



FORWARD  
PINELLAS

Integrating Land Use & Transportation

# Pinellas Planning Council Countywide Plan Map Amendment

CW 22-11

Largo

May 11, 2022

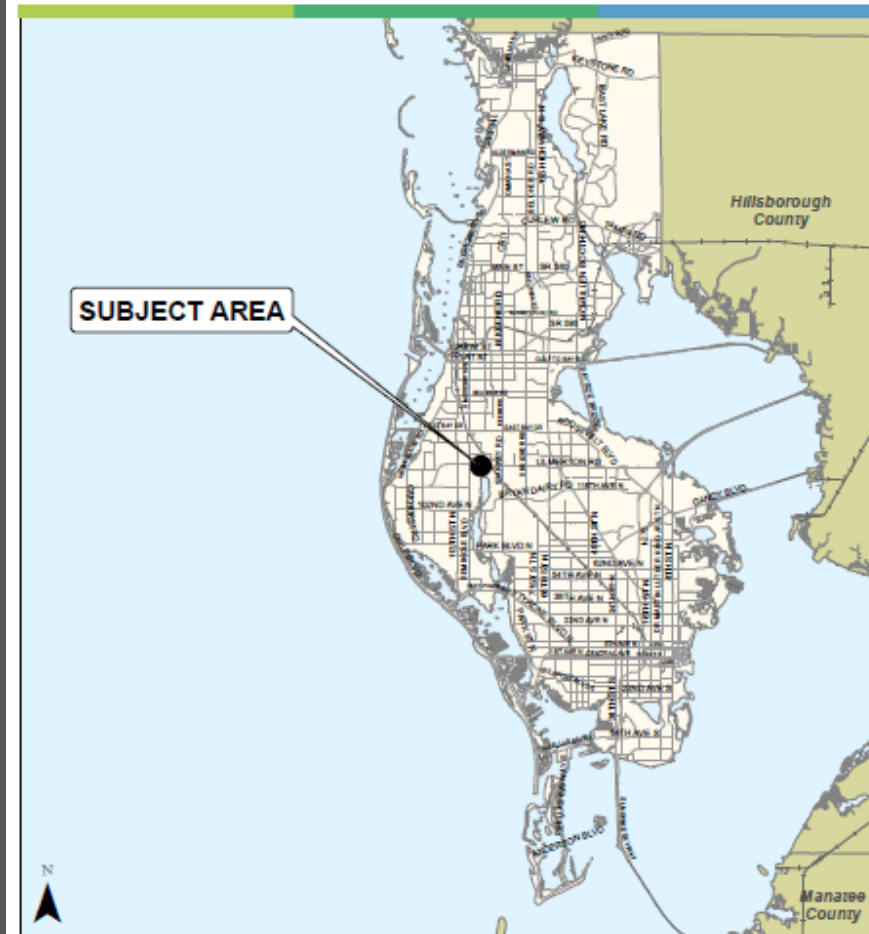


## City of Largo Requested Action

- The City of Largo seeks to amend a property Activity Center to Activity Center
- The purpose of the proposed amendment is to address an existing non-conforming property, which is used as a restaurant

