

**CW 21-07**  
**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 140.46 acres of properties from Retail & Services, Employment, Office, Public/Semi-Public, , 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, north of Haines Bayshore Road and south of Roosevelt Boulevard. The parcels are part of the Largo Tri-City Special Area Plan (SAP) which was adopted by the City in December 2020. The SAP indicates that the plan will not apply to these unincorporated areas unless it is adopted by the County and then annexed by the City. As such, the County and City have adopted a resolution which indicates the County’s support for the City’s implementation of the SAP and annexation of these parcels into the City. At this time, the County is submitting the proposed amendments to these parcels, with the understanding that they will be voluntarily annexed into the City in the future.

The purpose of the SAP is 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 other 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 planning area.

This proposed amendment is required to address the Planning and Urban Design Principles, per the Countywide Plan Rules and Countywide Plan Strategies. Since the amendment area falls under the SAP, the City has previously addressed these principles through the SAP itself, and it will apply to these parcels. 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.

- 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 “D” in the segment between Roosevelt Boulevard and Haines Bayshore Boulevard. 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 northwest of Haines Bayshore Boulevard and to the southeast of Roosevelt Boulevard are on the CHHA. However, these areas have already been developed, or are designated as Preservation. Furthermore, the SAP addresses sustainability and resiliency in its analysis of existing conditions and provides appropriate recommendations.
- 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. Portions of the proposed amendment are adjacent to the City of Largo. However, as stated previously, the proposed amendment is submitted as a coordinated effort between the County and the City and serves as a complementary amendment to the City’s previously submitted and approved amendments to the SAP.

7) **Reservation of Industrial Land** – The proposed amendment involves the conversion of Industrial or Employment lands to Activity Center and Multimodal Corridor. However, the SAP indicates that 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. This applies to parcels in the amendment area, as they will be annexed into the City. As such, the proposed amendment will reserve 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.