

Countywide Planning Authority Countywide Plan Map Amendment

Case CW 24-12 – Largo

June 11, 2024

Local Government Request

Subject Property

- 1.54-acre site
- 13707 58th St. North

Existing Countywide Plan Map Category (future land use)

- Public/Semi-Public and Target Employment Center

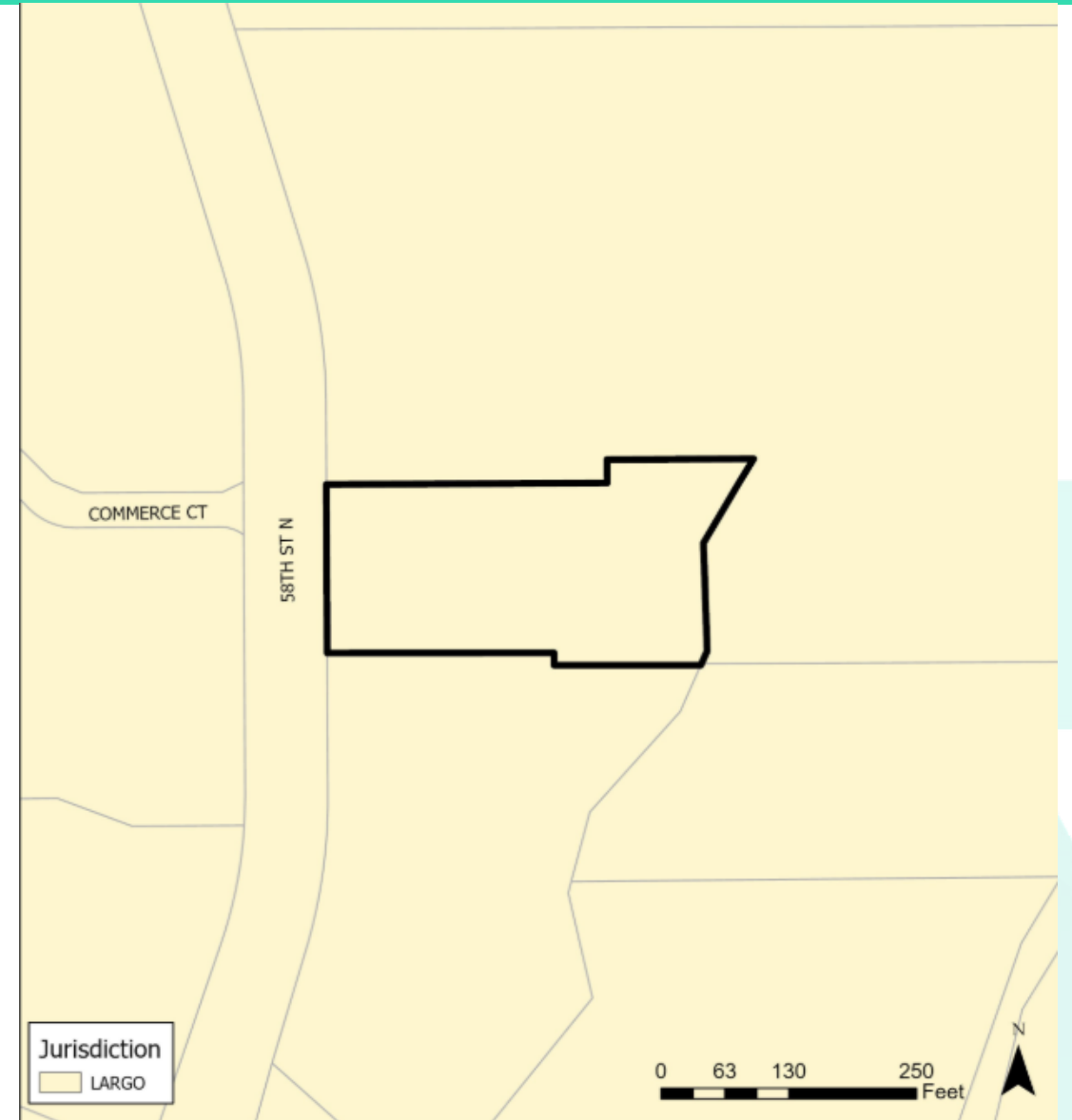
Proposed Countywide Plan Map Category (future land use)

