



FORWARD
PINELLAS

Integrating Land Use & Transportation

Pinellas Planning Council Countywide Plan Map Amendment

CW 22-09

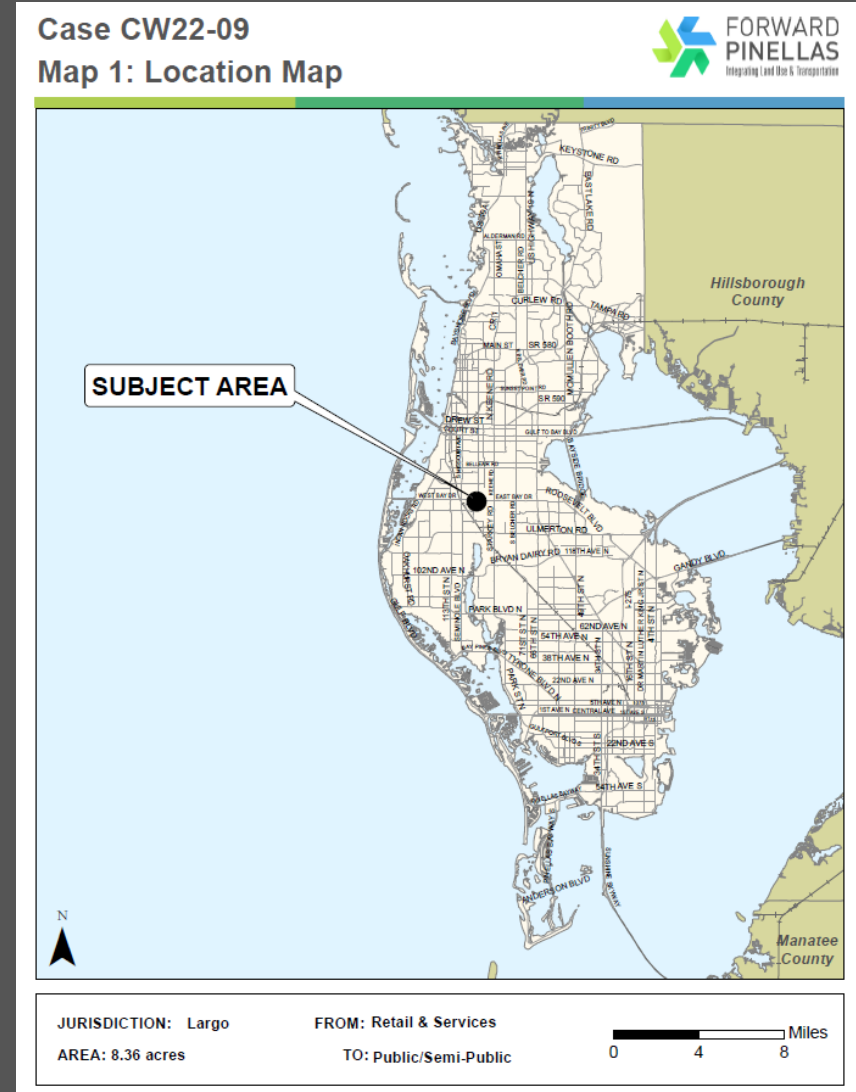
Largo

May 11, 2022



City of Largo Requested Action

- The City of Largo seeks to amend a property from Retail & Services to Public/Semi-Public
- The purpose of the proposed amendment is to allow the expansion of an existing religious institution



Site Description

- **Location:** 1199 East Bay Drive
- **Size:** 8.36 acres m.o.l.
- **Existing Uses:** Religious institution
- **Surrounding Uses:** Commercial retail, recreation/open space, single-family residential



