



FORWARD
PINELLAS

Integrating Land Use & Transportation

Pinellas Planning Council Countywide Plan Map Amendment

CW 22-10

Largo

May 11, 2022

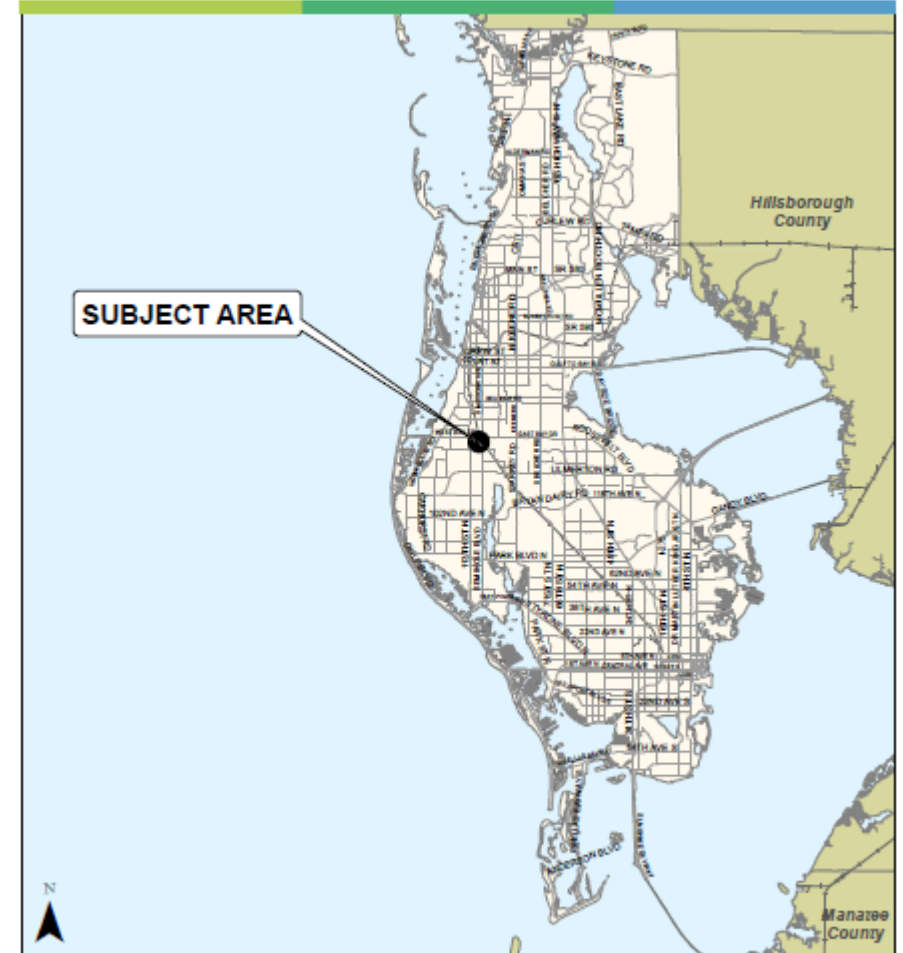


City of Largo Requested Action

- The City of Largo seeks to amend a property from Residential Low Medium, Residential Medium, Retail & Services, and Activity Center to Recreation/Open Space and Activity Center
- The purpose for the proposed amendment is to allow the expansion of the existing Bayhead Park

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Map 1: Location Map



JURISDICTION: Largo FROM: Residential Low Medium, Residential Medium, Retail & Services and Activity Center TO: Recreation/Open Space and Activity Center

