



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Pinellas Planning Council Countywide Plan Map Amendment

CW 21-04

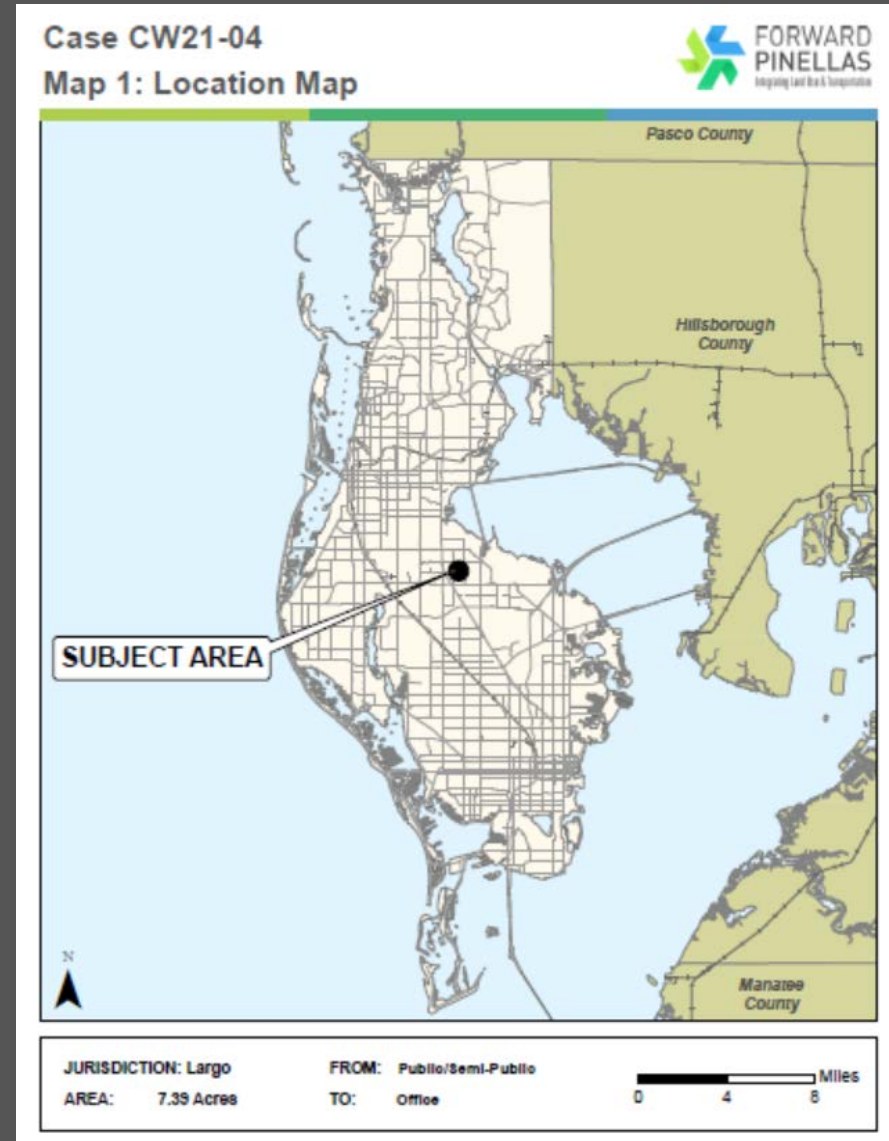
City of Largo

February 10, 2021



City of Largo Requested Action

- The City of Largo seeks to amend a property from Public/Semi-Public to Office
- The purpose of the proposed amendment is to allow for the use of the building as general offices intended for private use



Site Description

- **Location:** 6021 142nd Avenue North
- **Area Size:** Approximately 7.39 acres
- **Existing Uses:** Administrative offices for St. Petersburg College
- **Surrounding Uses:** Commercial retail uses, single-family residential homes



