

**CW 20-18**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Largo and seeks to amend the designation of approximately 736.2 acres of properties from Retail & Services, Employment, Office, Public/Semi-Public, Residential Medium, Residential Low Medium, Recreation/Open Space and Preservation to Activity Center and Multimodal Corridor.

The Countywide Rules state that the Activity Center category is “intended to recognize those areas of the county within each local government jurisdiction that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. In particular, it is the intent of this category to recognize those important, identifiable centers of business, public, and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use” and the Multimodal Corridor Category is “intended to recognize those corridors of critical importance to the movement of people and goods throughout the county, and that are served by a combination of automobile, bus, bicycle, rail, and/or pedestrian transportation. This category is characterized by mixed-use development, supported by and designed to facilitate transit, and is particularly appropriate for creating transit connections between Activity Centers.”

The amendment area is comprised of properties located along US Highway 19, between Belleair Road and 105<sup>th</sup> Avenue North, and along East Bay Drive and Roosevelt Boulevard, between Lions Club Road and 49<sup>th</sup> Street North. The City of Largo is proposing to adopt the Largo Tri-City Special Area Plan (SAP) in order to promote redevelopment, infill and revitalization through the implementation of mixed-use strategies, multimodal transportation and other community improvements. The Plan identifies land use and multimodal transportation projects and initiatives to better connect residents to housing, employment and community amenities. Additionally, this plan complements the work of Forward Pinellas and local government partners to implement the Gateway/Mid-County Master Plan for the strategic area of US Highway 19 and East Bay Drive/Roosevelt Boulevard as one of the recognized centers of the multijurisdictional area. This proposed amendment will activate the last of three major Activity Centers and portions of two Multimodal Corridors as part of the progression of the SAP.

While the proposed amendment includes only parcels in the City of Largo spanning approximately 736.2 acres, the SAP plans for a larger 881-acre area which also includes parcels in unincorporated Pinellas County, with the intention of annexing these parcels into the City and incorporating them into the Activity Center and Multimodal Corridors over time. The data and analysis in the SAP includes the entire planning area and lays the groundwork for these future annexations. In order to plan for this area as a whole and avoid the need for amendments of individual parcels in

the future, the City is exploring an agreement with Pinellas County to submit a complementary application to designate the unincorporated portion of the planning area with Activity Center and Multimodal corridor designations, using the SAP as a basis.

The City has also submitted documentation which addresses how the proposed Activity Centers and Multimodal Corridor will address the Planning and Urban Design Principles, required by the Countywide Rules and Countywide Plan Strategies. For example, the SAP meets the Connectivity principle by highlighting an objective to develop an interconnected multimodal transportation network, which includes but is not limited to, regional transit connections, intersection improvements and safe travel connections. Furthermore, the SAP addresses the Public Realm Enhancements principle by encouraging incentives for public art and elements that create a sense of place.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – Portions of the amendment area are located on US Highway 19, which is operating at an LOS “F”. However, the SAP establishes goals that seek to address and/or expand mobility options including, but not limited to, implementation of premium bus service along US Highway 19 and East Bay Drive/Roosevelt Boulevard, US Highway 19 corridor safety improvements and strategies, increased frequency and expansion of bus services, and bicycle and pedestrian facilities improvements.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – Portions of the amendment area to the east and north are on the CHHA. However, many of these properties are existing single-family residential homes, which are unlikely to develop to more intense uses, hence limiting the impact to the CHHA. Furthermore, residential densities and non-residential intensities of properties within the CHHA shall be prohibited from increasing, pursuant to the City’s Comprehensive Plan.
- 5) **Designated Development/Redevelopment Areas** – The amendment area involves the expansion of the Activity Center and Multimodal Corridor categories. The amendment conforms to the purpose, locational characteristics, and other requirements of the proposed category and addresses the relevant Planning and Urban Design Principles; therefore, the amendment can be deemed consistent with this Relevant Countywide Consideration.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to a public educational facility; therefore, those policies are not applicable. The proposed amendment is

adjacent to unincorporated Pinellas County. However, the amendment area is part of the Largo Tri-City Special Area Plan, which involves parcels in unincorporated Pinellas County. The City of Largo and unincorporated Pinellas County staff have coordinated in these efforts, with Pinellas County targeting the submission of a complementary map amendment in November 2020.

- 7) **Reservation of Industrial Land** – The proposed amendment involves the conversion of Industrial or Employment lands to Activity Center and Multimodal Corridor. However, the city will be retaining their current local Future Land Use Map categories and permitted uses, and adding overlays at the local level which increase the densities and intensities of the amendment area, excluding the CHHA. Therefore, the proposed amendment will preserve the current Employment and Industrial capacity of the relevant parcels in the amendment area.

**Conclusion:**

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.