AREA: 7.07 acres

0 4 8 Miles

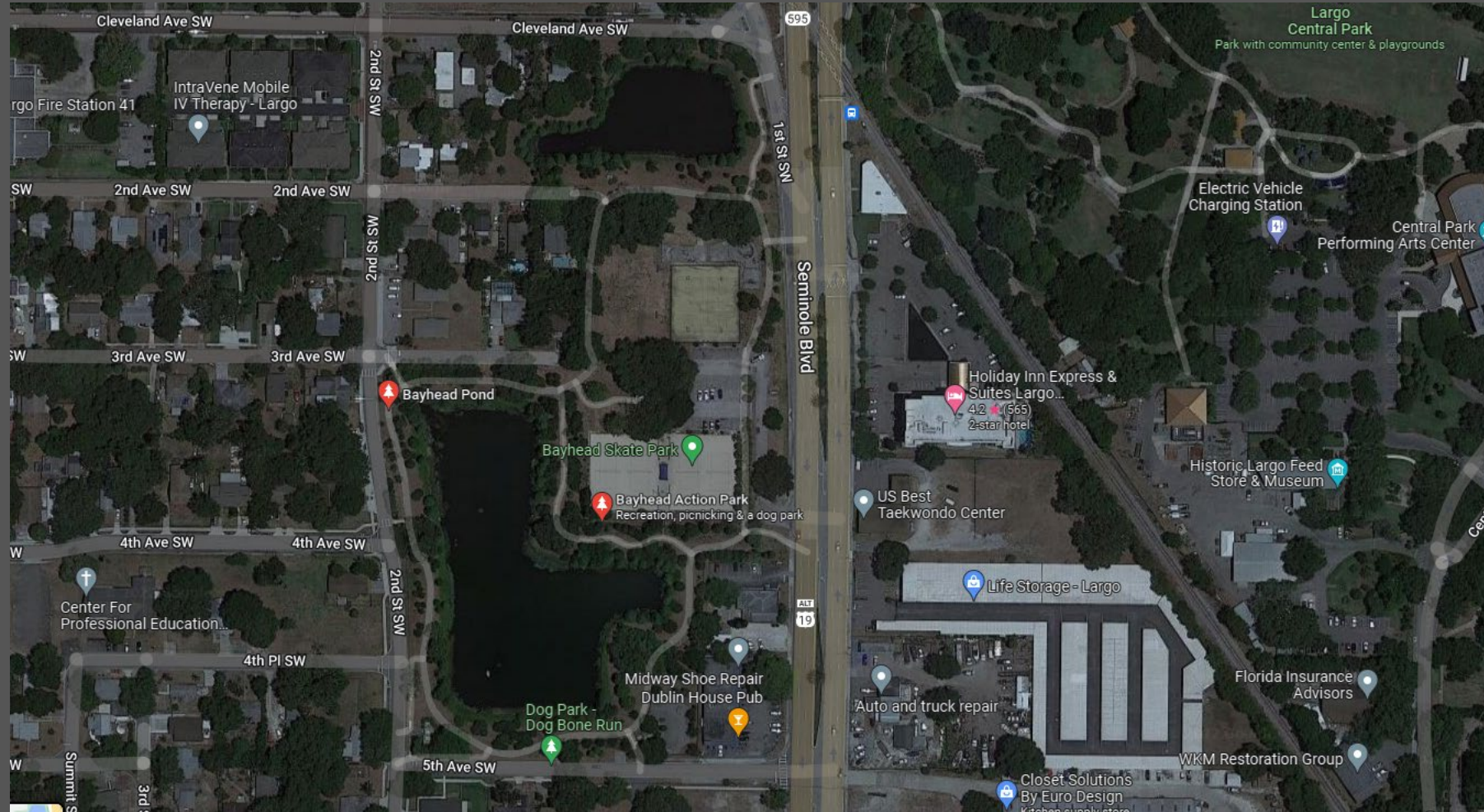


Site Description

- **Location:** 350 Seminole Blvd
- **Size:** 7.07 acres m.o.l.
- **Existing Uses:** Bayhead Park
- **Surrounding Uses:** Retail, institutional, single-family residential