Front of the subject property



North of the subject property



West of the subject property

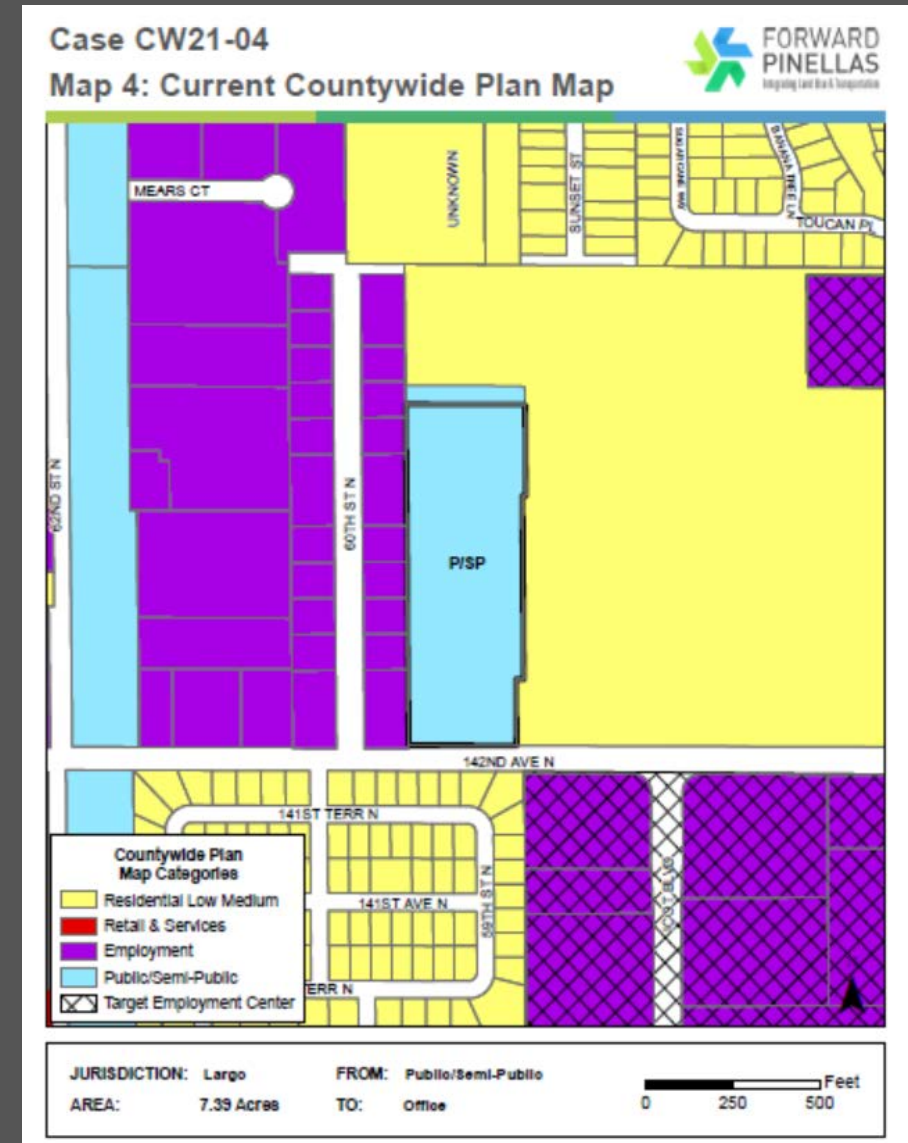


Current Countywide Plan Map Category

- **Category: Public/Semi-Public**

Permitted Uses Not Subject to Acreage Threshold

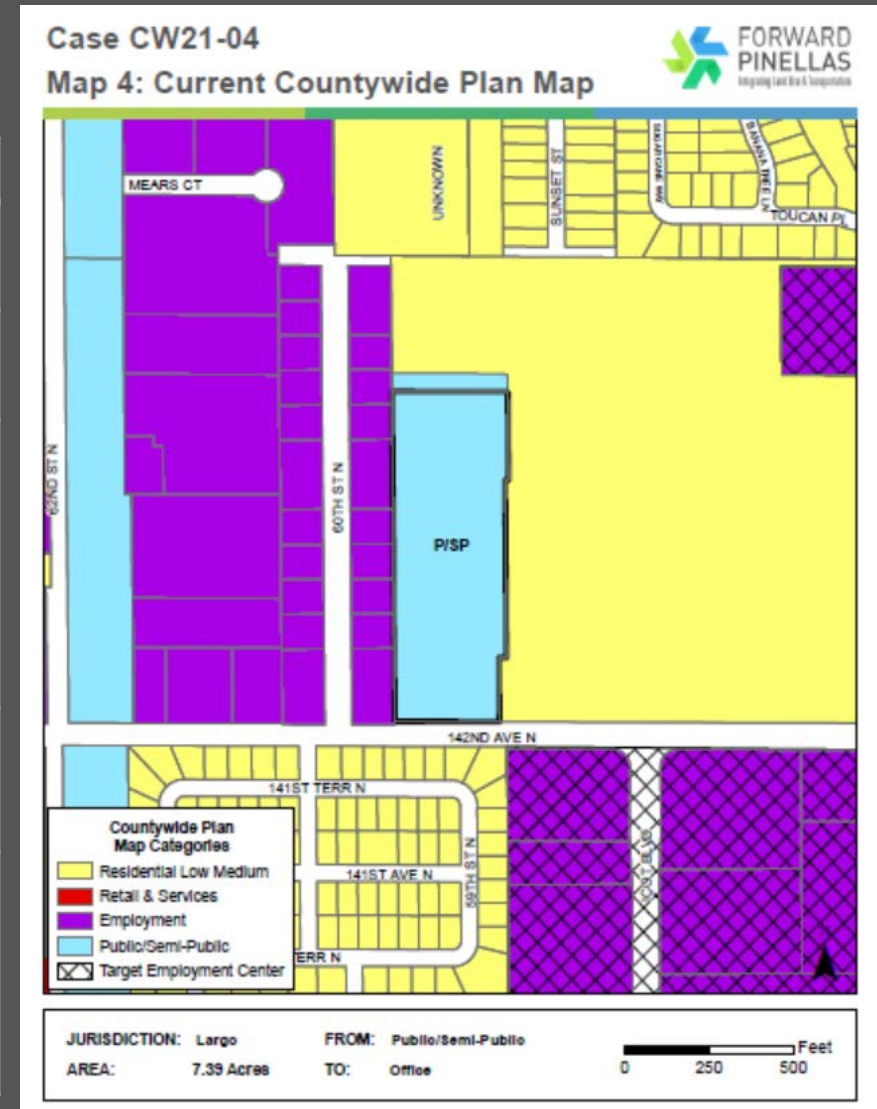
- Institutional
- Transportation/Utility
- Residential
- Residential Equivalent
- Vacation rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes
- Storage/Warehouse/Distribution-Light
- Storage/Warehouse/Distribution-Heavy
- Recreation/Open Space
- Community Garden
- Agricultural-Light
- Ancillary Nonresidential



