



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 20-18

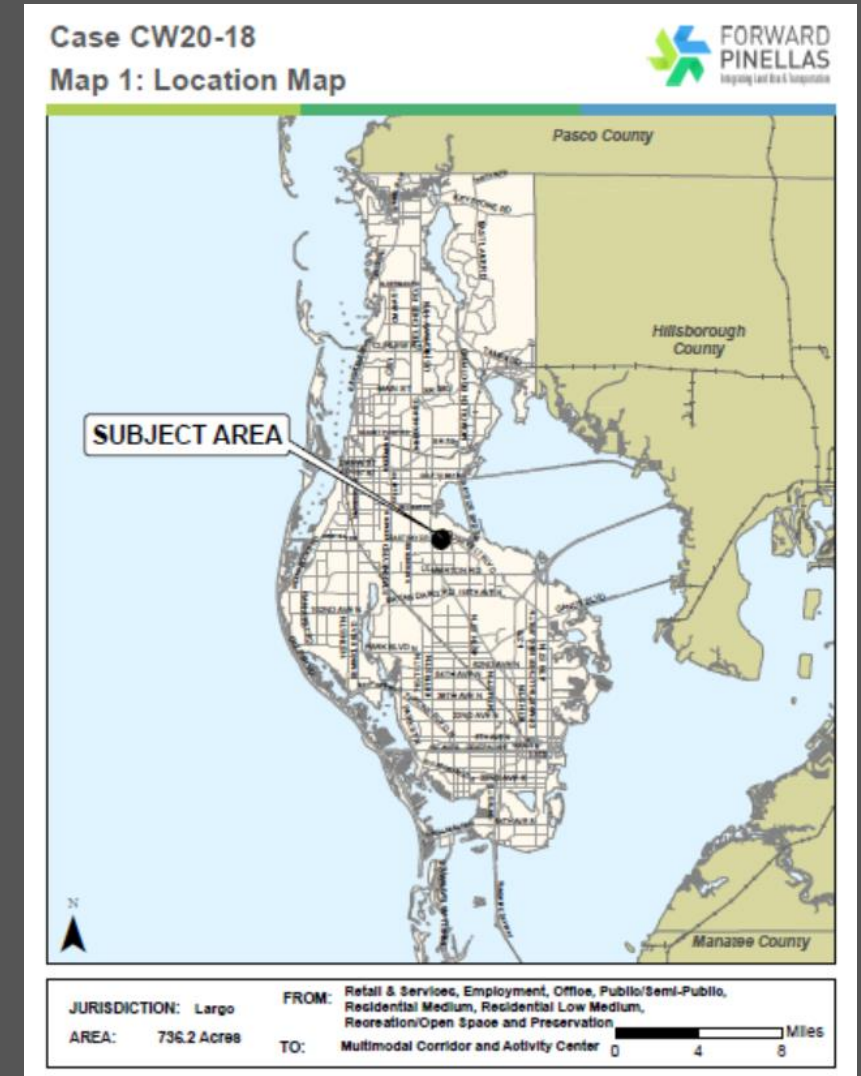
City of Largo

November 17, 2020



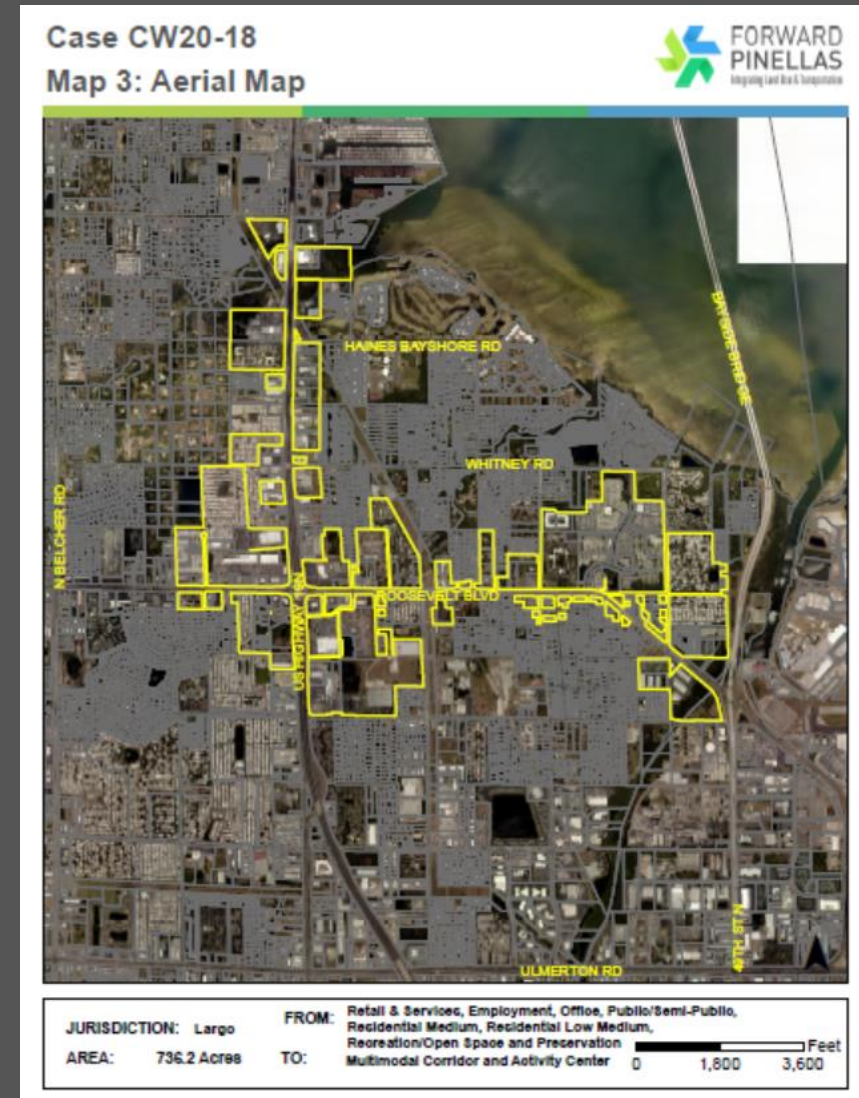
City of Largo Requested Action

- The City of Largo seeks to amend 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 purpose of the proposed amendment is to activate the last of three major Activity Centers and portions of two Multimodal Corridors to implement the land use vision for this part of Largo



Site Description

- **Location:** Largo Tri-City Area
- **Area Size:** Approximately 736.2 acres
- **Existing Uses:** Residential, Retail, Office, Recreation/Open Space
- **Surrounding Uses:** Residential, Retail, Recreation/Open Space



Public Input

- Online Survey (Oct. to Dec. 2019)
- Community Forum (Nov. 6, 2019)
- Stakeholder Interviews (Oct. 2019)
- Agency Staff Meetings (Sept. to Oct. 2019)
- Project Website (Sept. 2019 to present)
- City of Largo Project Team Charrette (July 2019)
- Comments and/or recommendations were related to multimodal transportation, sustainability and resiliency or land use and housing



