STAFF REPORT AND RECOMMENDATIONS
PLANNING & DEVELOPMENT SERVICES DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

MEMO DATE: November 16, 2018
AGENDA DATE: December 6, 2018
TO: City of Largo Planning Board
FROM: Katrina Lunan-Gordon (Case Planner)
SUBJECT/CASE: FLUM18-002 – 2550 ROOSEVELT BLVD FUTURE LAND USE MAP AMENDMENT

INTRODUCTION:
The applicant, Katherine E. Cole, Esq., agent for Carmax Auto Superstores, Inc., is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for a portion of the property located at 2550 Roosevelt Boulevard. The applicant is requesting an amendment for Lot 4, totaling 2.45 acres MOL from Residential Low (RL) to Commercial General (CG). The current land use classification is shown on Exhibit “B” and the proposed classification is shown on Exhibit “C”. The current Countywide Plan Map shown on Exhibit “E”, has a Residential Low Medium (RLM) category, whereas the above requested FLUMA will require an amendment to the Countywide Plan Map.

PURPOSE AND INTENT:
As shown on Exhibit “D”, the approximate 2.45-acre subject property (also known as CarMax, the Auto Superstore) is located on the most northern portion at the northeast corner of Roosevelt Boulevard, between Dodge Street and US Highway 19 N. Official records from the City indicate that the property was annexed over a period of time between 1992 and 1998. Pursuant to Annexation Agreement: A5-28-92 (1992), the southern portion of the subject property underwent a Level II Full Scale Review to construct a CarMax automobile dealership on an undeveloped 17.495 acre site. The approved Site Plan (D1-48-97CR), included the annexation of the northern parcels (A & B as illustrated in Figure 1) in addition to undergoing a land use amendment (L5-01-98SA), resulted in Annexation Agreement: A5-03-98 (1998). The annexation map is shown in Figure 1. The land use classifications approved as part of the land use amendment for the subject property are as follows:

1. A – Commercial General (CG);
2. C – Residential Low (RL); and

Water Drainage Feature (WDF) is applied as an overlay in conjunction with an underlying land use classification as a means of defining existing or proposed water and drainage features which may be part

Figure 1: Annexation Agreement A5-3-98 (1998)
of an allowable development. However, WDF is no longer applicable based on the Countywide Plan Map, the City of Largo Future Land Use Map and/or Table FLUE-1, Comprehensive Plan: Forwarding Our Future 2040 because it has no associated uses, density and/or intensity. Therefore, the approximate 2.45-acre subject property is classified as Residential Low (RL) on the City’s adopted Future Land Use Map (FLUM). Furthermore, the Forward Pinellas Countywide Plan Vision Map has identified the area surrounding US Highway 19 and Roosevelt Boulevard (includes the subject properties) as a major activity center which makes this area eligible to be designated as an Activity Center utilizing the Major Center subcategory by the City of Largo.

If the FLUM amendment is approved, the current property owners intend to expand the existing car dealership (CarMax) for additional vehicle storage. A Commercial General (CG) land use classification on the subject parcel would allow for “vehicle sales or rental” and/or “storage” and will be reviewed and approved by staff during the site plan review process.

