



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Regular Countywide Plan Map Amendment

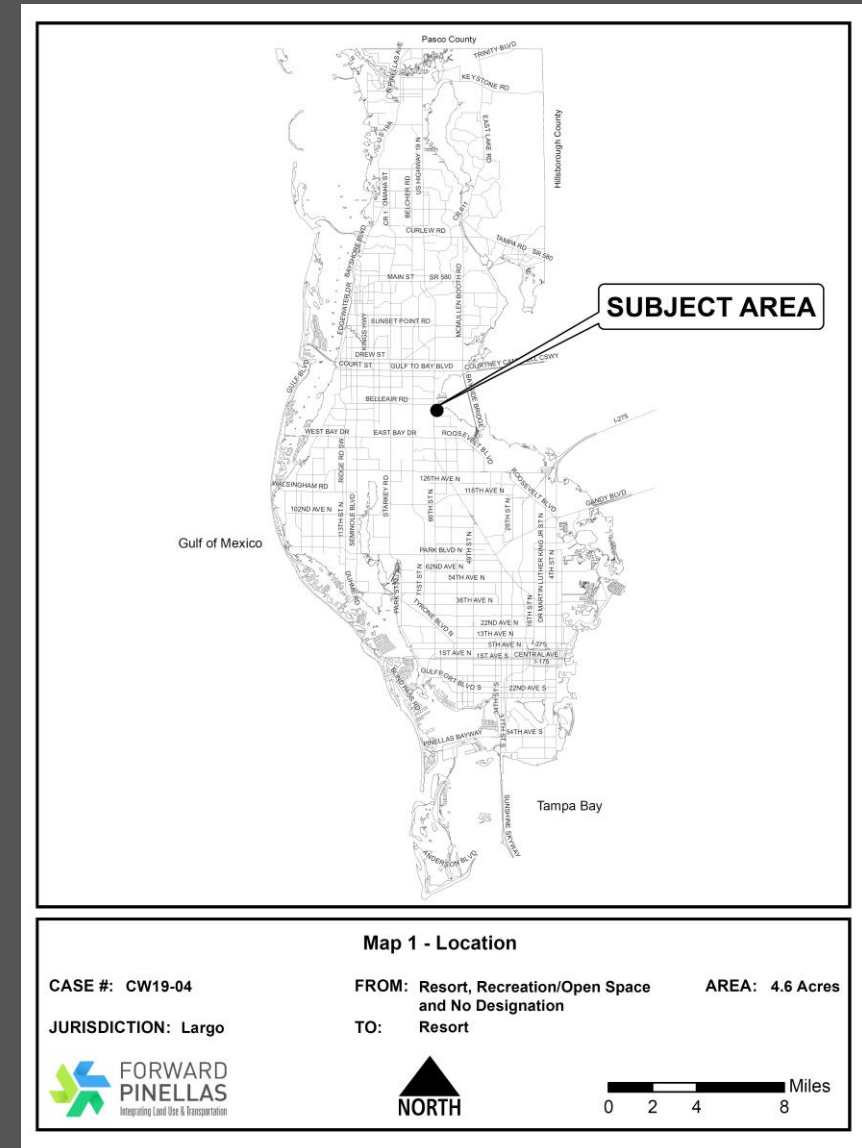
CW19-04

City of Largo

April 9, 2019

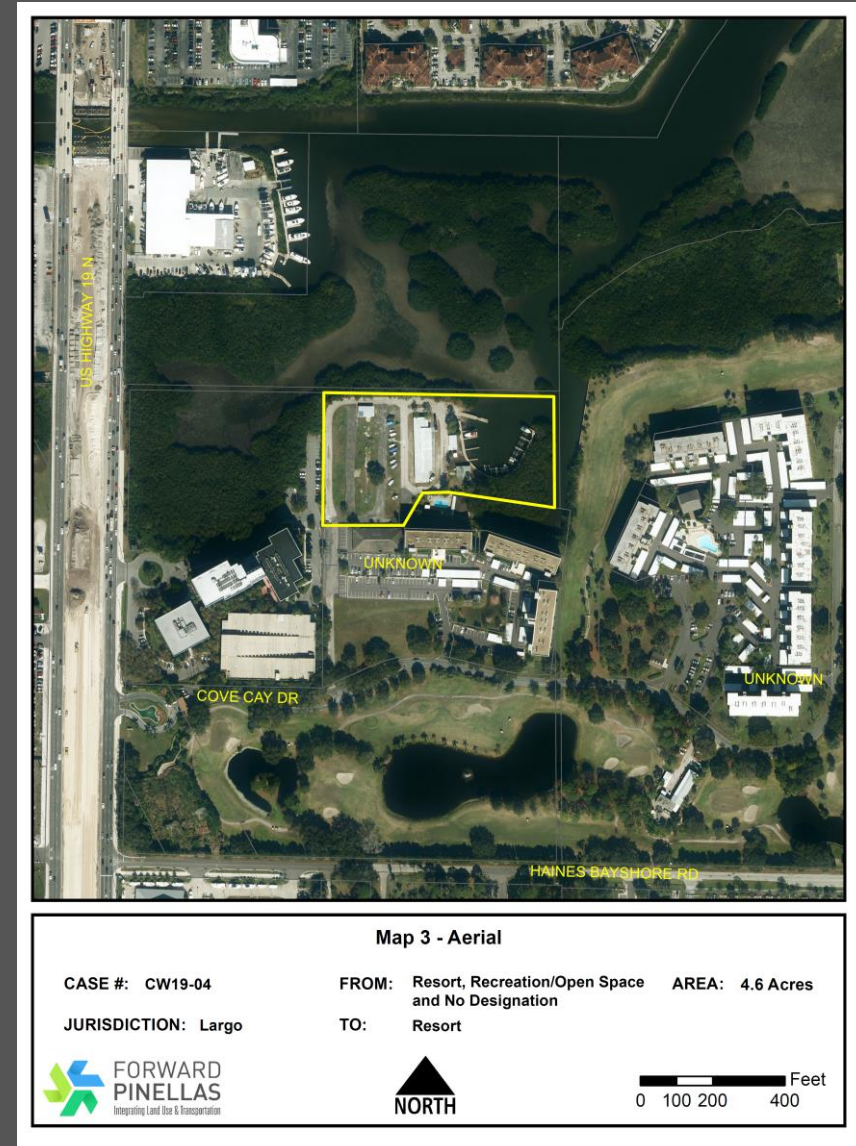
Local Government Requested Action

- The City of Largo seeks to amend the designation of the subject property from Resort, Recreation/Open Space and No Designation to Resort
- The purpose of the amendment is to bring the existing legally non-conforming uses into conformity with the local land use plan