Case CW22-11

Map 1: Location Map



JURISDICTION: Largo

FROM: Activity Center

AREA: 3.24 acres

TO: Activity Center

0 4 8 Miles

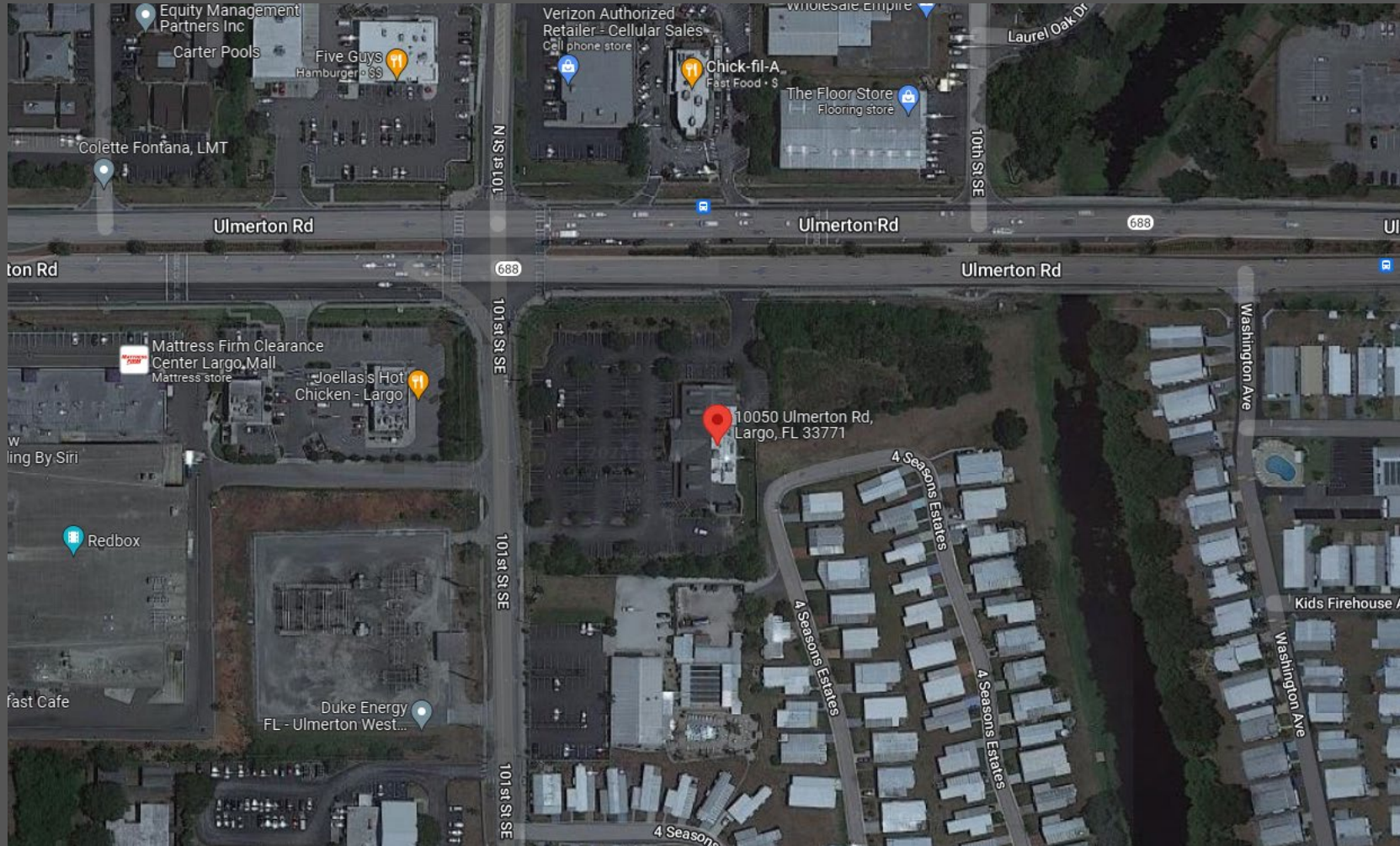


## Site Description

- **Location:** 10050 Ulmerton Road
- **Size:** 3.24 acres m.o.l.
- **Existing Uses:** Restaurant
- **Surrounding Uses:** Commercial retail, single-family residential



