

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.:	Case CW 26-05
STAFF:	Emma Wennick, Program Planner
APPLICANT:	City of Largo
PROPERTY SIZE:	540 acres m.o.l.
CURRENT COUNTYWIDE PLAN MAP CATEGORY:	Activity Center, Residential Low Medium, Residential Medium, Retail & Services, Office, Employment, Public/Semi-Public, and Recreation/Open Space
PROPOSED COUNTYWIDE PLAN MAP CATEGORY:	Activity Center
CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	City of Largo – Multiple categories within the Clearwater-Largo Road Community Redevelopment District (CLR-CRD)
PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	City of Largo – Revised mixed-use framework and character districts associated with the Clearwater-Largo Road Community Redevelopment District (CLR-CRD)
LOCATION / PARCEL ID:	Generally located along Clearwater-Largo Road between Belleair Road and Rosery Road, including portions of Alternate U.S. Highway 19 and surrounding properties.
BACKGROUND SUMMARY:	The City of Largo requests to amend approximately 540 acres from multiple Countywide Plan Map categories to the Activity Center category.

The amendment area currently contains a mix of Countywide Plan Map designations including Activity Center, Residential Low Medium, Residential Medium, Retail & Services, Office, Employment, Public/Semi-Public, and Recreation/Open Space.

The proposed amendment would expand and modify the existing Clearwater-Largo Road Activity Center by incorporating approximately 297 additional acres of surrounding properties currently designated under several Countywide Plan Map categories. This action consolidates a fragmented set of land use designations into a single, coordinated Activity Center framework intended to guide long-term redevelopment. The Clearwater-Largo Road Activity Center was originally approved by the Countywide Planning Authority in 1998, with subsequent Special Area Plan updates adopted in 2009 and 2014 to refine development standards and implementation strategies.

The Activity Center category recognizes areas planned in a comprehensive manner based on location, land use mix, density, and intensity characteristics. Activity Centers function as identifiable focal points of residential, commercial, employment, and civic activity and are typically supported by enhanced multimodal transportation systems.

The proposed amendment supports coordinated planning along Clearwater-Largo Road and Alternate U.S. Highway 19, which serve as significant transportation corridors within central Pinellas County.

This amendment directly implements recommendations from multiple adopted planning efforts, including the Advantage Alternate U.S. 19 Corridor Plan, the Clearwater-Largo Road Community Redevelopment District (CRD) Plan (2025), the Largo Housing for All Plan, and the Pinellas County Long Range Transportation Plan (LRTP). These plans consistently identify the corridor as a priority location for: (1) higher-density mixed-use redevelopment, (2) increased housing supply, and (3) transit-supportive land use intensification along major multimodal corridors.

The City of Largo does not utilize a traditional zoning code. Instead, it regulates development through its Future Land Use Map categories and associated Character Districts, which establish permitted uses, densities, intensities, and development standards through implementing land development regulations. These Character Districts function as Largo's primary regulatory tool for shaping redevelopment within the CLR-CRD.

STAFF RECOMMENDATION:

In consideration of, and based upon a balanced determination of the Relevant Countywide Considerations, staff recommends approval of the proposed amendment.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

At the March 30th, 2026 meeting, the Planners Advisory Committee voted unanimously to recommend approval of the proposed amendment.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The Largo City Commission considered the proposed amendment on March 3, 2026 and approved the first reading by a vote of 6-0. One member of the public spoke in opposition to the proposed amendment.

CURRENT PROPERTY INFORMATION:

Property Use(s):	The amendment area contains a mix of residential neighborhoods, commercial uses, employment uses, institutional uses, and open space.
Site Features:	The area is characterized by an established corridor pattern with varying development intensities and direct frontage along major transportation routes.