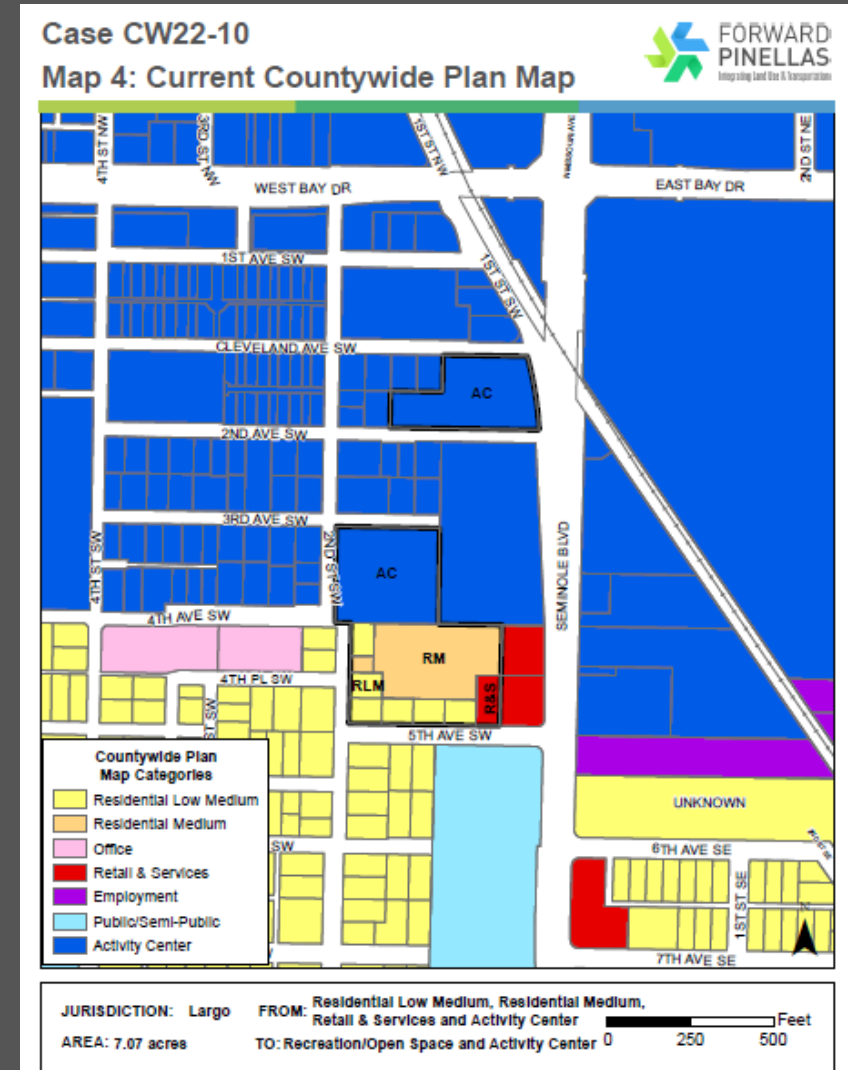
Aerial View of Bayhead Park and Surrounding Area