# Front of subject property

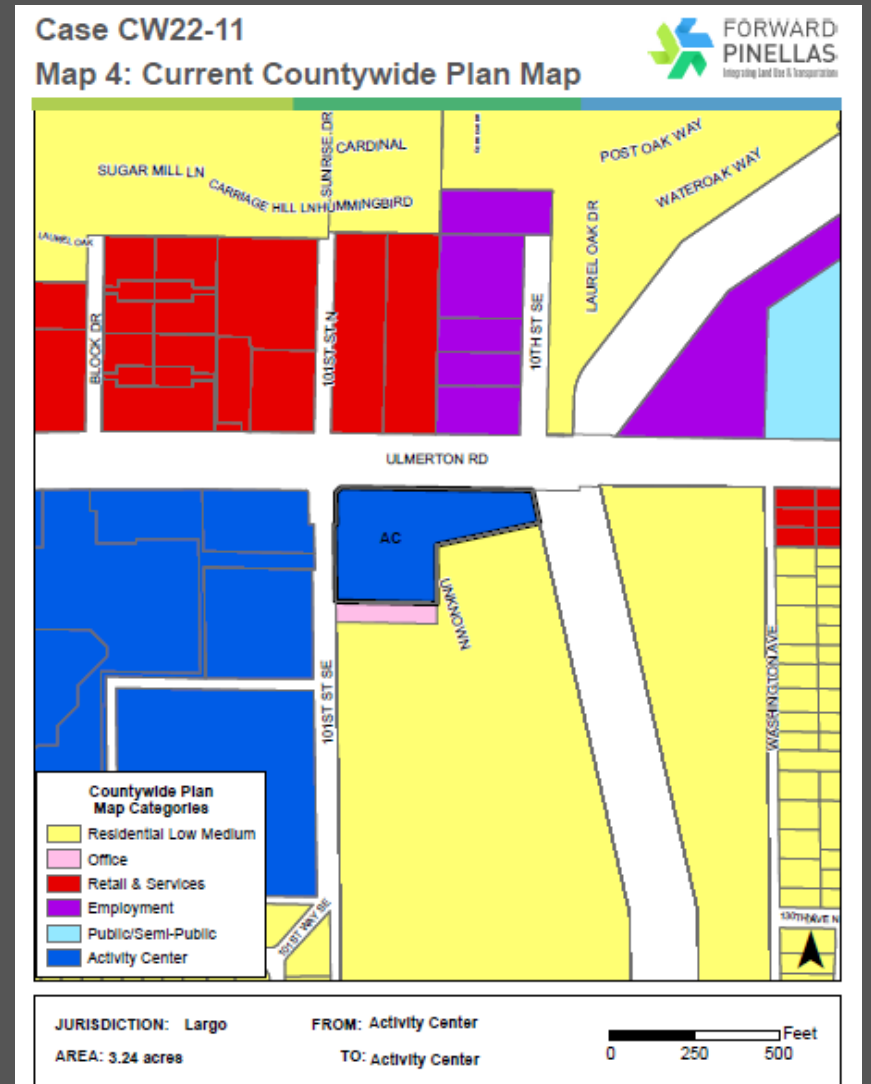


# Current and Proposed Countywide Plan Category

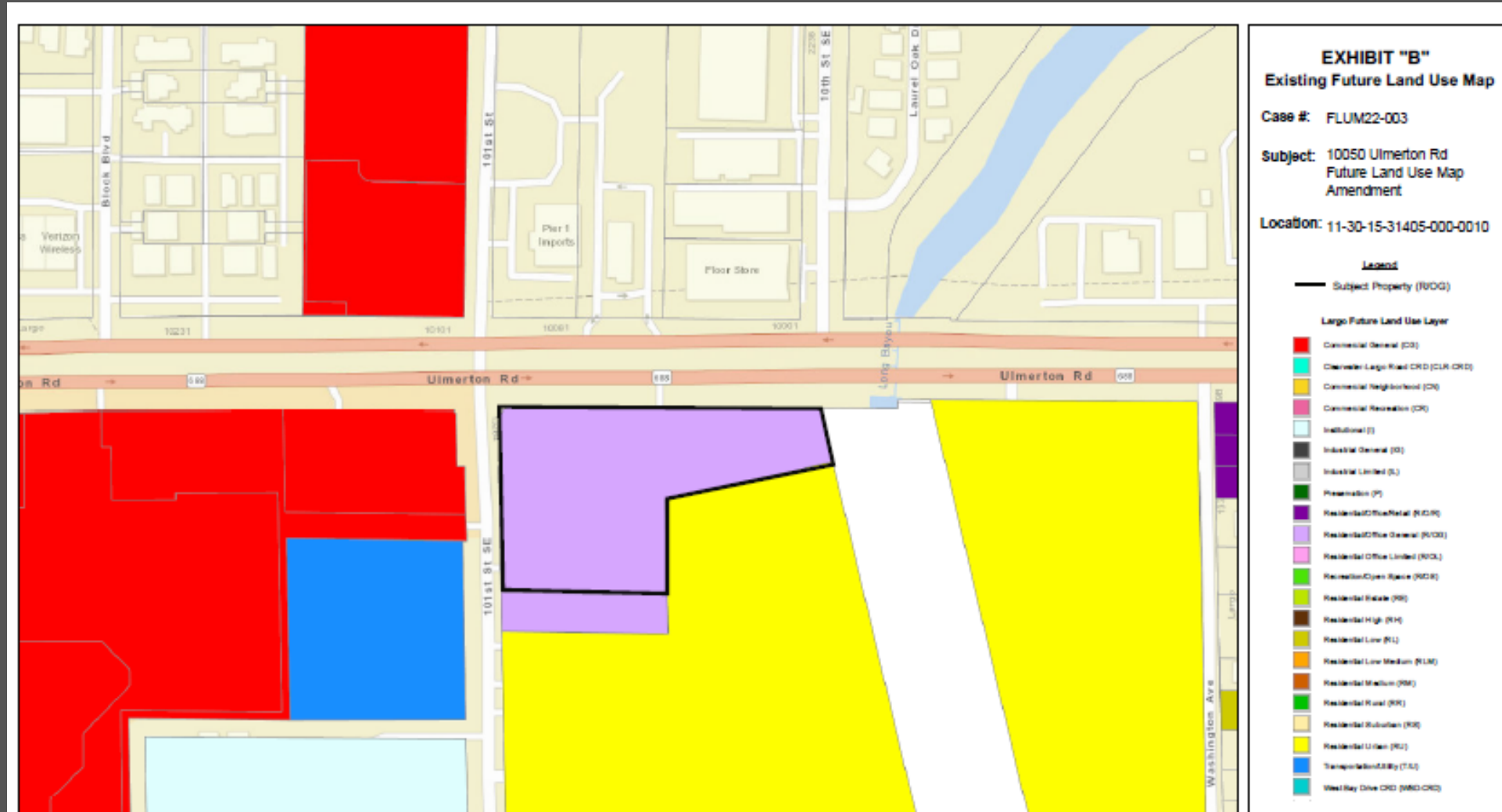
- **Category: Activity Center**
- **Permitted Uses:** As determined by the local government's implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide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