**APPLICANT INFORMATION:**

**NAME/TITLE:** Katherine E. Cole, Esq.

**COMPANY:** Hill Ward Henderson

**ADDRESS:** 600 Cleveland Street, Suite 800

**CITY/STATE/ZIP CODE:** Clearwater, FL 33755

**APPLICANT’S STATUS:** Agent

**SITE INFORMATION:**

**ADDRESS:** 2550 Roosevelt Boulevard, Clearwater, FL 33760

**LOCATION:** North of Roosevelt Boulevard; East of US Highway 19 N

**PARCEL ID NUMBERS:** 32-29-16-13188-000-0020

**LOT SIZE:** 2.45 acres mol (106,722 sq. ft.)

**EXISTING LAND USE:** Automobile Rental Agency, Used Car Lot, Trailer Rental, Truck & Van Rental

**FUTURE LAND USE:** Residential Low (RL)

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Land Use</th>
<th>FLU</th>
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<tbody>
<tr>
<td>North (portion thereof is located in Unincorporated Pinellas County)</td>
<td>Single-Family Homes; Automobile Rental Agency, Used Car Lot, Trailer Rental, Truck &amp; Van Rental</td>
<td>Residential Low (RL) Retail &amp; Services (R&amp;S) (Unincorporated Pinellas County)</td>
</tr>
<tr>
<td>South (across from Roosevelt Boulevard)</td>
<td>Automobile Rental Agency, Used Car Lot, Trailer Rental, Truck &amp; Van Rental; Convenience Store; Restaurant; Vacant Commercial Land; Financial Institution</td>
<td>Commercial General (CG)</td>
</tr>
<tr>
<td>East (portions thereof are located in Unincorporated Pinellas County)</td>
<td>Single-Family Homes</td>
<td>Residential Low (RL) Residential Low Medium (RLM) (Unincorporated Pinellas County)</td>
</tr>
<tr>
<td>West (portions thereof are located in Unincorporated Pinellas County and across from US Highway 19 N)</td>
<td>Automobile Rental Agency, Used Car Lot, Trailer Rental, Truck &amp; Van Rental; Mini-Storage Warehouse; Neighborhood Shopping Center; General Office Building</td>
<td>Commercial General (CG) Retail &amp; Services (R&amp;S) Office (O) (Unincorporated Pinellas County)</td>
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**PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY:**

1) A5-28-92: Annexation agreement for the southern portion
2) A5-03-98: Annexation agreement for the northern portion
3) D1-48-97CR: Request for a Full Scale Review to construct an automobile dealership on an undeveloped 17.495 acre site, comprised of three (3) parcels with land use classifications of CG and RL.
4) L5-01-98SA: Request for a Land Use Plan Map Amendment of Area 1 from CG to RL and Area 2 from RL to Water/Drainage Feature.

APPLICABLE CDC CHAPTERS/SECTIONS:

1) Chapter 4: Hearing Procedures in General, Section 4.5: Level IV, Comprehensive Plan Future Land Use Map Amendment; and
2) Chapter 5: Land Use Classifications.

REVIEW CRITERIA FOR FUTURE LAND USE MAP AMENDMENT:

In reviewing the applicant’s FLUMA request for the subject property, staff considered the extent to which the request complies with Section 163.3187 of the Florida Statues and conforms with the standards set forth in Section 4.5.3 of the Comprehensive Development Code (CDC).

A. Consistency: Comprehensive Plan amendments shall be reviewed for consistency with the goals, objectives, and policies of the Comprehensive Plan and Ch. 163, Part II, Florida Statues and the Countywide Rules (CDC Subsection 4.5.3 A).

I. Consistency with Comprehensive Plan: Forwarding Our Future 2040:

1. The subject property is currently classified by the Largo Comprehensive Plan: Forwarding Our Future 2040 Future Land Use Map as Residential Low (RL). Future Land Use Element (FLUE), Policy 1.1.1 of the Comprehensive Plan, requires that the City maintain consistency of the Future Land Use Map (Map 1) and the Countywide Plan Map Categories, where Map 1 provides the City of Largo’s adopted Land Use Classifications as identified in Table FLUE-1. The applicant’s request to change the classified use of the subject property from RL to Commercial General (CG) is consistent with the corresponding Countywide Plan Map Category, “Retail & Services (R&S)”. R&S is surrounding the subject property on 2 of 4 sides.