Current Countywide Plan Map Category

- Category: Residential Low Medium**

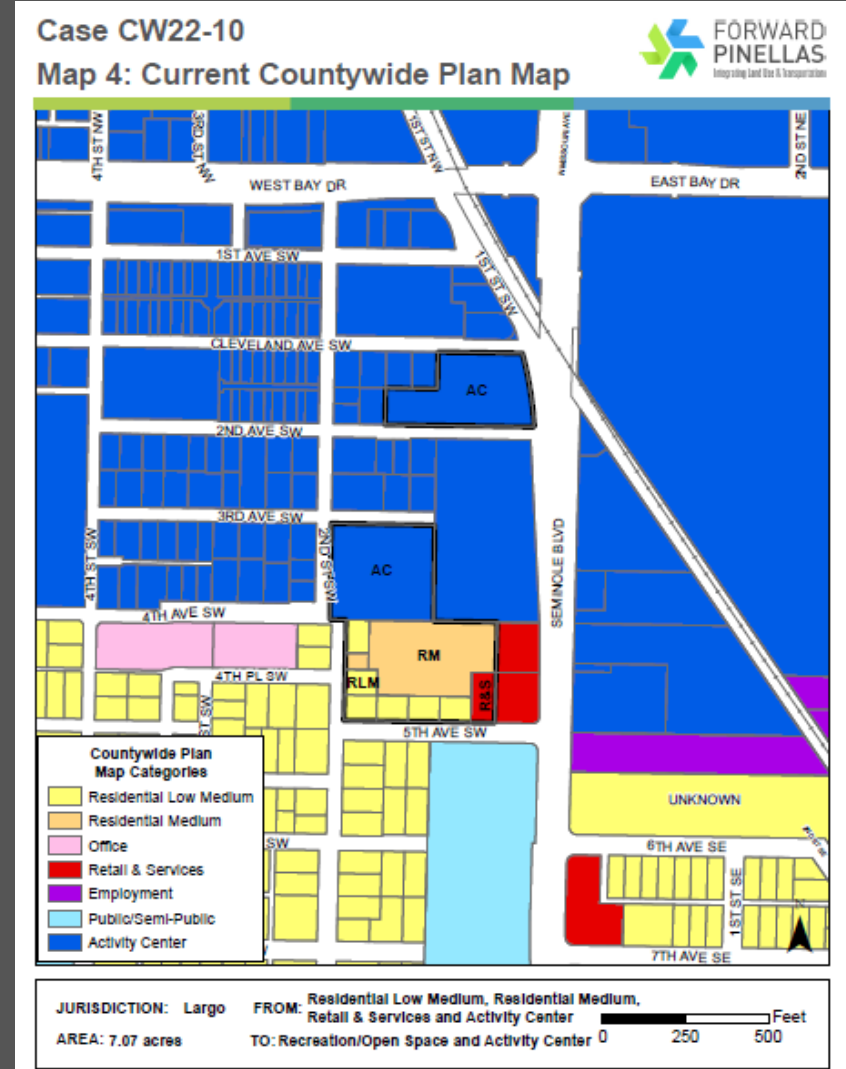
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to One Acre Maximum	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Accessory Dwelling Unit Public Educational Facility Recreation/Open Space Community Garden Agricultural Light Agricultural 	<ul style="list-style-type: none"> Office Personal Service/Office Support Retail Commercial 	<ul style="list-style-type: none"> Ancillary Nonresidential Transportation/Utility 	<ul style="list-style-type: none"> Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)
Use		Density/Intensity Standard	
Residential and Vacation Rental Use		Shall not exceed 10 units per acre (UPA)	
Residential Equivalent Use		Shall not exceed 3 beds per permitted dwelling unit at 10 UPA	
Nonresidential Use		Shall not exceed a floor area ratio (FAR) of .50 nor an impervious surface ratio (ISR) of .75	



Current Countywide Plan Map Category

- Category: Residential Medium**

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"> Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Accessory Dwelling Unit Public Educational Facility Recreation/Open Space Community Garden Agricultural Light 	<ul style="list-style-type: none"> Ancillary Nonresidential Office Personal Service/Office Support Retail Commercial Transportation Utility 	<ul style="list-style-type: none"> Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)
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	