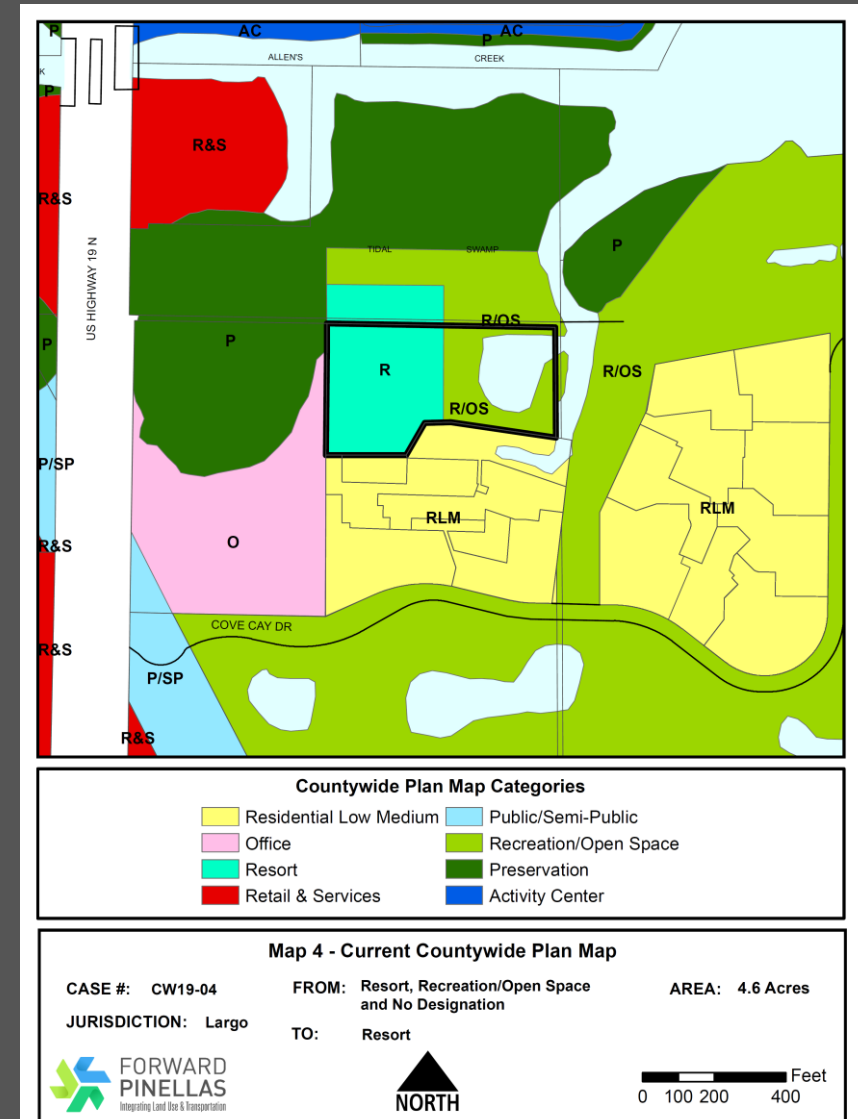
Site Description

- **Location:** 1300 Cove Cay Drive (Cove Cay Marina)
- **Area Size:** 4.6 acres
- **Existing Uses:** boat storage, fuel sales, bait shop, kayak rentals, etc.
- **Surrounding Uses:** water, preservation, residential, golf course



Current Countywide Plan Map Category