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The amendment consolidates multiple Countywide Plan Map categories into a single Activity Center designation, enabling a unified redevelopment framework.
2. The corridor functions as a major transportation spine with frontage along Clearwater-Largo Road and Alternate U.S. Highway 19.
3. The proposed character district framework concentrates higher-intensity mixed-use development along key corridors and nodes.
4. The amendment increases flexibility while maintaining consistency with Community Center thresholds on an areawide basis.
5. The amendment aligns with regional policy direction to concentrate growth in Activity Centers to support multimodal transportation and efficient infrastructure.
6. The City regulates development through Character Districts rather than zoning.

ACTIVITY CENTER FRAMEWORK CONTEXT:

The amendment area includes the existing Clearwater-Largo Road Activity Center, which was previously established through the Countywide Plan Map and associated Special Area Plan framework. This Activity Center is classified as a Community Center subcategory under the Countywide Plan. Community Centers serve as focal points of residential, commercial, employment, and civic activity for surrounding neighborhoods.

These centers typically contain a mix of uses organized around walkable development patterns and supported by multimodal transportation infrastructure.

Under the Countywide Rules, the Community Center subcategory allows:

Maximum residential density: 90 units per acre

Maximum nonresidential intensity: 3.0 FAR

The Clearwater-Largo Road corridor has historically functioned as an important commercial and transportation corridor within the region. The Special Area Plan framework was established to guide redevelopment and encourage a coordinated mixed-use development pattern. The proposed amendment expands and consolidates the existing Activity Center designation by incorporating surrounding parcels currently designated under other Countywide Plan Map categories.

The amendment area currently contains a mix of Countywide Plan Map categories, each of which establishes its own allowable density and intensity standards. These categories collectively define the existing theoretical development potential within the corridor.

Table 1 Existing Countywide Plan Map Categories, Acreage, and Theoretical Development Potential:

Countywide Plan Category	Acreage	Max Density (UPA)	Max FAR	Theoretical Residential Units	Theoretical Nonresidential Sq Ft
Residential Low Medium	148.01	10	0.50	1,480	3,222,698
Residential Medium	14.24	15	0.50	214	310,147
Retail & Services	91.41	24	0.55	2,194	2,189,640
Office	1.43	15	0.50	21	31,145
Public/Semi-Public	33.44	12.5*	0.65–1.0	418	945,000 – 1,457,000
Employment	8.94	N/A	0.65	—	252,900
Recreation/Open Space	0.31	N/A	0.25	—	3,375
Activity Center (existing)	243	90	3.0	21,870	31,752,000
TOTAL	540**	—	—	~26,197 units	~38–39 million sq ft

**Public/Semi-Public density and intensity vary by use; generalized values are provided for comparative purposes.*

***Minor discrepancies in total acreage (532.37 acres noted here versus 540 acres noted previously) are likely due to differences in GIS methodologies, including the use of map*

Countywide Plan Category	Acreage	Max Density (UPA)	Max FAR	Theoretical Residential Units	Theoretical Nonresidential Sq Ft
<i>category polygons versus parcel-based geometries, as well as variations in natural features and boundary delineations.</i>					

When evaluated at maximum theoretical buildout, the existing Countywide Plan Map categories could support approximately 26,000 residential units and between 38 million and 39 million square feet of nonresidential development across the amendment area. A substantial portion of this potential is attributable to the existing Activity Center designation, which permits significantly higher density and intensity than the surrounding categories.

However, these figures represent a theoretical maximum under the Countywide Plan Map and do not reflect how development is currently regulated or likely to occur. Much of the amendment area is already governed by the City of Largo’s Clearwater-Largo Road Community Redevelopment District (CLR-CRD), which establishes a system of character districts that regulate allowable uses, density, intensity, and development form. These locally adopted standards function similarly to zoning and impose more specific limitations than the generalized Countywide Plan Map categories.

As a result, actual development potential under existing conditions is substantially lower than the theoretical maximum reflected above, as density and intensity are further constrained and distributed based on the adopted character district framework (see Table 4 for the theoretical buildout potential under the City of Largo’s existing future land use and character district designations).