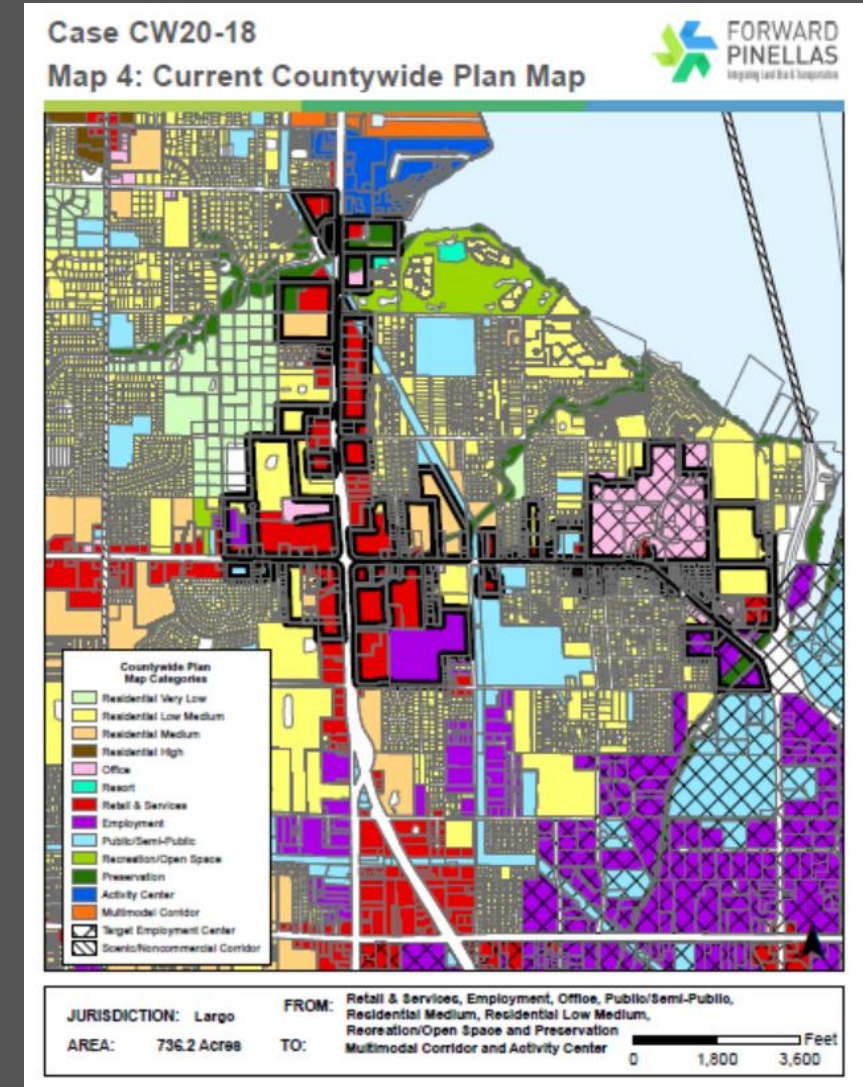
Primary Recommendations

- Amend Comprehensive Plan
- Update Community Development Code to include new density/intensity and design standards
- Improve US 19 overpass
- Implement Roosevelt Boulevard improvements including premium transit
- Construct public art, gateways monuments, district signage, etc.
- Collaborate with Pinellas County on implementation (no changes until initiated)



