

**CW 22-11**  
**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 approximately 3.24 acres of property from Activity Center to Activity Center.

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. Activity Centers are designed at a size and scale that allows for internal circulation by pedestrians, bicyclists, and transit users, and typically encompass areas developed in a radial pattern within walking distance (¼ to ½ mile) of a central point or hub served by transit.”

The locational characteristics of the Activity Center category are determined through The Land Use Strategy Map and Table 2 of the Countywide Plan Rules which identify locations appropriate to be designated as Activity Center. As this proposed amendment is amending an existing Activity Center, it meets the locational characteristics of the Activity Center category.

The amendment area is located south of Ulmerton Road and east of 101<sup>st</sup> Street SE. While the Countywide Plan Map category remains unchanged as a result of this amendment, the amendment area is located in the City of Largo’s Special Area Plan, the Largo Mall Activity Center, which serves as an overlay for the city’s purposes with underlying categories. The underlying local future use category amendment proposes to increase the allowable density/intensity standards established under this Activity Center, therefore this case must be addressed as a Tier II amendment.

The underlying local future land use category is proposed to amend from Residential/Office General to Residential/Office/Retail. The subject property is the site of a former restaurant, specifically a Golden Corral, which is a sit-down restaurant. However, the use of the property as a sit-down restaurant is not allowed by right under the current local future land use category, and was established through a conditional use approval process. It is the intent of the applicant to redevelop the site possibly as another restaurant use. The proposed underlying local future land use category of Residential/Office/Retail is better suited for restaurant uses, as well as higher and better uses of an underutilized and underdeveloped site.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment designated LOS “F.” However, the proposed use of the category is likely remaining unchanged from its existing use, and the traffic generation is estimated to be similar to the current conditions. Therefore, the proposed amendment will have a de minimus impact on the roadway segment on which it is located.
- 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)** – Almost the entirety of the amendment area is located in the Coastal High Hazard Area. While the proposed amendment to the underlying local future land use category will result in an increase in allowable density, the proposed change will decrease the permissible floor area ratio from 0.50 FAR to 0.40 FAR. Furthermore, the property is also located in the city’s Special Flood Hazard Area, which limits residential density to 7.5 units per acre, regardless of land use designation. Therefore, the allowable residential density will remain unchanged. Furthermore, the subject property has direct access to Ulmerton Road, which is a designated evacuation route, and is located on a site of existing and planned infrastructure and an existing disturbed area. Lastly, the amendment area is located in an existing community redevelopment plan, which is designated for and developed with higher intensity uses.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, specifically the Largo Mall Activity Center. However, the proposed amendment does not involve a substantive change to the Activity Center category.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to a public educational facility or adjoining jurisdiction; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrially-designated land; therefore, those policies are not applicable.

**Conclusion:**

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