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Map 3: Aerial Map



JURISDICTION: Largo

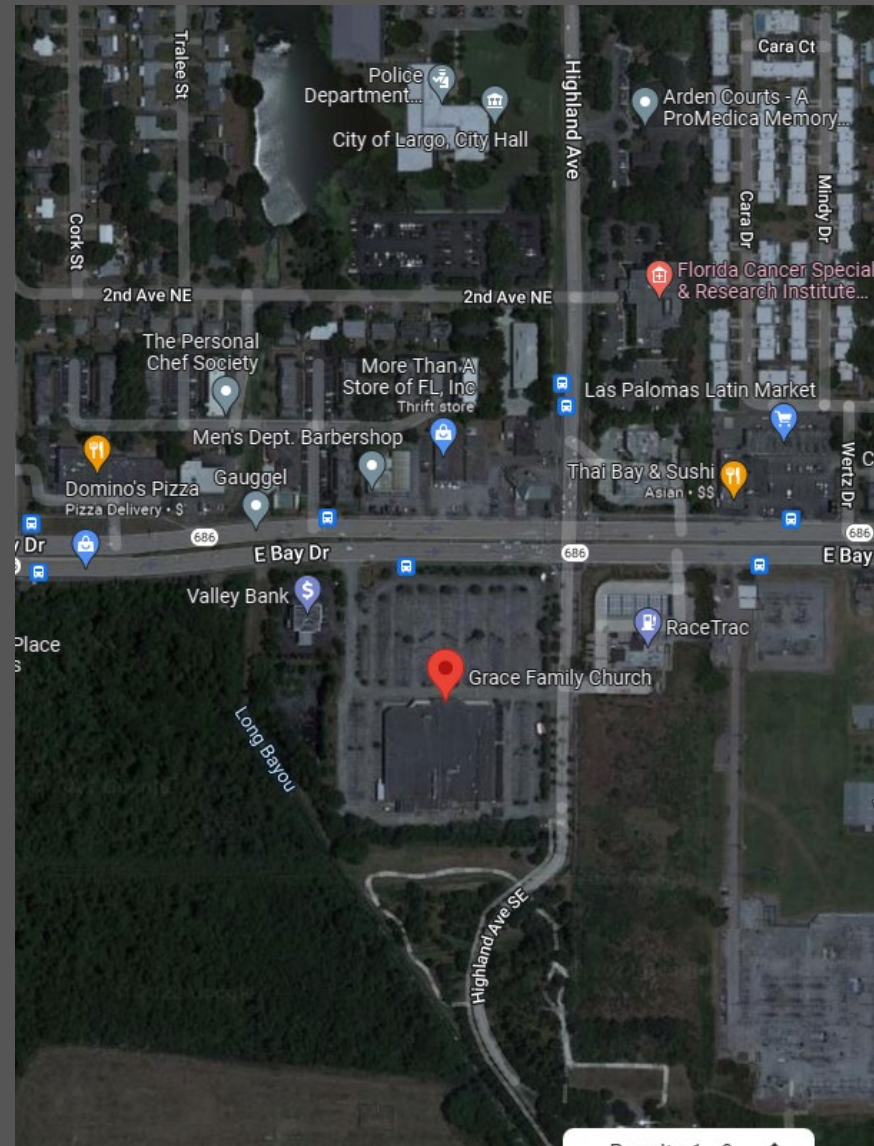
FROM: Retail & Services