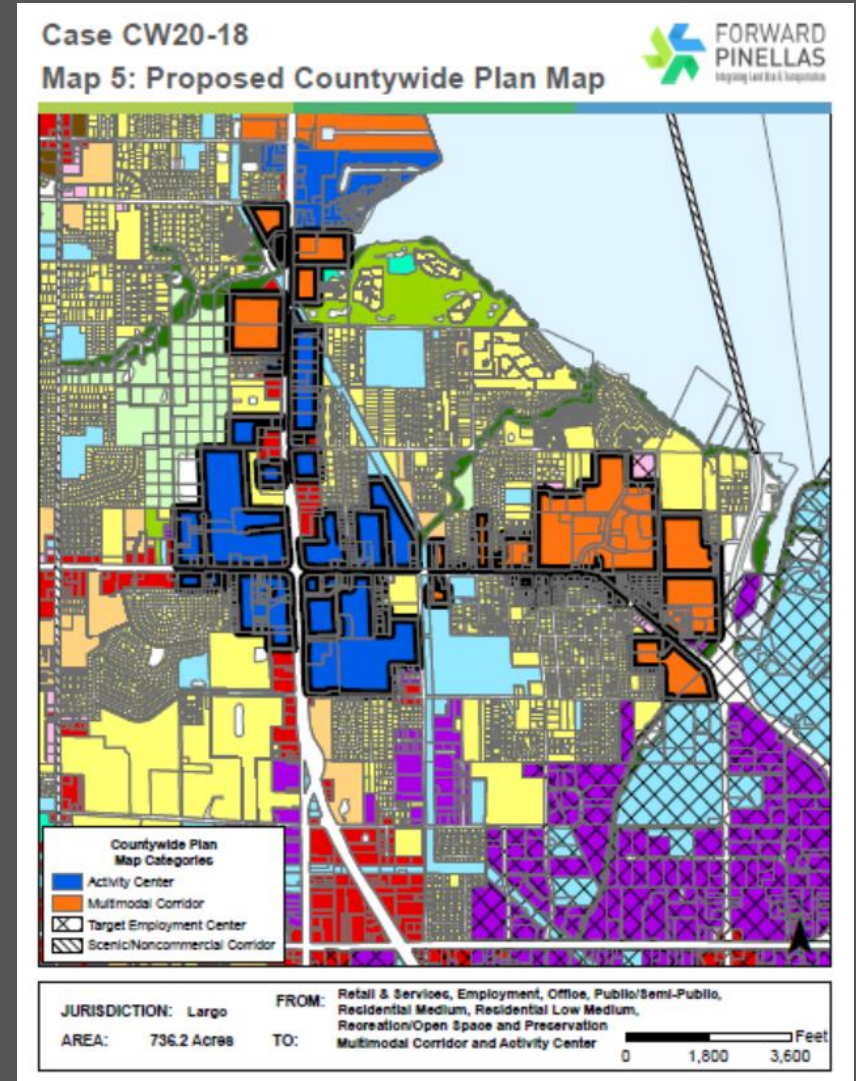
Current Countywide Plan Map Category

- **Categories:** Retail & Services, Employment, Office, Public/Semi-Public, Residential Medium and Residential Low Medium, Recreation/Open Space, Preservation