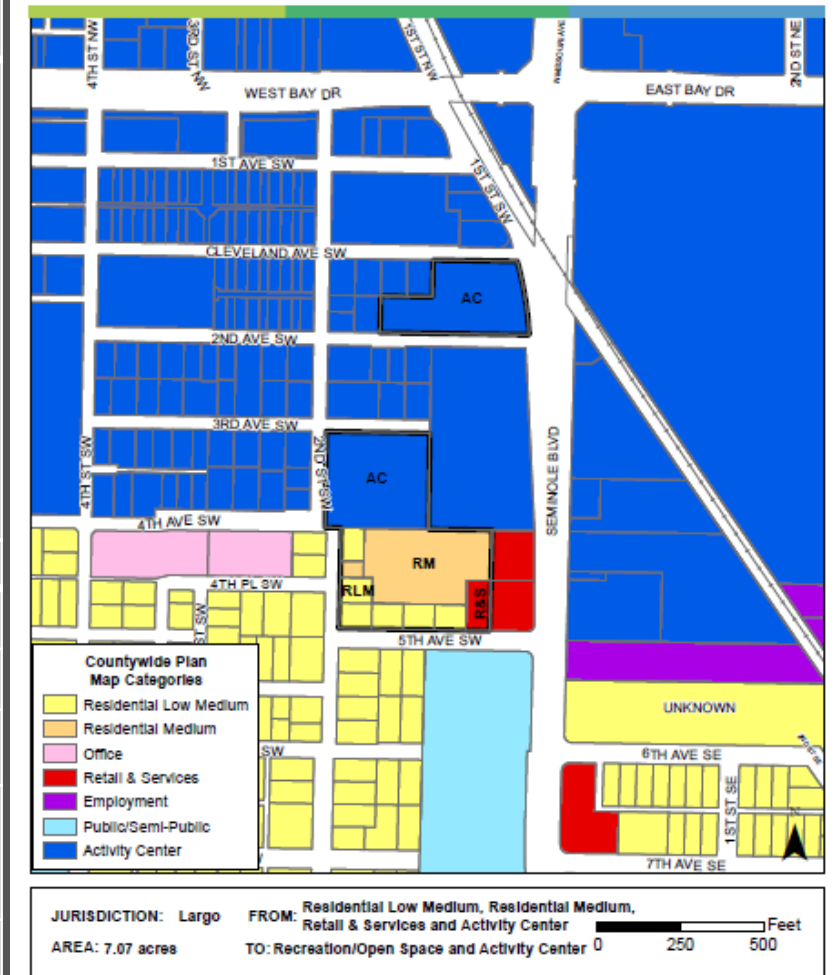
Current Countywide Plan Map Category

Category: Retail & Services

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 Retail Commercial Commercial/Business Service Commercial Recreation Residential Equivalent Vacation Rental pursuant to provisions of Section 500.242(1)(c), Florida Statutes Recreational Vehicle Park Temporary Lodging Research/Development-Light Storage/Warehouse/Distribution-Light Manufacturing-Light Recreation/Open Space Community Garden Agricultural-Light 		<ul style="list-style-type: none"> Manufacturing- Medium 	<ul style="list-style-type: none"> Institutional Transportation/Utility Agricultural Ancillary Nonresidential
Use	Density/Intensity Standard		
Residential and Vacation Rental Use	Shall not exceed 24 units per acre (UPA)		
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 24 UPA		
Recreational Vehicle Use	Shall not exceed 24 UPA		
Temporary Lodging Use	Shall not exceed 1) 40 UPA; or 2) in the alternative, upon adoption of provisions for compliance with Section 5.2.1.3 of the Countywide Rules, the density and intensity standards set forth in Table 6 therein; or 3) in the alternative, the nonresidential intensity standards may be used		
Nonresidential use	Shall not exceed a floor area ratio (FAR) of 0.55, nor an impervious surface ratio (ISR) of .90		

