Pinellas County

Staff Report

File #: 20-2335A, **Version:** 1

Subject:
Resolution requesting a Countywide Plan Map amendment for unincorporated parcels within the City of Largo Tri-City Special Area Plan.

Recommended Action:
Adopt a resolution to amend the Countywide Plan Map for unincorporated parcels to Activity Center and Multimodal Corridor, in the area surrounding the intersection of U.S. Highway 19 and Roosevelt Boulevard.

- City of Largo has adopted the Tri-City Special Area Plan (SAP), designating the Activity Center and Multimodal Corridor categories on incorporated parcels. The SAP area totals 881 acres, of which unincorporated parcels totaling 144.8 acres more or less, are included.
- Specifically, this action will accomplish the following:

a.) Set the long-range land use and transportation framework within the SAP boundary. Designate the unincorporated portion of the planning area to Activity Center and Multimodal Corridor on the Countywide Plan Map for consistency with the SAP.

b.) Provide for a mechanism to avoid the need for individual parcels to amend the Countywide Plan Map following voluntary annexation into the City of Largo.

c.) Retain current land development regulations and future land use designations until such time as parcels are voluntarily annexed.

Strategic Plan:
Foster Continual Economic Growth and Vitality
4.1 Proactively attract and retain businesses with targeted jobs to the county and the region
4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and Our Customers
5.1 Maximize partner relationships and public outreach

Summary:
The adoption of this resolution demonstrates the County's commitment to implementing the Tri-City SAP through local coordination with the City of Largo. The Countywide Plan Map amendment seeks to change the designation of unincorporated area within the boundary from Retail & Services, Employment, Office, Public/Semi-Public, Residential Medium, Residential Low Medium, Recreation/Open Space, Preservation to Activity Center and Multimodal Corridor.

The proposed Plan includes areas both in the City of Largo and unincorporated Pinellas County. Within the unincorporated Pinellas County, there are 103.65 acres of Activity Center designation and 41.15 acres of Multimodal Corridor designation on parcels in unincorporated Pinellas County, of a total area of 144.8 acres, more or less.
Designation of the Activity Center and Multimodal Corridor categories on the Countywide Plan Map is being requested in order to plan for annexation of unincorporated parcels into the Tri-City Special Area Plan in an orderly and integrated fashion. Until such time as the parcels are annexed, local land use regulation of these parcels by Pinellas County will not change as a result of this amendment.

Pursuant to Countywide Rule 6.1.2.2, a request to amend the Countywide Plan Map is permitted.

Background Information:
The proposed Largo Tri-City Special Area Plan is comprised of properties located along US Highway 19, between Belleair Road and 105th Avenue North, and along East Bay Drive and Roosevelt Boulevard, between Lions Club Road and 49th Street North. The Largo Tri-City Special Area Plan (SAP) intends 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 SAP complements the work 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 proposed amendment will activate the last of three (3) major Activity Centers and portions of two (2) Multimodal Corridors as part of the progression of the SAP.

Additional City of Largo and Forward Pinellas documentation is attached.
- On November 17, 2020, the Countywide Planning Authority adopted an ordinance approving Case No. CW 20-18, (BCC agenda file #20-1994A)
- Forward Pinellas, in its role as the Pinellas Planning Council voted 10-0 to recommend approval of the plan.
- Planners Advisory Committee recommended approval of the case by a vote of 12-0.

Fiscal Impact:
N/A

Staff Member Responsible:
Evan Johnson, Interim Planning Division Manager, Housing and Community Development

Partners:
City of Largo
Forward Pinellas

Attachments:
County Resolution
Case Maps
City Support Documents (Staff Report, Maps, and Ordinances)
Forward Pinellas Support Documents (Staff Report and Maps)
Affidavit of Publication