AREA: 8.36 acres

TO: Public/Semi-Public

0 250 500 Feet

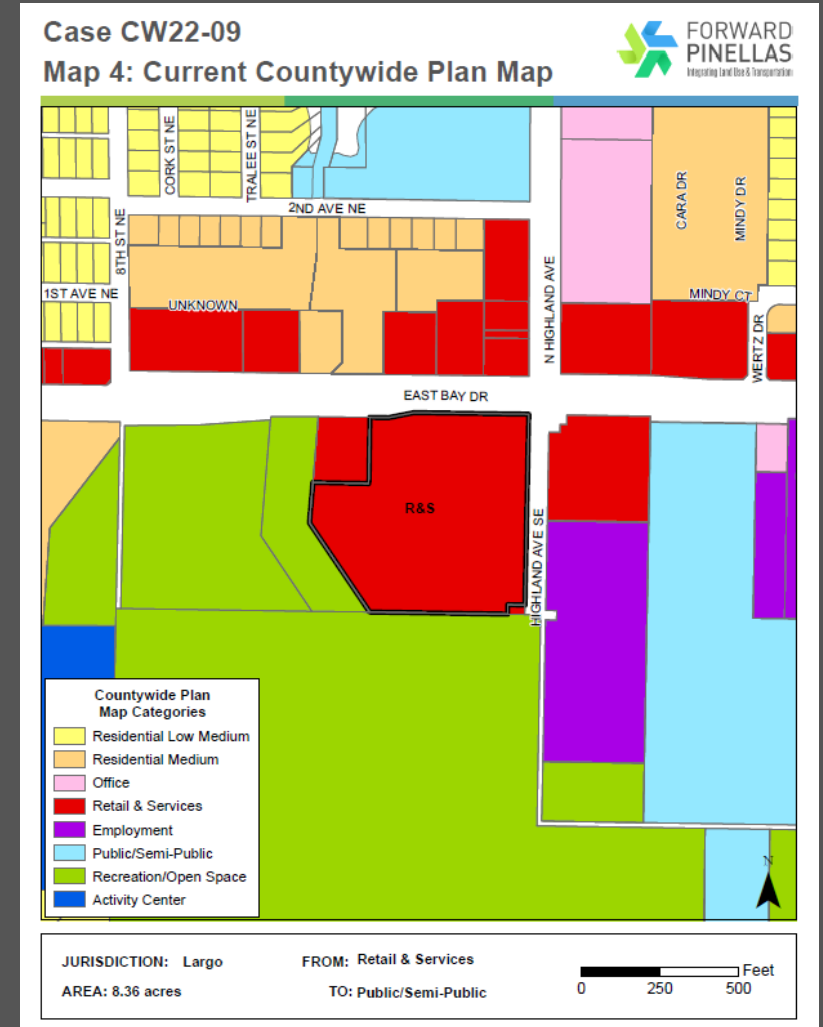
Aerial View of Grace Family Church and Surrounding Area