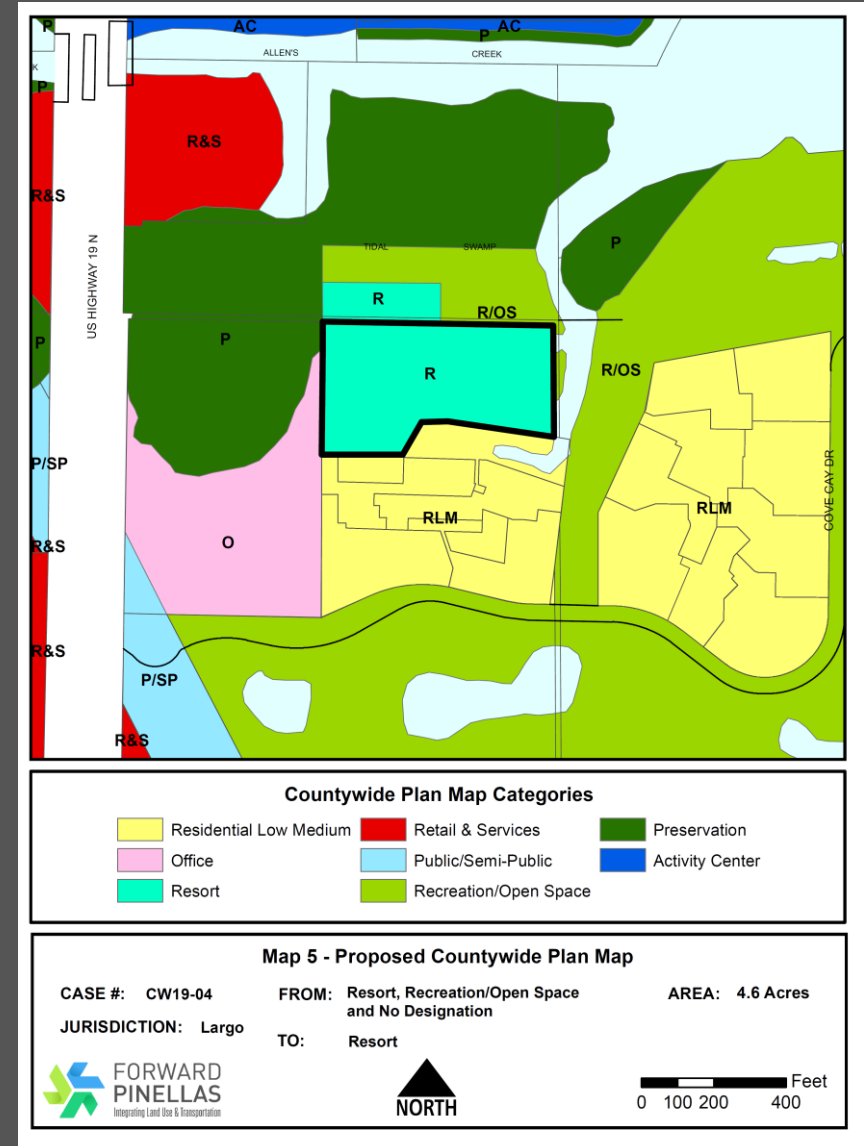
- **Category:** Resort, Recreation/Open Space and No Designation
- **Permitted Uses (R/OS):** Recreation/Open Space; Community Garden; Electric Substations; Transportation/Utility
- **Density/Intensity Standards (R/OS):** Maximum floor area ratio = .25



