



Pinellas County

Staff Report

File #: 22-0828A, Version: 1

Subject:

Case No. CW 22-09 - City of Largo

Countywide Plan Map amendment from Retail and Services to Public/Semi-Public, regarding 8.36 acres more or less, located at 1199 East Bay Drive.

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 22-09, a proposal by the City of Largo to amend the Countywide Plan Map from Retail and Services to Public/Semi-Public, regarding 8.36 acres more or less, located at 1199 East Bay Drive.

- The amendment area is located on the southwest corner of East Bay Drive and Highland Avenue and was formerly the site of a Winn-Dixie grocery store, which closed in 2006 and the subject property has been utilized for educational and religious institutional purposes, the latter of which is the current use.
- As the religious institution currently operates under a conditional use limiting its occupancy with 19,000 square feet of the building, it is the intent of the applicant to utilize approximately 52,082 square feet of the property and set aside 8,585 square feet to establish a future tenant space.
- The underlying local future land use category limits religious institution uses to 5 acres, the size of which the proposed amendment exceeds. Therefore, the applicant requests an amendment to the Public/Semi-Public category, which would facilitate the expansion of the religious institution.
- Forward Pinellas and the Planners Advisory Committee each unanimously recommended approval of the proposal.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Summary:

Forward Pinellas, in its role as the Pinellas Planning Council, voted 11-0 to recommend approval of the proposal. The Planners Advisory Committee recommended approval for the case by a vote of 13-0.

Background Information:

Forward Pinellas documentation is attached.

Fiscal Impact:

N/A

Staff Member Responsible:

Rodney Chatman, Planning Division Manager, Forward Pinellas

Partners:

City of Largo

Attachments:

Ordinance

Case Maps

Forward Pinellas Staff Analysis

Draft PAC Minutes

Power Point Presentations/Site Visit Photos

Supporting Documentation

Affidavit of Publication