The proposed amendment does not increase the maximum density or intensity permitted under the Countywide Plan. Instead, it expands the geographic extent of the Activity Center designation and applies a unified character district framework across the corridor. This approach allows for a more coordinated distribution of development potential by concentrating higher-intensity mixed-use development along Clearwater-Largo Road and Alternate U.S. Highway 19, while maintaining lower-density residential and institutional areas in other portions of the amendment area.

Overall, the amendment represents a transition from a fragmented set of Countywide Plan Map categories toward a unified Activity Center framework that better reflects the corridor’s function as a mixed-use, multimodal redevelopment area and recommendations of previous planning efforts such as Advantage Alt 19 and the 2025 Clearwater-Largo Road CRD Plan update, while remaining consistent with the density and intensity limits established by the Countywide Plan.

EXISTING AND PROPOSED LOCAL CHARACTER DISTRICT FRAMEWORK

As part of the City’s redevelopment planning for the corridor, Largo has established a series of character districts to guide future development patterns. The following tables

summarize existing and proposed character districts and their associated base and bonus development standards.

Table 2 Existing Density/Intensity in the CLR-CRD character districts:

Character District	Max Base du/a	Max Bonus du/a	Max Base FAR
Mixed-Use Corridor (MUC)	15	40	1.0
Professional Office (PO)	0	0	0.60
City Home (CH)	15	40*	0.00
Neighborhood Residential (NR)	7.5	30*	0.00
<i>*Bonus density and height may be granted by the City Commission for properties meeting provisions in each character district.</i>			

Table 3 Proposed Density/Intensity in the CLR-CRD character districts:

Character District	Max Base du/a	Max Bonus du/a	Max Base FAR	Max Bonus FAR
Mixed-Use Corridor – Alt 19 (MUC-Alt 19)	60	120	1.0	4.0
Mixed-Use Corridor – CLR (MUC-CLR)	45	90	1.0	3.0
Flex Employment (FE)	N/A	N/A	0.65	2.0
City Home (CH)	20	45	0.50	1.0
Neighborhood Residential (NR)	10	20	N/A	N/A

The proposed character district framework redistributes allowable density and intensity within the Activity Center to concentrate higher-intensity development along Clearwater-Largo Road and Alternate U.S. Highway 19, while maintaining lower-intensity residential and transitional districts further from these corridors. This approach is intended to support a tiered urban structure consistent with Activity Center planning principles and the CRD redevelopment vision framework outlined in the 2025 Clearwater-Largo Road CRD Plan update.

DEVELOPMENT CAPACITY UNDER THE EXISTING AND PROPOSED CHARACTER DISTRICT FRAMEWORK

As noted in the above “Activity Center Framework Context” section, the City of Largo does not have zoning and instead regulates development potential through the character district designations applied in the Clearwater-Largo Road CRD and future land use designations applied outside of existing of special planning areas. As demonstrated in Table 4, this approach results in a significant reduction in the actual development capacity of the area when compared to the buildout potential that could be

achieved under the Countywide Plan Map categories and Community Center maximum densities and intensities.

Under the densities and intensities provided by the existing Countywide Plan Map categories in the amendment area, the theoretical buildout capacity is ~26,197 residential units and ~38–39 million square feet of nonresidential development (see Table 1). However, because density and intensity is ultimately governed at the local level through the City of Largo’s character district and future land use designations, the buildout capacity is significantly less than that provided by the Countywide Plan Map categories. Under the City’s existing densities and intensities in the amendment area, including the existing Activity Center and proposed expansion area, theoretical buildout equates to ~6,342 residential units and ~10,606,947 square feet of nonresidential development—about a quarter of the capacity allowed under the existing Countywide Plan Map categories.