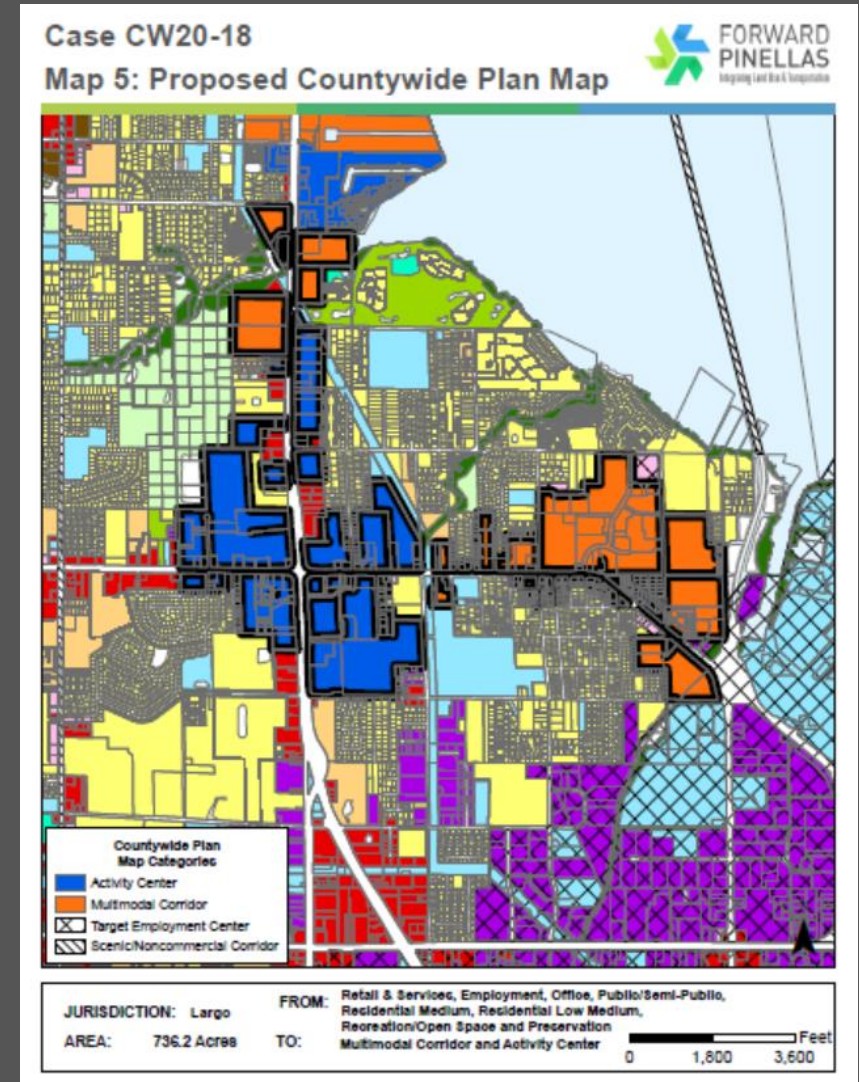
Proposed Countywide Plan Map Category

- **Category:** Activity Center
- **Permitted Uses:** As determined by the local government's implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and the use provisions of Section 6.2.4



Proposed Countywide Plan Map Category (continued)

- **Category:** Multimodal Corridor
- **Permitted Uses:** As determined by the local government's implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to the Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and use provisions of Section 6.2.4



Proposed Countywide Plan Map Category and Local Overlay

Countywide Plan Designation	Largo Future Land Use Overlay	Primary Use Characteristics	Base Max Density/Intensity	Maximum Density/Intensity with Incentives*
Major Activity Center	Transit Core Scale	Mix of high density/intensity transit-oriented commercial, office, residential and entertainment uses.	30 UPA/ 2.0 FAR	60 UPA/ 2.5 FAR
Major Activity Center	Urban Scale	Medium to high-density residential developments, neighborhood commercial/ retail and office spaces.	25 UPA/ 1.5 FAR	55 UPA/ 2.0 FAR
Multi-Modal Corridor	Multi-Modal Corridor	Medium to high density/intensity mixed use residential, retail, and office.	20 UPA/ 1.0 FAR	50 UPA/ 1.5 FAR