2. Table FLUE-1 describes and characterizes CG as, “the classification generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use, and in areas in proximity to and with good access to major transportation facilities including mass transit.” The applicant’s request to change the classified use of the subject property from RL to CG is consistent with Table FLUE-1. Located within a major activity center as seen in Map 3: Activity Centers and Special Corridors, the property is surrounded on 2 of 4 sides with a CG land use classification with commercial development on all four corners at the intersection of Roosevelt Boulevard (principal arterial roadway) and US Highway 19 N (primary corridor). The CG land use classification meets the consistency/locational criteria.

3. The applicant’s request to change the classified use of the subject property from RL to CG is also consistent with the following objectives and policies of the Comprehensive Plan: Forwarding Our Future 2040:

   1. FLUE, Policy 1.1.2: Ensure compatibility among land use classifications by preserving its characteristics throughout existing and future development in order to accommodate anticipated growth.
   2. FLUE, Policy 1.1.3: Coordinate with adjacent jurisdictions and local government plans to ensure compatibility with existing and future planed uses along its common boundaries.
   3. FLUE, Objective 1.3: Create a planning framework and implementation strategy that will enhance the livability and accessibility of Largo; promote public health and place-making principles; strengthen community identity, improve economic sustainability and enhance the aesthetics of the City.
   4. FLUE, Objective 2.2: Devote effort to redevelopment and infill of existing commercial or residential areas that will provide alternatives to sprawl; conserve land; support and maximize each interrelated planning system.
   5. Transportation Element (TR) Objective 1.2: Direct high intensity/density and mixed-use
development towards the City’s activity centers and special corridors (Map 3).

6. TR Objective 1.5: Encourage (re)development that supports the expansion of an accessible, connected, convenient, equitable, and sustainable citywide multimodal transportation system.

7. Economic Development Element (ED) Objective 3.1: Promote redevelopment of the Community Redevelopment Districts, Multimodal Corridors, and Activity Centers that will help create unique vibrant places that have a mix of uses, promotes walkability, connectivity and enhances the overall viability.

II. Consistency with Ch. 163, Part II, Florida Statutes:

1. The applicant’s request does not involve a text change to the goals, objectives and policies of the City’s Comprehensive Plan, but only proposes a land use change to the City’s Future Land Use Map for a specific property that comprises less than 10 acres. Furthermore, the subject real property is not located within an area of critical state concern and will not be developed to include affordable housing units as defined in the state statutes. Lastly, the City has not, in this calendar year, exceeded the 120-acre threshold established in the statutes. As such, the Applicant’s requested land use map amendment meets the statutory criteria of a small scale development amendment.

III. Consistency with the Countywide Rules:

1. Section 2.3.3.7 Category/Symbol, Retail & Services (R&S) - Locational Characteristics of the Countywide Rules, describes and characterizes R&S as, “the category generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors depicted on the Transit-Oriented Land Use Vision Map (attached), where its proximity to transit service supports the type and density/intensity of the proposed use characteristics.” The applicant’s request to change the category use of the subject property from Residential Low Medium (RLM) to R&S is consistent with Section 2.3.3.7. Located within a major activity center, the property is also located within ¼ mile of the center line of Roosevelt Boulevard, which is depicted as a Primary Corridor on the Transit-Oriented Land Use Vision Map (attached).

B. Compatibility: Amendments shall not result in incompatible land use classifications for adjacent parcels or a neighborhood based on standards set out in the Comprehensive Plan and the compatibility criteria established in this CDC. All proposed development will be reviewed and approved by staff during the site plan review process.

Section 4.5.3 B Compatibility Review of the CDC:

I. Impacts on Public Facilities and Services

1. Transportation: According to the 2017 Annual Level of Service (LOS) Report, Roosevelt Boulevard/SR 686 (49th St. NB RAMP to US 19) is operating at LOS C. The proposed land use designation of CG is not expected to significantly impact the LOS on Roosevelt.

In addition, the subject property is located just north of a PSTA transfer facility located in the Walmart shopping center at the corner of Roosevelt Boulevard and US Highway 19 and is located on the PSTA core network route which has access to the regional express and frequent local; and there are two (2) PSTA bus stops immediately in front of the property on Roosevelt Boulevard.