Current Countywide Plan Map Category

- Category: Public/Semi-Public

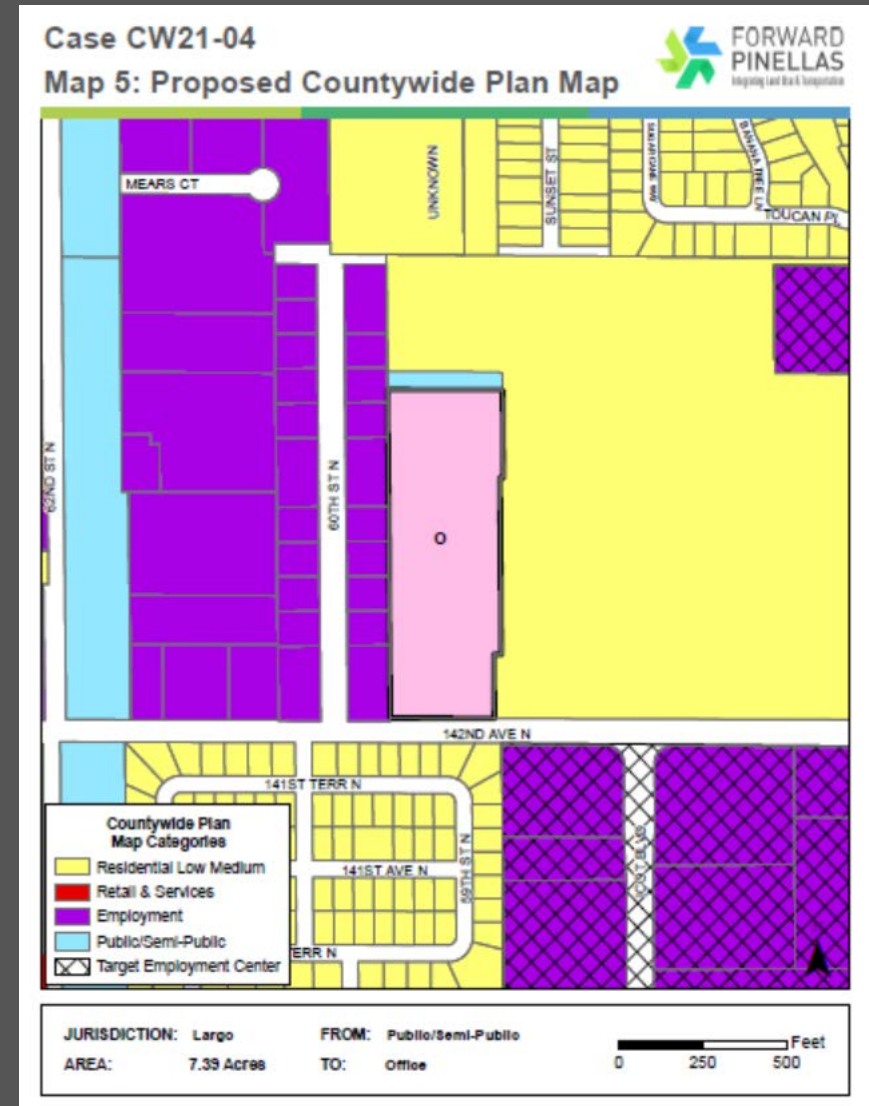
| Use | Density/Intensity Standard |
|-------------------------------------|--|
| Residential and Vacation Rental Use | Shall not exceed 12.5 units per acre (UPA) |
| Residential Equivalent Use | Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 12.5 UPA |
| Nonresidential Use | Institutional Uses shall not exceed a floor area ratio (FAR) of .65, except for hospital use which shall not exceed an FAR of 1.0 within any single jurisdiction, subject to and based on the bonus provision set forth in the Countywide Plan Rules. Institutional uses shall not exceed an impervious surface ratio (ISR) of .85 |
| | Transportation/utility uses shall not exceed an FAR of .70, nor an impervious surface ratio (ISR) of .90 |
| Mixed Use | Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used |



