



Pinellas County

Staff Report

File #: 21-336A, Version: 1

Subject:

Case No. CW 21-07 - Pinellas County

Countywide Plan Map amendment from Retail and Services, Employment, Office, Public/Semi-Public, Residential Low Medium, Recreation/Open Space and Preservation to Activity Center and Multimodal Corridor, regarding 140.46 acres more or less in the Largo Tri-City Activity Center.

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. 21-07, a proposal by Pinellas County to amend the Countywide Plan Map from Retail and Services, Employment, Office, Public/Semi-Public, Residential Low Medium, Recreation/Open Space and Preservation to Activity Center and Multimodal Corridor, regarding 140.46 acres more or less located in the Largo Tri-City Activity Center.

- The amendment area is comprised of properties located along U.S. 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 adopted by the County and then annexed into the City.
- The County and City have adopted a resolution indicating the County's support for the City's implementation of the SAP and the annexation of these parcels into the City.
- The proposed amendments to these parcels by the County are with the understanding that they will be voluntarily annexed into the City in the future.
- The Pinellas County Comprehensive Plan and land development regulations shall remain in effect for the amended parcels until they are voluntarily annexed into the City.
- 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 proposed amendment is required to address the Planning and Urban Design Principles, per the Countywide Plan Rules and Countywide Plan Strategies. The City has addressed these through the SAP and it will apply to these parcels upon annexation into the City.
- 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 11-0 to recommend approval of the proposal. The Planners Advisory Committee recommended approval of the case by a vote of 14-0.

The Board of County Commissioners, at its January 12, 2021 meeting, adopted a resolution requesting that the Pinellas Planning Council amend the Countywide Plan Map designation for the unincorporated parcels within the City of Largo Tri-City Special Area Plan boundary to Activity Center and Multimodal Corridor. The resolution further indicated that the Pinellas County Comprehensive Plan and land development regulations shall remain in effect for the amended parcels until such time they are voluntarily annexed into the City.

Background Information:

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
Largo Tri-City Special Area Plan
Board of County Commissioners Resolution 21-1
Draft PAC Minutes
Support Documents
Presentation/Site Visit Photos
Affidavit of Publication