Table 4 Theoretical Development Capacity – Existing City of Largo Designations

Existing Character Districts and Largo FLU categories in Amendment Area	Corresponding CWP Map Categories	Acres	Base Density (units/acre)	Base Intensity (FAR)	Residential Buildout (Units)	Nonresidential Buildout (Sq. Ft.)
Mixed Use Corridor	AC - Community	85.07	15	1.0	1,276	3,705,458
Professional Office	AC - Community	11.35	0	0.6	N/A	296,732
City Home	AC - Community	42.53	15	0.0	638	N/A
Neighborhood Residential	AC - Community	79.69	7.5	0.0	598	N/A
Residential Medium ¹	AC - Community	0.94	15	0.5	14	20,382
Industrial Limited ¹	AC - Community	5.24	0	0.65	N/A	148,445
Recreation/Open Space ¹	AC - Community	6.52	0	0.25	N/A	71,018
Transportation/Utility ²	AC - Community	0.04	0	0.7	N/A	1,305
Residential Urban ¹	Residential Low Medium (RLM)	0.90	7.5	0.4	7	15,631
Existing Activity Center TOTAL:		232.27	-	-	2,532	4,258,971
Residential/Office General	Office	1.43	18	0.4	14	13,765
Residential/Office/Retail	Retail & Services	0.79	15	0.5	21	31,145
Commercial General	Retail & Services	89.70	24	0.55	2153	2,149,148
Institutional ²	Public/Semi-Public (P/SP)	32.01	12.5	0.65	400	906,331
Residential Urban ²	RLM	100.19	7.5	0.4	751	1,745,667
Residential Low	RLM & Residential Medium (RM)	50.75	5	0.4	254	884,254
Residential Low Medium	RLM	0.26	10	0.5	3	5,663
Residential Medium	RM	14.23	15	0.5	214	310,014

Existing Character Districts and Largo FLU categories in Amendment Area	Corresponding CWP Map Categories	Acres	Base Density (units/acre)	Base Intensity (FAR)	Residential Buildout (Units)	Nonresidential Buildout (Sq. Ft.)
Industrial Limited	Employment	8.94	0	0.65	N/A	253,127
Transportation/Utility ¹	P/SP	1.50	0	0.7	N/A	45,595
Recreation/Open Space	Recreation/Open Space	0.30	0	0.25	N/A	3,267
Expansion Area Total		300.10	-	-	3,810	6,347,976
Combined Total		532.37³	-	-	6,342	10,606,947

¹Properties with these future land use designations are not proposed to amend their Countywide Plan Map category and will maintain their current future land use designations.

²Select properties in these categories with these future land use designations are not proposed to amend their Countywide Plan Map category and will maintain their current future land use designations.

³Minor discrepancies in total acreage (532.37 acres noted here versus 540 acres noted previously) are likely due to differences in GIS methodologies, including the use of map category polygons versus parcel-based geometries, as well as variations in natural features and boundary delineations.

The City of Largo is seeking to expand the Clearwater-Largo Road Activity Center and increase base densities and intensities in the governing character districts under this proposed amendment. If approved, the revised character district designations will replace the existing future land use designations in the “expansion area,” as well as increase development potential in each of the character districts. Table 5 demonstrates the theoretical development capacity under the proposed Activity Center expansion and revised character district framework, yielding ~13,573 residential units and ~11,334,701 square feet of nonresidential development. When compared to the theoretical development capacity under the existing City of Largo future land categories and character districts (see Table 4), the proposed amendment would effectively provide for the ability to develop an additional 7,230 residential units and 727,755 square feet of nonresidential development. Notably, while the theoretical buildout potential under the proposed amendment is greater than what exists today, it is still significantly less than the buildout capacity provided by the existing Countywide Plan Map categories (see Table 1). This analysis demonstrates how the City of Largo’s tiered character district framework scales down development potential to ensure future redevelopment is compatible with the context and infrastructure capacity of the area.