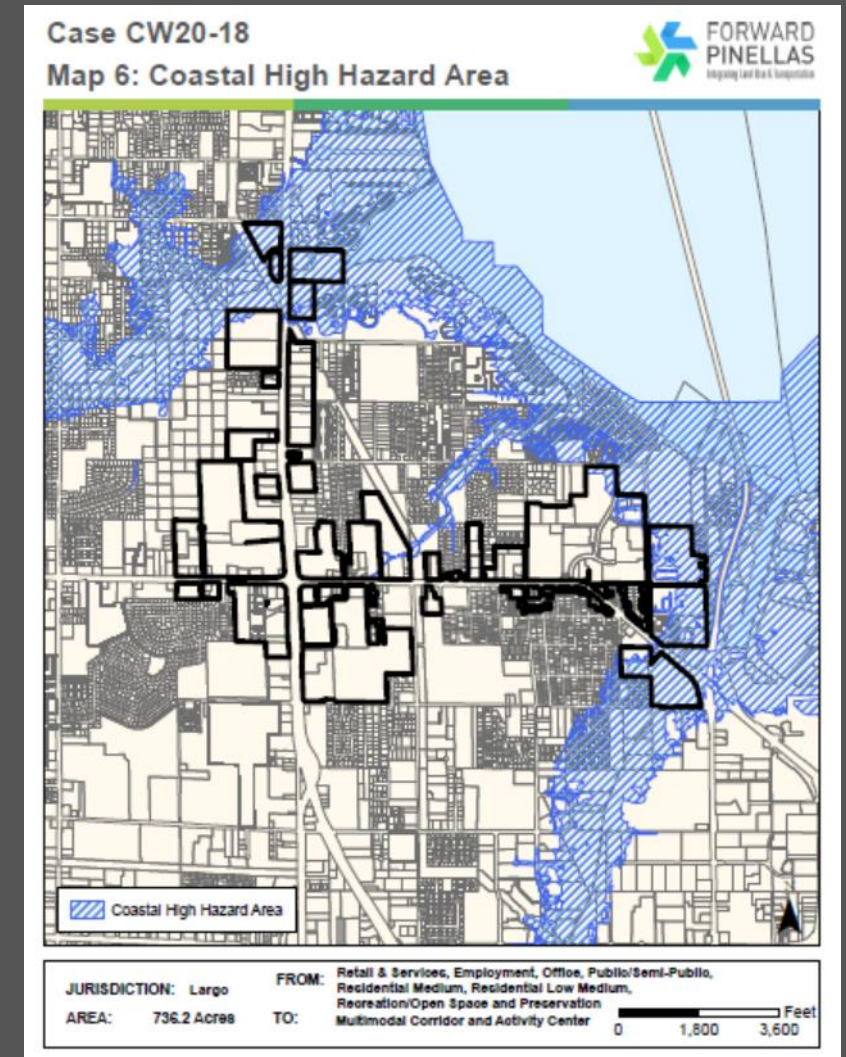
* Density/Intensity Bonuses

- Up to 20 UPA for providing dwelling units for households with incomes at or below 80% area medium income (AMI).
- Up to 10 UPA for providing dwelling units for households with incomes at or between 80-120% AMI.
- Up to 10 UPA and 0.5 FAR for LEED certification, National Green Building certification or other comparable green building program.



Coastal High Hazard Area

- Portions of the amendment area to the east and north are located in the Coastal High Hazard Area
- However, many of these properties are existing single-family residential homes, which are unlikely to develop to more intense uses
- Furthermore, residential densities and nonresidential intensities of properties within the CHHA shall be prohibited from increasing, pursuant to the City's Comprehensive Plan



Planning and Urban Design Principles

- Amendments to the Activity Center and Multimodal Corridor designation are pursuant to the Planning and Urban Design Principles (PUDP) described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies
- The following are examples of how the City addresses these principals through the Largo Tri-City Special Area Plan

Principle	Application
Location, Size, and Areawide Density/Intensity Ranges	The City is establishing Activity Center overlays and a Multimodal Corridor overly, which fall within the appropriate size and distance ranges, pursuant to Countywide Rules Sections 2.3.3.14 and 2.3.3.15. The subject area’s densities and intensities are also within the maximum allowable standards under the Countywide Rules for these classifications.
Connectivity	The proposed SAP highlights an objective to develop an interconnected multimodal transportation network, which includes regional transit connections, local bus improvements, intersection improvements and opportunities for people to park once and walk.
Site Orientation	The SAP design standards within the City’s Community Development Code will address building location, setback, parking location and parking requirements, as well as building form and placement recommendations. This will include specific standards such as primary entrances oriented towards the street, reduced front setbacks and active ground floor uses.



Planning and Urban Design Principles (continued)

- Amendments to the Multimodal Corridor are pursuant to the Planning and Urban Design Principles (PUDP) described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies
- The following are examples of how the County addresses the Planning and Urban Design Principles (PUDP) in the Downtown Palm Harbor Master Plan and associated proposed Form-Based Code Zoning District

Principle	Application
Public Realm Enhancements	Recommendations within the SAP include murals, landscaping or architectural features for building walls, including incentives to encourage public art and elements which contribute to a sense of place.
Ground Floor Design and Use	Ground floor uses are recommended to be active uses with orientation towards the streets and public realm. Additionally, ground floors of buildings are encouraged to have 60 percent transparency.
Transition to Neighborhoods	The SAP addresses two Activity Center scales – the Transit Core Scale and Urban Scale. It is intended to include a transition from the more intensive Transit Core Scale the surrounding lower density residential areas, adjacent to the Urban Scale. Furthermore, the two overlays provide a transition in density and intensity into the surrounding neighborhoods.



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Activity Center and Multimodal Corridor categories.
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.