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	



Current Countywide Plan Map Category

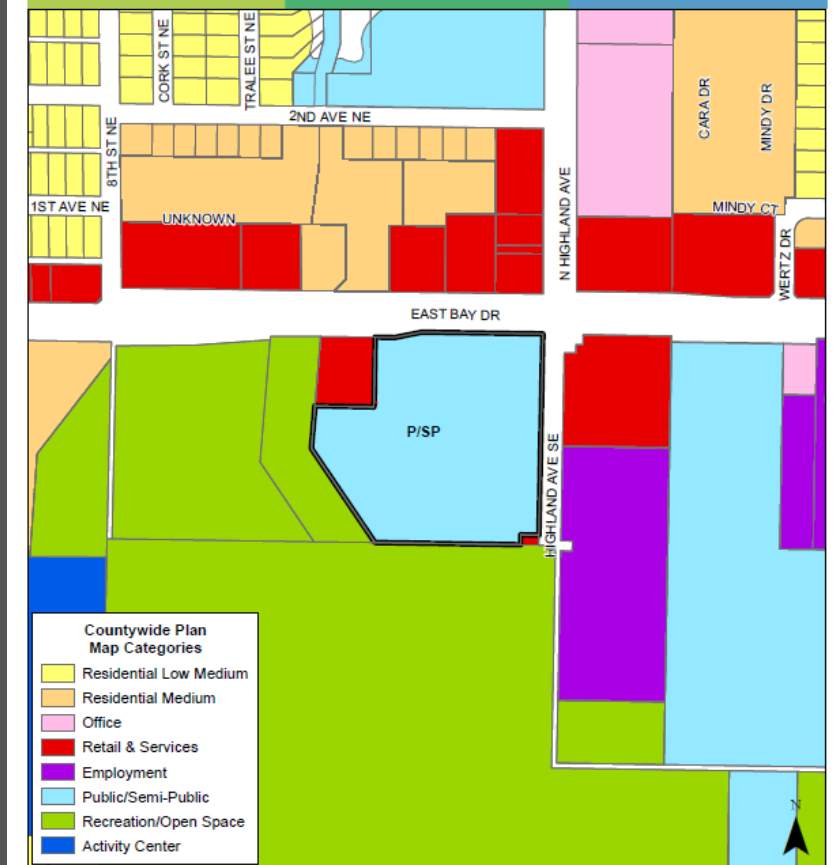
- Category: Public/Semi-Public**

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"> Institutional Transportation/Utility Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Storage/Warehouse/Distribution-Light Garden Agricultural-Light Ancillary Nonresidential 	N/A	N/A
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, nor an impervious surface ratio (ISR) of .85. Transportation/utility uses shall not exceed an FAR of .70, nor an 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.	



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Map 5: Proposed Countywide Plan Map



JURISDICTION: Largo FROM: Retail & Services
 AREA: 8.36 acres TO: Public/Semi-Public

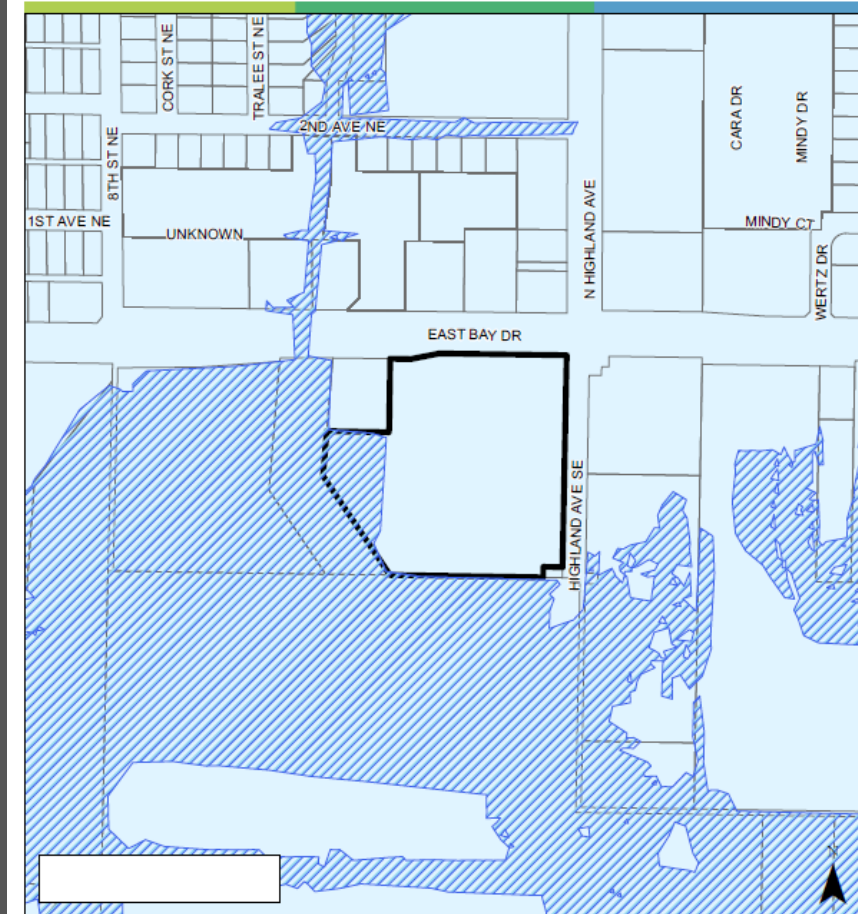
0 250 500 Feet

Coastal High Hazard Area

- Approximately 0.96 acres of the amendment area is located in the CHHA
- The proposed amendment will result in a decrease in maximum allowable residential density from 24 units per acre to 12.5 units per acre
- Amendment area has access to evacuation route (East Bay Drive) and utilizes existing building and infrastructure and disturbed area

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Map 6: Coastal High Hazard Area



JURISDICTION: Largo

FROM: Retail & Services

AREA: 8.36 acres

TO: Public/Semi-Public

0 250 500 Feet



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Public/Semi-Public 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 not located in an AC or MMC; therefore, those policies are not applicable.
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.