Table 5 Theoretical Development Capacity – Proposed Designations

Proposed Character Districts and Largo FLU Categories in Amendment Area	Corresponding Proposed CWP Map Categories	Acres	Base Density (units/acre)	Base Intensity (FAR)	Residential Buildout (Units)	Nonresidential Buildout (Sq. Ft.)
Mixed Use Corridor - Alt 19	AC - Community	91.40	60	1.0	5,484	3,981,179
Mixed Use Corridor - CLR	AC - Community	87.51	45	1.0	3,938	3,811,901
Flex Employment	AC - Community	23.91	0	0.65	N/A	676,965
City Home	AC - Community	94.18	20	0.50	1,884	2,051,240
Neighborhood Residential	AC - Community	202.07	10	0	2,021	N/A
Residential Medium	AC - Community	0.94	15	0.50	14	20,473
Industrial Limited	AC - Community	5.24	0	0.65	N/A	148,365
Recreation/Open Space	AC - Community	6.52	0	0.25	N/A	71,003
Proposed Activity Center TOTAL:		511.76	-	-	13,340	10,761,127
Transportation/Utility	P/SP	1.52	0	0.7	N/A	46,348
Institutional	P/SP	17.87	12.5	0.65	224	505,970
Residential Urban	RLM	1.22	7.5	0.4	9	21,256
Other Categories TOTAL		20.61	-	-	233	573,574
Combined Total		532.37	-	-	13,573	11,334,701
Change (Existing vs. Proposed)		0 acres	-	-	+7,230 units	+727,755 sq. ft.

BONUS DENSITY AND INTENSITY STRUCTURE

The City of Largo incorporates a tiered bonus density and intensity system within its proposed character district framework to incentivize development that achieves defined public benefits. These bonuses allow development to exceed base densities and intensities at the site level when projects provide community benefits such as affordable housing, mixed-use integration, multimodal improvements, and enhanced urban design features. Within the Mixed-Use Corridor districts, base densities range from 45 to 60 units per acre, with bonus potential up to 90 to 120 units per acre, and FAR increases from 1.0 up to 3.0 or 4.0 depending on the district.

The Countywide Rules authorize density and intensity bonuses pursuant to Section 4.2.4 as a mechanism to achieve public purposes without requiring a Countywide Plan Map amendment. These provisions require that bonuses be calculated from the underlying base density or intensity, applied independently, and supported by adopted local regulations. Eligible bonus categories include affordable housing, missing middle housing, senior housing, vertically integrated mixed-use development, and water quality or conservation improvements.

Within the Activity Center framework, these bonuses function as a redistribution tool rather than a net increase beyond Countywide limits. The Countywide Rules allow density and intensity to be evaluated on an areawide average basis, meaning higher-

intensity development along major corridors may be balanced by lower-intensity development elsewhere. This approach enables Largo to concentrate growth in targeted areas while maintaining overall consistency with the Community Center density and intensity thresholds.

TRANSPORTATION CONSIDERATIONS

Transportation accessibility is a key factor in the designation and expansion of Activity Centers. The amendment area is served by several major transportation corridors including Clearwater-Largo Road and Alternate U.S. Highway 19, which provide important north-south and east-west connections within central Pinellas County.

Public transit service is available within the corridor through routes operated by the Pinellas Suncoast Transit Authority (PSTA). These routes provide connections to surrounding municipalities, employment centers, and regional destinations.

Transit service along the corridor includes frequent local bus routes with peak-period headways generally ranging between approximately 15 and 30 minutes, with less frequent service during off-peak periods. These service levels support transit accessibility within the Activity Center and provide connectivity to regional hubs such as Downtown Clearwater and the Largo Transit Center.