2. Sanitary Sewer: There is an existing wastewater collection system on the southern portion of site where the existing CarMax was developed. The proposed land use designation will not result in a significant increase in the amount of wastewater generated. However, all proposed development will be reviewed and approved by staff during the site plan review process.

As contained in the Comprehensive Plan, Sanitary Sewer Subelement, Policy 1.2.6: Operate the wastewater treatment plant at or below 90% of design capacity on an annual average.

3. Potable Water: The subject property will tie into the existing Pinellas County Utilities potable water network. Potable water demand is not expected to significantly increase with the change of use.
As contained in the Comprehensive Plan, Water Conservation Subelement, Policy 1.1.3: Sustain the level of service standard for potable water that is 120 gallons per capita per day (gcpd) until the year 2026 (next ten-year planning period), through the Pinellas County Ten-Year Water Supply Facilities Work Plan.

4. **Drainage:** Upon submittal of a future project application, the applicant will have to comply with the standards of the Largo Comprehensive Development Code, Southwest Florida Water Management District regulations, and Florida Department of Transportation regulations. The City provides stormwater drainage facilities and services throughout the City's planning service area in order that the health, safety and welfare of the inhabitants of the City may be protected.

The existing or future drainage conveyance systems on private properties are maintained by the property owners. Discharges into public stormwater systems are the responsibility of the jurisdictional authority. In the event further development or redevelopment occurs on the property, stormwater systems will be improved or constructed, by the property owner, in accordance with the rules and regulations of the City and Southwest Florida Water Management District, and Florida Department of Transportation regulations.

As contained in the Comprehensive Plan, Stormwater Subelement, Policy 1.1.1: The City shall utilize the following Level of Service (LOS) standards for flood control and water quality:

1) **Flood Control:**
   - A) Stormwater Management Systems that have a positive outfall shall be designed for a 25-year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.
   - B) Stormwater Management Systems that have no positive outfall shall be designed for a 100-year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.

2) **Water Quality:**
   - A) Stormwater ponds, or other similar Stormwater Management Systems, shall be designed to treat the first ½ inch of runoff unless it is an impaired water body; then the SWFWMD guidelines are followed.

5. **Solid Waste:** Solid waste services are currently provided by the City of Largo and will continue to be provided by the City for the use on site. No significant increase in solid waste is expected as a result of the future land use map amendment.

As contained in the Comprehensive Plan, Solid Waste Subelement, Policy 1.1.1: Comply with the LOS Standard for solid waste disposal of 1.30 tons of solid waste disposed per person per year in accordance with Pinellas County's adopted LOS Standard, while striving to reduce this number.

6. **Fire Protection, Rescue and Emergency Medical Services:** The property is currently located in the Largo Fire District. Largo's Fire and Rescue services have the ability to serve the property currently and following the proposed future land use amendment. Service is provided by Fire Station #40, located less than 2 miles from the property. Fire, rescue and emergency response services in Pinellas County are provided by first responder agreements.

7. **Financing Municipal Services:** The major revenues that are collected from properties within the City limits (including the property) include ad-valorem taxes, stormwater fees, sanitary sewer monthly fees and impact fees, solid waste collection fees, communication service taxes, municipal utility taxes, franchise fees, and local business tax receipt fees. The revenues collected from properties are distributed into the City's General Fund, Wastewater Fund, Stormwater Fund and/or the Solid Waste Fund. In addition, the City will collect development fees at the time of any future development review and permitting, which includes: site plan review fees, infrastructure and building permit fees, recreation impact and facility fees, reclaimed water fees (if applicable), and other fees. These funding sources pay for the cost of providing municipal services to properties located within the City of Largo's municipal boundaries. Services the City will provide or is already providing to properties include,
sanitary sewer, stormwater management, police, code enforcement, recreation and parks, library, solid waste, fire protection, and road/right-of-way improvements. The City, through its Capital Improvements Element (CIE) of the Comprehensive Plan, annual budget, Capital Improvement Program (CIP) and other funding sources identifies all new capital and municipal improvements that may be necessary in providing any unforeseen infrastructure, transportation or other needs.