- **Density/Intensity Standards for Major Activity Center:**

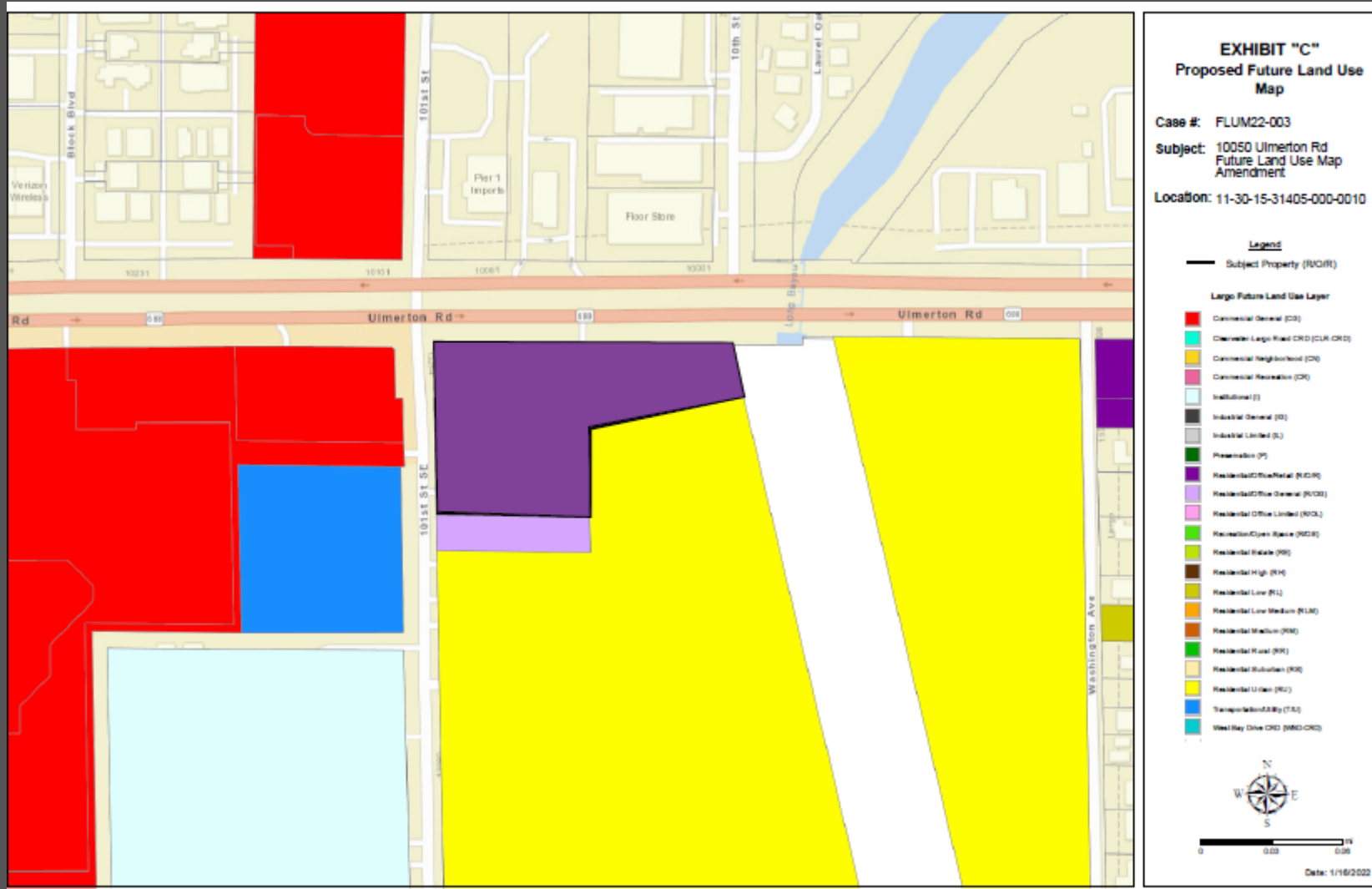
Use	Density/Intensity Standard
Residential	Shall not exceed 150 UPA
Temporary Lodging	Shall not exceed 250 UPA
Non-Residential or Mixed-Use Intensity	Shall not exceed 5.0 floor area ratio (FAR)