In accordance with Section 6.2.5 of the Countywide Rules, a transportation impact analysis is required for amendments affecting 10 acres or more. The transportation analysis compares the estimated average daily trips associated with the current Countywide Plan Map categories within the amendment area to the estimated trips that could be generated under the proposed Activity Center designation. Under the Countywide Rules methodology, the trip generation for the proposed Activity Center category is calculated at 50 percent of the standard traffic generation characteristics for the applicable land use categories. This methodology reflects the expectation that Activity Centers promote multimodal travel and reduce reliance on single-occupancy vehicles through compact development patterns and improved transit access.

The transportation analysis indicates that the proposed Activity Center designation is expected to function within the parameters established by the Countywide Rules. The reduction factor applied to Activity Centers reflects the anticipated internal capture of trips and increased use of multimodal transportation options within mixed-use environments.

Examples of planned multimodal improvements within the Activity Center include sidewalk widening along Clearwater-Largo Road and Missouri Avenue/Alternate US 19, enhanced pedestrian crossings at key intersections, bicycle and trail network connections to the Pinellas Trail, improved transit stop amenities such as shelters and lighting, corridor-level traffic calming strategies, and improved internal connectivity through cross-access and local street network enhancements. These improvements are

intended to reduce reliance on single-occupancy vehicles and support a more walkable and transit-supportive environment.

ACTIVITY CENTER CONSISTENCY ANALYSIS:

(Countywide Rules Section 6.2.6 and Countywide Plan Land Use Goal 16)

Section 6.2.6 of the Countywide Rules requires that amendments involving the creation, expansion, contraction, or substantive change to an Activity Center demonstrate consistency with the purpose of the Activity Center category and the applicable Planning and Urban Design Principles. The proposed amendment expands the existing Clearwater-Largo Road Activity Center, which is classified as a Community Center subcategory, and modifies the framework under which development may occur within the district. Community Centers are intended to function as mixed-use nodes that provide a concentration of residential, commercial, employment, and civic uses serving surrounding areas. These centers are typically located along major transportation corridors and are planned to support multimodal accessibility and walkable development patterns.

The proposed amendment is consistent with these objectives:

Mixed-Use Development: The consolidation of multiple Countywide Plan Map categories into a single Activity Center designation facilitates a more integrated and flexible mixed-use development pattern within the corridor.

Multimodal Transportation: The amendment area is located along Clearwater-Largo Road and Alternate U.S. Highway 19, both of which are major transportation corridors. Transit service is provided by the Pinellas Suncoast Transit Authority, supporting multimodal connectivity consistent with Activity Center objectives.

Urban Form and Redevelopment: The expansion of the Activity Center supports a more coordinated and compact development pattern. The updated local character district framework provides additional guidance for redevelopment while remaining within the development parameters established by the Countywide Plan.

TIER III CLASSIFICATION

The proposed amendment qualifies as a Tier III amendment pursuant to Table 6-2 of the Countywide Rules. The City of Largo proposes to modify the existing Clearwater-Largo Road Activity Center by expanding its boundary and establishing a revised character district framework that governs future land use and development within the district.

The amendment is required to be classified as Tier III because it introduces permitted uses identified in Section 6.2.4.1 of the Countywide Rules. These uses include certain storage/warehouse, commercial/business service, and automobile-oriented uses that are not typically supportive of the Activity Center purpose. The inclusion of any of these uses within an Activity Center or its implementing districts requires Tier III review, regardless of whether the amendment increases maximum density or intensity.

In addition to the introduction of these uses, the amendment expands the Activity Center boundary by approximately 297 acres and applies the Activity Center designation across a total area of approximately 540 acres. The amendment also replaces the existing development framework with a new system of character districts that redistribute density and intensity within the corridor while remaining within the maximum thresholds permitted under the Community Center subcategory.

As required by Section 6.2.3.3 of the Countywide Rules, the City of Largo provided a justification narrative describing the conditions supporting the amendment. The City identifies the Clearwater-Largo Road corridor as a targeted redevelopment area and documents planned improvements to multimodal infrastructure, redevelopment potential, and the establishment of implementation tools, including updated land use policies and development standards. These factors support the evolution of the area into a more compact, mixed-use, and multimodal environment consistent with the intent of the Activity Center category.