Proposed Countywide Plan Map Category

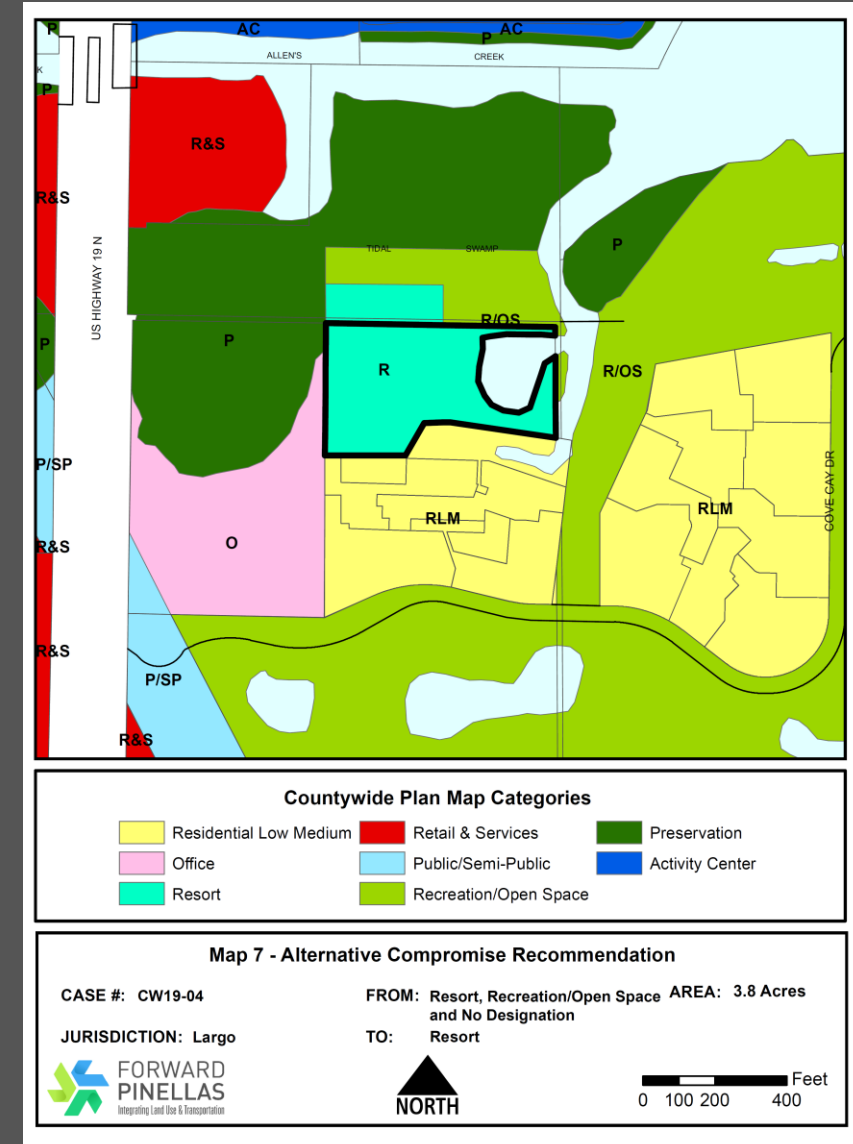
- **Category:** Resort
- **Permitted Uses:** Residential; Residential Equivalent; Temporary Lodging; Recreational Vehicle Parks; Office; Personal Service/Office Support; Retail Commercial; Convention Center; Commercial/Business Service; Commercial Recreation; Recreation/Open Space; Community Garden; Ancillary Non-Residential*; Transportation/Utility*; Institutional*
- **Density/Intensity Standards:** Shall not exceed 30 units per acre; 1.2 floor area ratio

* Uses subject to acreage thresholds



Alternative Compromise Recommendation

- The original request sought to amend the entire property to Resort
- The eastern portion of the property includes submerged land and other environmentally-sensitive areas
- Staff consulted with Pinellas County and the City of Largo to develop an alternative compromise recommendation which addresses the existing legally non-conforming uses while limiting the amendment to the upland areas (3.8 acres)



Conclusion:

- The recommended alternative compromise amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Resort category.
- The Largo City Commission concurs with the alternative compromise amendment.
- On balance, it can be concluded that the recommended alternative compromise amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.



Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: Roadway meets LOS standard.
3. Location on a Scenic/Noncommercial Corridor (SNCC): Not located on a SNCC.
4. Coastal High Hazard Areas (CHHA): Local land use category does not allow residential.
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: Pinellas County supports the alternative compromise amendment.
7. Reservation of Industrial Land: Does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category.