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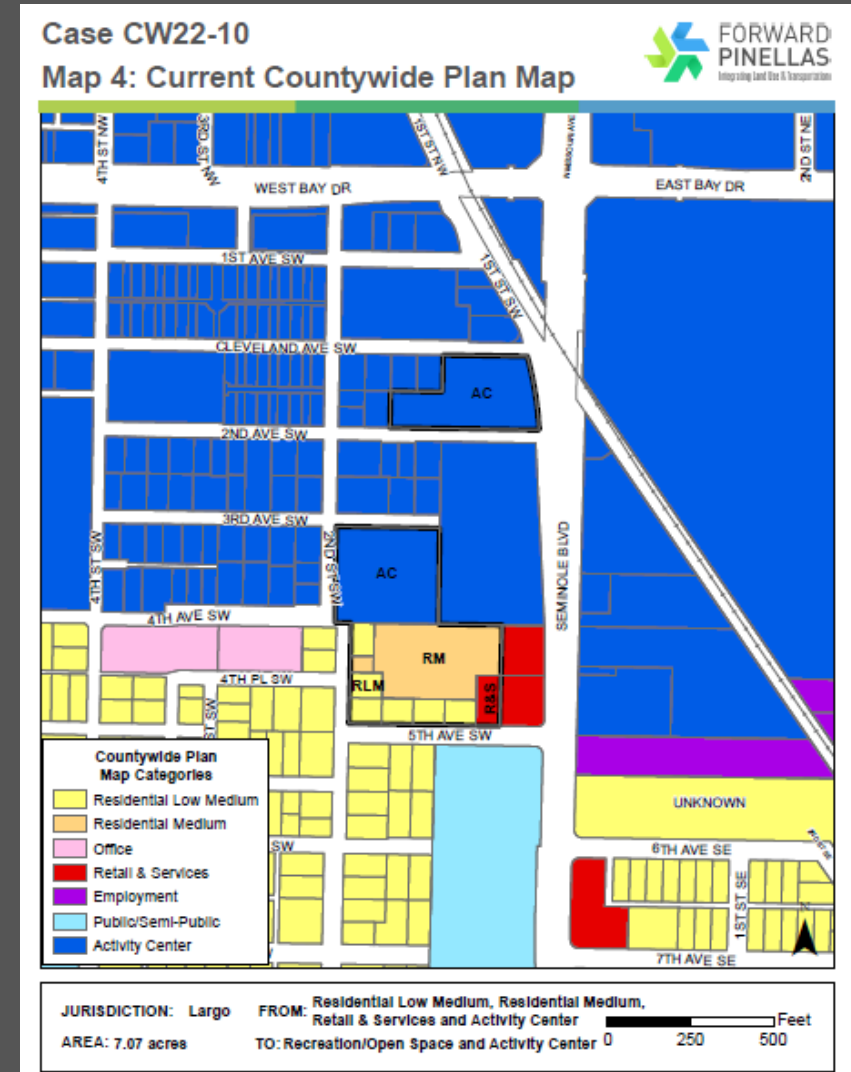
Map 4: Current Countywide Plan Map



Current Countywide Plan Map Category

- **Category: Activity Center**
- **Permitted Uses:** As determined by the local government’s implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and the use provisions of Section 6.2.4
- **Density/Intensity Standards for Major Activity Center:**

Use	Density/Intensity Standard
Residential	Shall not exceed 150 UPA
Temporary Lodging	Shall not exceed 250 UPA
Non-Residential or Mixed-Use Intensity	Shall not exceed 5.0 floor area ratio (FAR)



Proposed Countywide Plan Map Category

- Category: Recreation/Open Space**

Permitted Uses Not Subject to Acreage Threshold		Permitted Uses Subject to a Five Acre Maximum
<ul style="list-style-type: none"> Recreation/Open Space Community Garden Agricultural – Light Electric substations in compliance with Section 163.3208, F.S. 		<ul style="list-style-type: none"> Transportation/Utility
Use	Density/Intensity Standard	
All uses	No use shall exceed a FAR of 0.25 nor an ISR of 0.60	



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Recreation/Open Space and Activity Center categories.
- 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 Rules and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located on a roadway segment operating at an LOS “D” or above; therefore, those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located on an SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): The amendment area is not located in the CHHA; therefore, those policies are not applicable.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area is located in the Largo West Bay Redevelopment District; however, the proposed amendment will not significantly impact the Activity Center.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is not located adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
7. Reservation of Industrial Land: The amendment area does not involve Employment or Industrial designated land; therefore, those policies are not applicable.



Public Comments

- There were no public comments received for Case CW 22-09.