POLICY AND PLAN CONSISTENCY

This amendment supports and implements several adopted local and regional planning documents that collectively guide redevelopment within the Clearwater-Largo Road corridor:

Advantage Alternate U.S. 19 Corridor Plan – Recommends transit-oriented development at key station areas (Downtown Largo, Rosery Road, and Largo Mall), including higher-density mixed-use development, active ground-floor uses, and improved multimodal connectivity. The proposed amendment implements these recommendations by expanding the Activity Center and enabling increased density and mixed-use development along these corridors.

Clearwater-Largo Road Community Redevelopment District (CLR-CRD) Plan (2025) – Recommends updating development standards, consolidating regulations, and implementing a character district framework to support walkable, mixed-use redevelopment. The proposed amendment directly implements these strategies through the revised Character District structure.

Largo Housing for All Plan – Recommends increasing housing supply and diversifying housing types within Activity Centers. The amendment supports this by increasing allowable densities and enabling bonus incentives for affordable and attainable housing.

Pinellas County Long Range Transportation Plan (LRTP) – Recommends concentrating growth along multimodal corridors to support transit viability and reduce vehicle miles traveled. The amendment advances this strategy by intensifying land use along a major transit corridor.

Forward Pinellas Countywide Plan Strategies (including Land Use Goal 16) – These strategies encourage the development of Activity Centers as focal points for mixed-use, higher-intensity development supported by multimodal transportation systems. This amendment advances those strategies by expanding an existing Activity Center and reinforcing its role as a regional focal point of activity.

Collectively, these plans support the proposed amendment as a coordinated response to adopted policy direction emphasizing redevelopment, housing production, transit-supportive land use, and efficient infrastructure utilization.

CONCLUSION

The proposed amendment would expand and modify the existing Clearwater-Largo Road Activity Center and consolidate multiple Countywide Plan Map categories under a unified Activity Center designation. The existing Activity Center is identified as a Community Center subcategory under the Countywide Plan and serves as an important mixed-use corridor within the City of Largo. The amendment introduces an updated local framework through the establishment of revised character districts while maintaining consistency with the development thresholds of the Activity Center category.

The amendment area is located along Clearwater-Largo Road and Alternate U.S. Highway 19 and is served by transit routes operated by the Pinellas Suncoast Transit Authority. Overall, the amendment supports coordinated redevelopment within the corridor and is consistent with the purpose and intent of the Activity Center category and the Countywide Plan.

The amendment is consistent with adopted regional and local planning documents, including the Advantage Alternate US 19 Corridor Plan, the Clearwater-Largo Road CRA Plan, the Largo Housing for All Plan, and the Pinellas County LRTP, all of which support concentrating growth within designated activity centers and along multimodal corridors. The reorganization of land uses into character districts further implements these plans by providing a structured framework for guiding future redevelopment within the corridor.

FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- A. The proposed amendment expands the existing Clearwater-Largo Road Activity Center, which is designated as a Community Center subcategory under the Countywide Plan.
- B. The amendment area encompasses approximately 540 acres, exceeding the minimum acreage threshold for the Community Center subcategory.
- C. The amendment consolidates several Countywide Plan Map categories into the Activity Center category, allowing redevelopment to occur under a coordinated Activity Center framework.
- D. The amendment area is located along Clearwater-Largo Road and Alternate U.S. Highway 19, which function as major transportation corridors within central Pinellas County.
- E. Transit service within the corridor is provided by the Pinellas Suncoast Transit Authority, supporting multimodal transportation consistent with the objectives of the Activity Center category.
- F. The proposed amendment supports the planning and urban design principles described in Section 6.2.6 of the Countywide Rules and Land Use Goal 16 of the Countywide Plan Strategies.