



# Pinellas County

## Staff Report

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File #: 20-1994A, Version: 1

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### **Subject:**

Case No. CW 20-18 - City of Largo

Countywide Plan Map amendment from Retail & Services, Employment, Office, Public/Semi-Public, Residential Medium, Residential Low Medium, Recreation/Open Space, and Preservation to Activity Center and Multimodal Corridor, regarding 736.2 acres more or less, located at the intersection of U.S. Highway 19 and Roosevelt Boulevard.

### **Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 20-18, a proposal by the City of Largo adopting the Tri-City Special Area Plan and amending the Countywide Plan Map from Retail & Services, Employment, Office, Public/Semi-Public, Residential Medium, Residential Low Medium, Recreation/Open Space, and Preservation to Activity Center and Multimodal Corridor, regarding 736.2 acres more or less, located at the intersection of U.S. Highway 19 and Roosevelt Boulevard.

- This proposed amendment seeks to amend properties from the categories listed above to Activity Center and Multimodal Corridor.
- 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.
- 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.
- Forward Pinellas and the Planners Advisory Committee each voted unanimously to recommend approval of this proposal.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

### **Summary:**

Forward Pinellas, in its role as the Pinellas Planning Council, voted 10-0 to recommend approval of the proposal. The Planners Advisory Committee recommended approval of the case by a vote of 12-0.

**Background Information:**

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.

The proposed SAP 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 area.

This Plan was partially funded through the Planning & Place-Making Grant Pilot Program and 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 encompass 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 negotiating 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.

Forward Pinellas documentation is attached.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Rodney Chatman, Planning Division Manager, Forward Pinellas

**Partners:**

City of Largo

**Attachments:**

Ordinance  
Case Maps  
Forward Pinellas Staff Analysis  
Draft PAC Minutes  
Support Documents  
Presentation/Site Visit Photos  
Affidavit of Publication