# Current Underlying Local Future Land Use Category: Residential/Office General

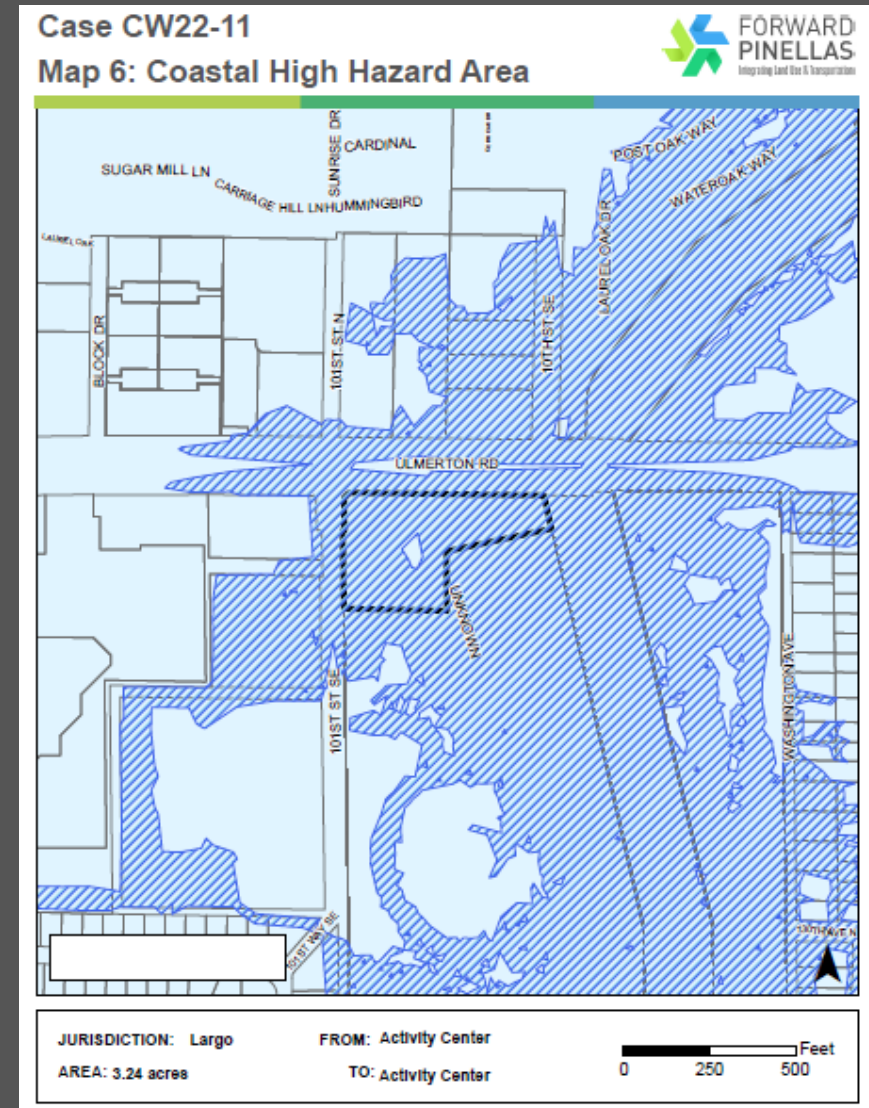


# Proposed Underlying Local Future Land Use Category: Residential/Office/Retail



## Coastal High Hazard Area

- Almost the entirety of the amendment area is located in the CHHA
- Proposed change will result in decrease in permissible floor area ratio (FAR) from 0.50 to 0.40 at the underlying local future land use level
- City of Largo limits residential density to 7.5 units per acre in their local Special Flood Hazard Area, regardless of land use designation
- The subject property has access to a designated evacuation route, and is located on a site of existing infrastructure





### **Conclusion:**

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Activity Center 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 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 located in CHHA but will have de minimus impact.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area is located in the Largo Mall Activity Center, but will not significantly impact the area.
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.

