & Services aligns with these guidelines. The site at 2565 Haines Bayshore Road is located adjacent to a major commercial corridor, US Highway 19 North, and near existing commercial uses. This location supports the type of commercial use proposed by the applicant, which is an expansion of an existing watercraft dealership.

The amendment supports the Countywide Plan's objective to enhance commercial activity in areas with high visibility and accessibility while being sensitive to nearby residential areas. The Development Agreement restricts the use of the property to boat sales, storage, repairs, and maintenance, which helps mitigate potential impacts on neighboring residential properties. By limiting the uses and facilitating the Pinellas Trail expansion, the proposal balances commercial development with community needs.

If approved, the amendment will reclassify the site to a category that better reflects its intended use, consistent with the surrounding commercial environment and transportation infrastructure. The change supports the Countywide Plan's goals by providing an appropriate location for commercial expansion without significantly increasing the intensity of land use.

- 2. Forward Pinellas has developed the Multimodal Accessibility (MAX) index. Proposed amendments increasing density and/or intensity must maintain a MAX score equal to or better than the Countywide Average MAX score. The current Countywide Average MAX score is 9.7; 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: MAX scores are assigned to individual quarter-mile grid cells, which Forward Pinellas defines as a reasonable walkable travel shed. The MAX score is based on factors such as bicycle facilities, premium transit services, walkability, roadway LOS, scooter/bike-share locations, transit access, and programmed transportation projects. The subject property is within a grid cells with a MAX score of 10.75. The countywide average MAX score is 9.7.

- 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.

- 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 property is not located in 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 proposed amendment does not significantly impact public educational facilities or adjoining jurisdictions, as the site is located along a major commercial corridor and is distant from educational facilities. The Development Agreement mitigates potential impacts on nearby residential areas and supports regional connectivity through the Pinellas Trail expansion.

- 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 does not involve the conversion of land from the Employment, Industrial, or Target Employment Center categories.

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.