

December 14, 2016

6A4. Case CW 16-27 – City of Largo



SUMMARY

From: Public/Semi-Public (P/SP)
To: Residential Low Medium (RLM)
Area: 7.4 acres m.o.l.
Location: 1885 S. Highland Avenue

This proposed amendment is submitted by the City of Largo and seeks to amend a property totaling approximately 7.4 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 contains a church, but 36 townhomes are desired for the site. 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

Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

Planners Advisory Committee, December 5, 2016 at 1:30 p.m.

Forward Pinellas, December 14, 2016 at 1:00 p.m.

Countywide Planning Authority, January 10, 2017 at 9:30 a.m.

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 December 5, 2016 and voted 14-0 to approve this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: The Board met on December 14, 2016 and voted 11-0 to recommend approval of this amendment.