8. **Other:** Should the property receive approval for the FLUM change and the property be developed all appropriate current and future City services not listed above are or will be available to the property on substantially the same basis and in the same manner as such services are provided within the rest of the City. Based on the information presented above, the City has the ability to provide municipal services to the area where the property is located.

The current future land use classification for the 2.45 acres MOL subject property is Residential Low (RL). If approved through this FLUMA process, the proposed CG classification would allow development appropriate to provide commercial goods and services on a citywide basis. To furthermore ensure that the compatibility criteria established in this CDC is met, the development proposed now or for the future, will be reviewed and approved by staff during the site plan review process.

II. **Demonstration of Need**

1. The subject property is currently vacant and has a surface water body/retention area that supports the development of the surrounding parcels, while providing a buffer that separates a higher density/intensity use from a less dense property use. Currently classified as RL, residential development does not appear to be viable at this location. The property is underutilized and is only accessible through the existing dealership to the south. An expansion of a previously approved site plan from 1998 demonstrates additional vehicle storage with no access to/through the adjacent residential roads to the north and/or east. Based on market conditions and the time that it took over the past 20 years, the applicant is now requesting this formal change to accommodate the previous proposed Phase II expansion, per the applicant.

III. **Parcels Ability to Develop in Compliance of CDC Standards**

1. Upon submission, staff will review future site plans to ensure that the CDC requirements are met when the property is redeveloped.

   There is no evidence that the parcels cannot be developed in full compliance with the CDC under the proposed Future Land Use Map designation.

IV. **Special Flood and Coastal High Hazard Area/Hurricane Evacuation**

1. The subject property is located within unshaded Zone X, which is not located within a Special Flood Hazard Area;

2. The subject property is not located within the Coastal High Hazard Area; and

3. The subject property is in Evacuation Zone C.

4. The proposed amendment does not create any significant negative impacts.

V. **Scenic/Noncommercial Corridors**

1. The subject property is not located adjacent to a roadway designated as a Scenic/Noncommercial Corridor.

**PUBLIC NOTIFICATION REQUIREMENTS:**

- **MAILED WRITTEN NOTIFICATION:** November 6, 2018
- **PUBLISHED NEWSPAPER NOTIFICATION:** November 20, 2018
- **POSTED PROPERTY NOTICE:** November 29, 2018
STAFF RECOMMENDATION:

Staff recommends approval of the proposed Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for a portion of the property located at 2550 Roosevelt boulevard, Lot 4, totaling 2.45 acres mol from Residential Low (RL) to Commercial General (CG). Staff finds the project meets the requirements of Section 4.5 of the CDC and is consistent with the goals, objectives and policies of the adopted City of Largo Comprehensive Plan: Forwarding Our Future 2040, Pinellas Countywide Plan Rules and Chapter 163, Florida Statues.

SUGGESTED MOTIONS FOR THE PLANNING BOARD:

I MOVE TO APPROVE FLUM18-002 - 2550 ROOSEVELT BLVD FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED FUTURE LAND USE MAP AMENDMENT MEETS THE REQUIREMENTS OF CDC SUBSECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS SUBJECT TO ALL STAFF RECOMMENDATIONS.

I MOVE TO APPROVE WITH CONDITIONS FLUM18-002 - 2550 ROOSEVELT BLVD FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED FUTURE LAND USE MAP AMENDMENT MEETS THE REQUIREMENTS OF CDC SUBSECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS SUBJECT TO THE FOLLOWING ADDITIONAL CONDITIONS: <LIST CONDITIONS FOR APPROVAL>

I MOVE TO DENY FLUM18-002 - 2550 ROOSEVELT BLVD FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED FUTURE LAND USE MAP AMENDMENT DOES NOT MEET THE REQUIREMENTS OF CDC SUBSECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS.