- Employment and Target Employment Center

Existing Use(s): Vacant Commercial land with parking lot

Proposed Use(s): Office and Light Manufacturing

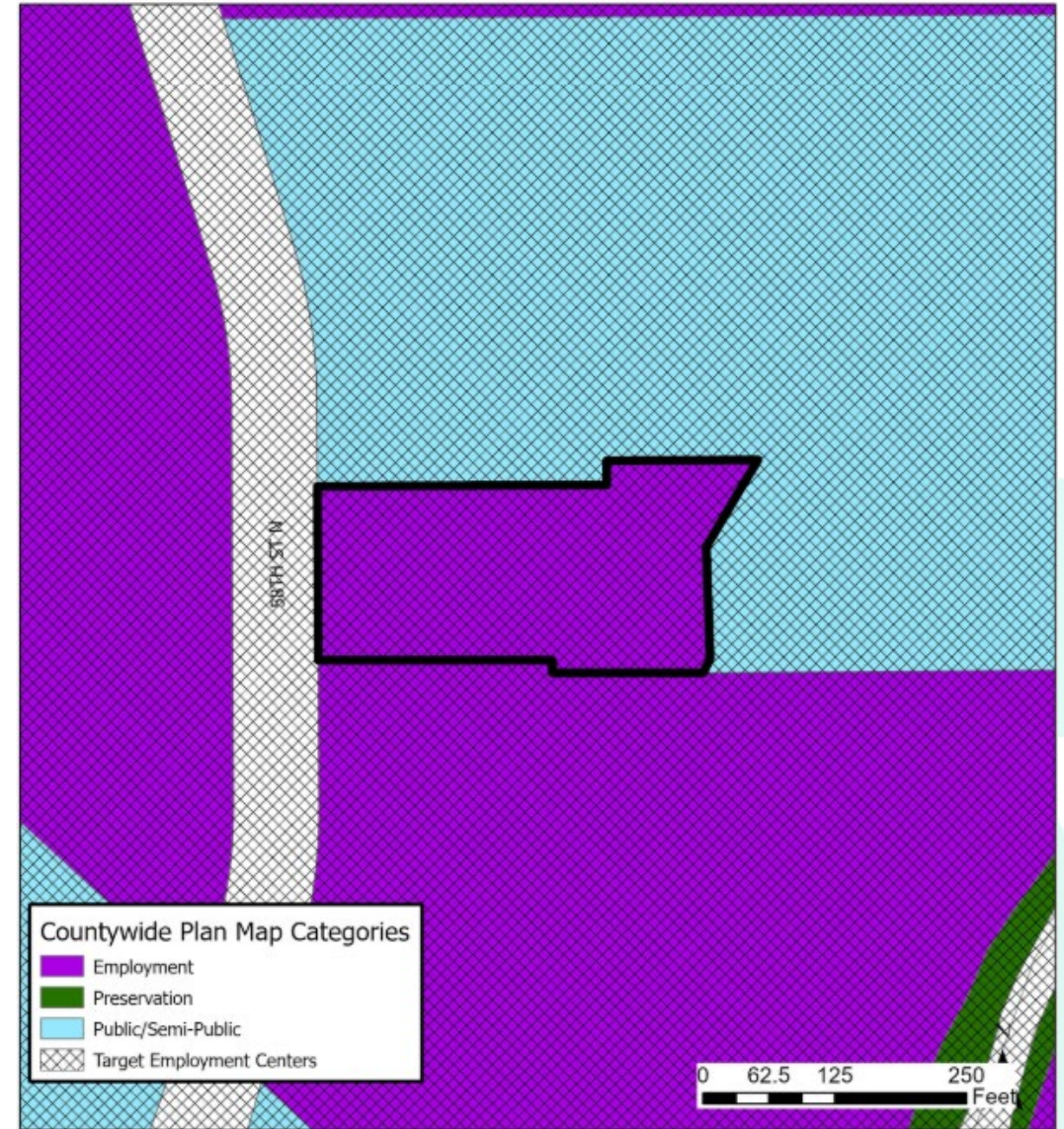
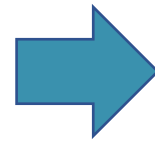
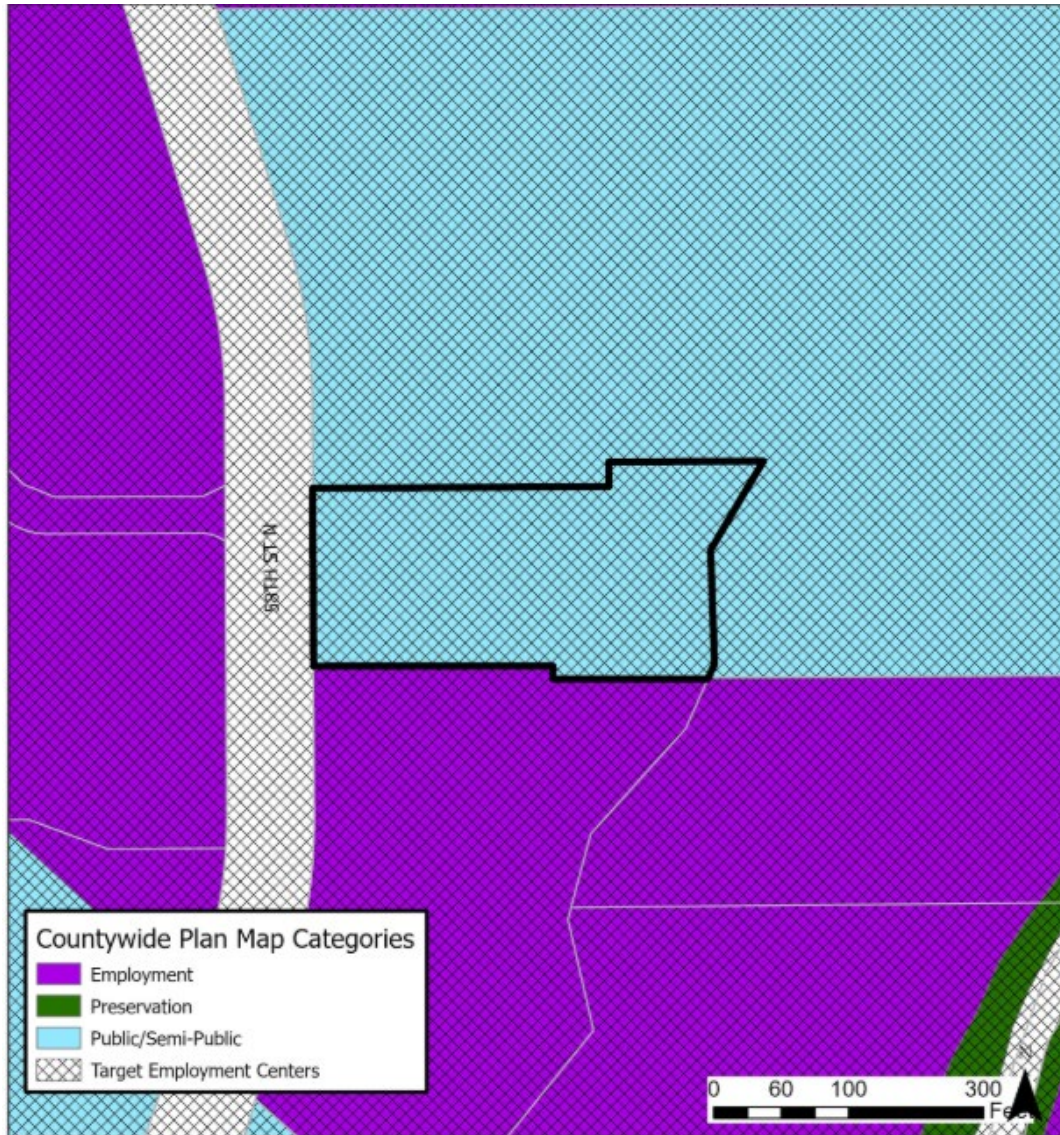
Location



