

**CW 22-10**  
**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 7.07 acres of properties from Residential Low, Residential Medium, Retail & Services and Activity Center to Recreation/Open Space and Activity Center.

The Countywide Rules state that the Recreation/Open Space category is “intended to depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities, including transit, and natural resources of such areas” and 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 ( $\frac{1}{4}$  to  $\frac{1}{2}$  mile) of a central point or hub served by transit.”

The locational characteristics of the Recreation/Open Space category are “generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the county; and in recognition of the natural and man-made conditions to the active and passive open space character and recreation use of such locations.” The proposed amendment is to expand an existing park with both natural and man-made features and facilities, and is therefore appropriate for the locational characteristic of this proposed category.

The amendment area is located on Seminole Blvd., south of West Bay Drive and seeks to expand the passive and active features of the existing Bayhead Park. In order to do so, the City of Largo is requesting the amendment of 11 parcels, nine of which are amending to Recreation/Open Space, while the two remaining parcels will be unchanged from their Activity Center designation. Furthermore, the City will replot the nine parcels which are proposed for Recreation/Open Space into one parcel. This Countywide Plan Map amendment will facilitate this process.

The Activity Center portion of this proposed amendment is part of the West Bay Drive Community Redevelopment District. While this is an Activity Center designation, the underlying uses of these parcels are recreation/open space uses. Therefore, these parcels will remain unchanged from their current category, and will contribute to creating a unified area of recreation/open space uses as part of the Bayhead Park expansion.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment operation at an LOS “D” or above; therefore, those policies are not applicable.
- 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)** – The amendment area is not located in a CHHA; therefore, those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is located within the West Bay District Community Redevelopment Plan, which is an Activity Center. However, the underlying uses for this portion of the redevelopment plan are remaining unchanged as recreation/open space uses; therefore, this proposed amendment does not involve a substantive change of an existing Activity Center.
- 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.