PLANNING BOARD ACTION:

PUBLIC HEARING DATE: December 6, 2018

RECOMMENDATION: _____ Approval (Vote _________)

____ Approval with conditions (Vote _________)

____ Denial (Vote _________)

________________________________________
Cheyrl Bowman, Chairperson

REPORT PREPARED BY: ____________________________
Katrina Lunan-Gordon
Planner II

APPROVED BY: _______________________________
Richard Perez, AICP
Planning Manager

DATE: November 16, 2018

Attachments:
Exhibit “A” - Location Map
Exhibit “B” - Existing Future Land Use Map
Exhibit “C” - Proposed Future Land Use Map
Exhibit “D” - Aerial Map
Exhibit “E” - Countywide Plan Map
Transit-Oriented Vision Map
Map 3: Activity Centers and Special Corridors
Narrative Summary of Request
Boundary Plan and Description
Conceptual Site Plan
EXHIBIT "E"  
COUTYWIDE PLAN MAP  

Case #: FLUM18-002  
Subject: Carmax Auto Superstores, Inc  
Future Land Use Map Amendment  
Location: 2550 Roosevelt Blvd  
32/29/16/13188/000/0020  

- Carmax Property  
- Subject Property (FLUM)  
- Residential Low Medium  
- Retail & Services  
- Public/Semi-Public  
- Preservation  
- Residential Medium  
- Largo City Limits  
- Office  

Map Location: THIS MAP WAS PREPARED BY THE CITY OF LARGO COMMUNITY DEVELOPMENT DEPARTMENT.
Background: The Applicant requests a future land use map amendment for a portion of the property located at 2550 Roosevelt Boulevard ("Property") from residential low to commercial general. This Property was part of an overall development plan that was previously in the unincorporated Pinellas County and annexed into Largo in stages beginning in 1992 with the final piece annexed in 1998. Upon the completion of the annexation to the Property, the Property was intended to have three distinct land use designations: "Commercial General" (11.6 acres), "Residential Low" (2.4 acres) and "Water Drainage Feature" (3.5 acres). The Water Drainage Feature designation was not ever placed on the Property reflecting the stormwater retention area on the site. The original site plan that was approved in 1998 by the City of Largo indicates a future expansion, a vehicle storage on the property that is proposed to be changed at this time.

The Residential Low area is proposed to be maintained as it is in the same vicinity as the existing residential area that was already developed. The current proposal to change a portion of the existing Residential Low area to Commercial General, consistent with the original plans approved in 1998 and the Applicant proposes to maintain the Residential Low, future land use designation of the area that was previously contemplated to have the Water Drainage Feature designation. This area is currently developed with a stormwater pond in its existing use and it provides a significant buffer to the single-family residential area adjacent to the owner's property.

This request for a Comprehensive Plan Amendment meets the criteria in Section 4.5.3 in the Code as follows:

A. Consistency: The Comprehensive Plan Amendment is consistent with the goals, objectives and policies of the Comprehensive Plan. The Commercial General classification is appropriate to locations adjacent to activity centers where surrounding land use is supported and compatible with intensive commercial use. This property is located at the intersection of Roosevelt Boulevard and U.S. 19 which is a significant commercial activity center with commercial development on all four corners of the intersection. The proposed used has existed since 1992, and any use in the Commercial General land use classification is generally consistent with the auto dealership, restaurant and retail uses on the corner. While Objective 1.2 which provides for maintaining adequate land designating for residential uses to accommodate future programs, it is unlikely that this residential use would ever be developed as such in light that it is surrounded by commercial uses and an existing stormwater pond that is used to supplement and support the existing commercial uses. Providing additional commercial property behind the U.S. 19 commercial property and the Roosevelt Boulevard commercial property allows for existing businesses to expand or relocate to this area.
B. Compatibility: This proposed amendment does not result in incompatible land use classifications for adjacent parcels. The Residential Low designation is being maintained adjacent to the residential property. This provides Commercial General designation adjacent to Commercial General property:

(i) Impact on Public Facilities and Service: There is minimal impact on public facilities and services for this less than 4 acre amendment from Residential Low to Commercial General.