Surrounding Uses



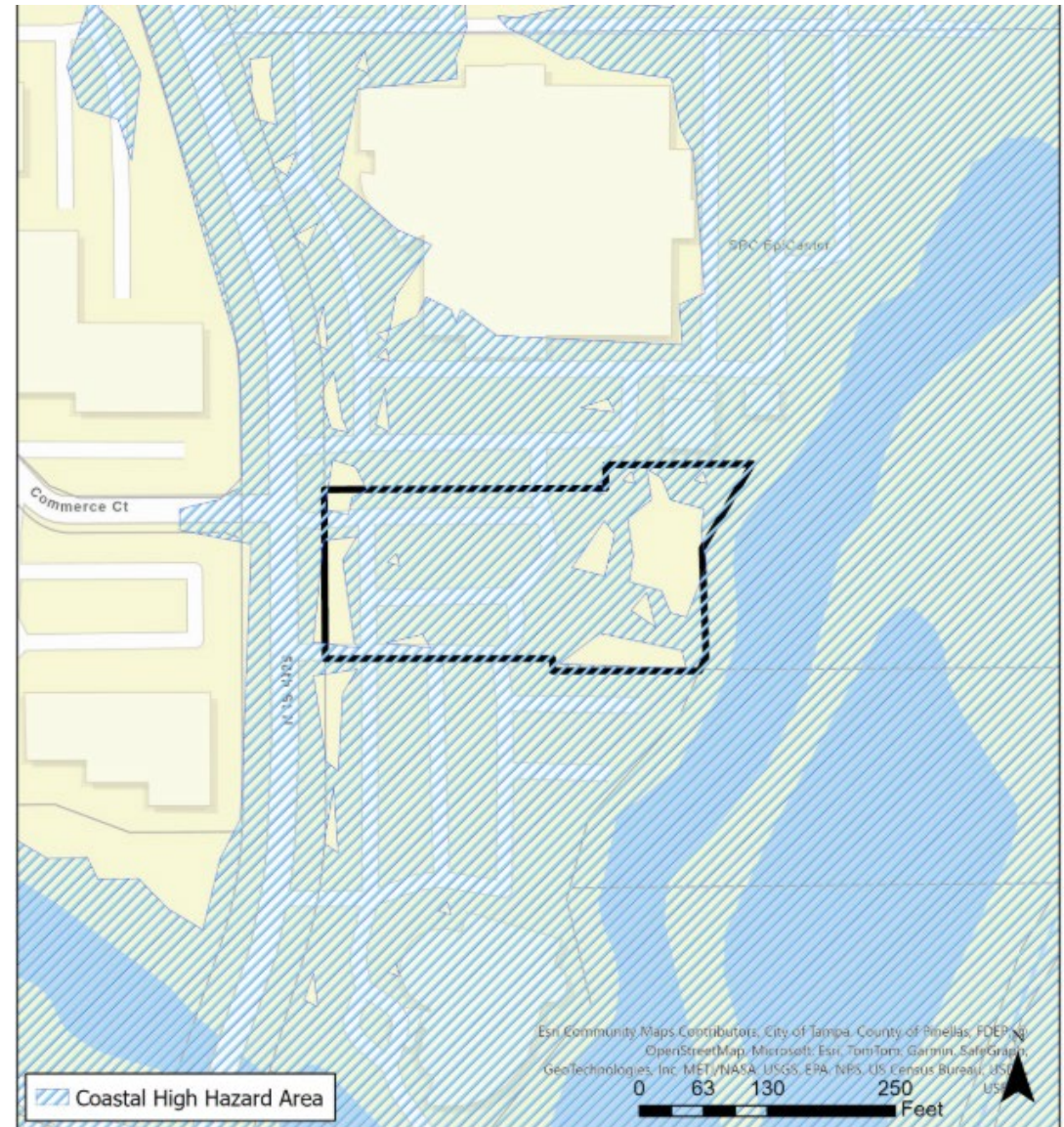
Countywide Plan Map Designation



Coastal High Hazard Area (CHHA)

- The property is located in the Coastal High Hazard Area (CHHA).
- Balancing Criteria met:
 - No impact to hurricane shelter space
 - No impact to evacuation routes
 - No increase in residential population

| | Current Countywide Plan Map Category: Public/Semi-Public | Proposed Countywide Plan Map Category: Employment |
|----------------------|---|---|
| Max. Density: | 12.5 units per acre | 0 units per acre Temporary Lodging Uses shall not exceed 50 units per acre |



Recommendation

Proposed Countywide Plan Map Amendment Findings

- A. The Employment category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- B. Undergoing this amendment to promote redevelopment opportunities of the subject site align with the Proposed Countywide Plan Map Category of Employment and generates employment opportunities.
- C. The property is located in the Coastal High Hazard Area. The requested amendment would **eliminate** the allocated residential density on the Countywide Map.
- D. 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

Planners Advisory Committee and Forward Pinellas Board recommends approval