Proposed Countywide Plan Map Category

- Category: Office**

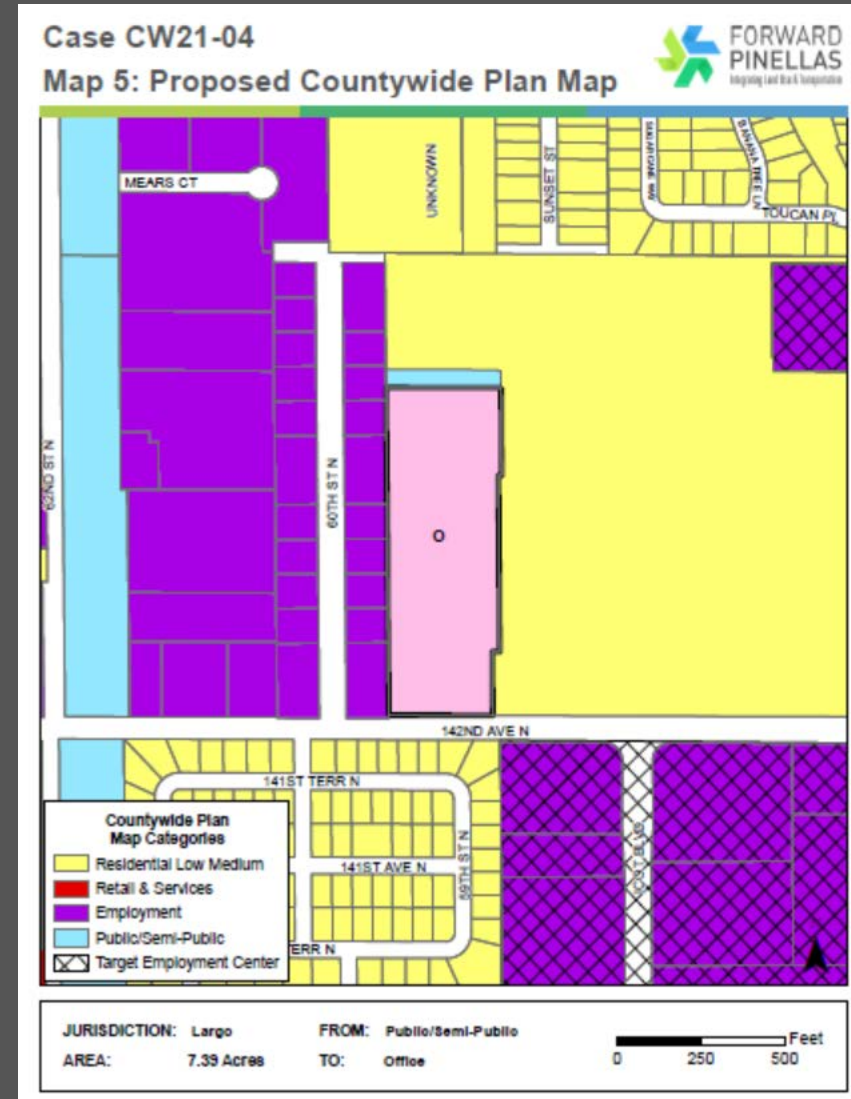
| Permitted Uses Not Subject to Acreage Threshold | Permitted Uses Subject to Three Acre Maximum | Permitted Uses Subject to Five Acre Maximum |
|---|---|---|
| <ul style="list-style-type: none"> Office Personal Service/Office Support Residential Equivalent Research/Development-Light Public Educational Facility Recreation/Open Space Community Garden Agricultural-Light | <ul style="list-style-type: none"> Ancillary Nonresidential Transportation/Utility Manufacturing-Light | <ul style="list-style-type: none"> Residential Vacation Rental pursuant to the provisions of Section 509.242(1)(c), F.S. Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2) |



Proposed Countywide Plan Map Category

- Category: Office**

| Use | Density/Intensity Standard |
|--|---|
| Residential and Vacation Rental Use | Shall not exceed 15 units per acre (UPA) |
| Residential Equivalent Use | Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 UPA |
| Nonresidential Use | Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75 |
| Mixed Use | Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 |
| When located in a Target Employment Center | Shall not exceed an FAR 1.0 for Manufacturing, Office and Research/Development uses |



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Office category.
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS “D” or better; therefore, those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located within a SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): The amendment area is not located on a CHHA; therefore, those policies are not applicable.
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: The proposed amendment area is not adjacent to a public educational facility; therefore, those policies are not applicable. The proposed amendment area is adjacent to Unincorporated Pinellas. County staff were contacted and found no issues with the amendment.
7. Reservation of Industrial Land: The proposed amendment does not involve the reduction of Industrial land.



Public Comments

- There were no public comments for Case CW 21-04.