(ii) Demonstration of Need: The Applicant previously demonstrated the need by showing a site plan from 1998 of this proposed Phase 2 expansion. Based on market conditions and the time that it took over the past 20 years, the Applicant is now requesting this formal change to accommodate the previous proposed.

(iii) The parcel can be developed in full compliance with all applicable standards of the CDC.

(iv) The proposed boundaries of the amendment take into account environmental resources. There are no existing environmental natural features on this site. There is a buffer between the stormwater pond and the proposed Commercial General activity.

(v) There are no special flood concerns on this site.

(vi) This Property is not located in a Coastal High Hazard Area.

(vii) The hurricane evacuation study 2010 edition will not be impacted as this is a Commercial General project and no residential development is proposed.

(viii) U.S. 19 and Roosevelt Boulevard is not a scenic, non-commercial corridor.

(ix) The proposed amendment is consistent with the goals, objectives and policies of the County-wide rules and the Comprehensive Plan and is an appropriate expansion of the retail and service area at the intersection of U.S. 19 and Roosevelt.
Projected Impacts

There are no projected impacts to the property by virtue of a land use plan amendment. The Property currently has a Residential Low designation and could be developed at this time; however, the Owner desires for commercial development and the opportunity for an existing business to fulfill its previous growth and expansion opportunities.

There are no protected natural habitats on site that would be impacted by development. The transportation network is not impacted as there is no access to roadways from the area – it will be part of an expansion of an existing use.
DESCRIPTION:

Lot 4, CARMAX – LONESTAR, according to the plot thereof recorded in Plat Book 119, Pages 89 through 91 of the Public Records of Pinellas County, Florida.

Containing 2.447 Acres (106,589 Square Feet), more or less.
OVERALL PARCEL = 6.110 ACRES
EXISTING LAND USE DESIGNATION = RESIDENTIAL LOW (RL)

PROPOSED PORTION OF PROPERTY TO REMAIN RESIDENTIAL LOW (RL) = 3.966 ACRES
EXISTING IMPERVIOUS STORM WATER DETENTION AREA IN THE RL PARCEL = 1.611 ACRES
ISR = 0.406

PROPOSED PORTION OF PROPERTY TO BE RECLASSIFIED COMMERCIAL GENERAL (CG) = 2.114 ACRES
PROPOSED IMPERVIOUS AREA IN THE CG PARCEL = 1.354 ACRES
ISR = 0.640
SITE CONSTRUCTION SPECIFICATIONS

I. GENERAL

A. DEFINITIONS

B. INTENT OF PLANS AND SPECIFICATIONS

The plans and specifications are intended to provide a preliminary design of the project. The plans and specifications shall be used as a guide for the construction of the project.

C. JURISDICTION

The importance of the plans and specifications is to provide a preliminary design of the project. The plans and specifications shall be used as a guide for the construction of the project.

D. DETAILED SPECIFICATIONS

A. TREE PROTECTION AND REMOVAL

The plans and specifications are intended to provide a preliminary design of the project. The plans and specifications shall be used as a guide for the construction of the project.

B. CLEARING AND GRADING

The plans and specifications are intended to provide a preliminary design of the project. The plans and specifications shall be used as a guide for the construction of the project.

C. SODGING

The plans and specifications are intended to provide a preliminary design of the project. The plans and specifications shall be used as a guide for the construction of the project.

D. DRAINAGE

The plans and specifications are intended to provide a preliminary design of the project. The plans and specifications shall be used as a guide for the construction of the project.