

Photo Credit: MPO & PSTA



CITY OF

LARGO

**US 19 /
Roosevelt
Boulevard
(Largo Town
Center)
Special Area
Plan**

**Planning & Place-Making
(PPM) Grant Pilot Program
—Fiscal Year 2019**



**FORWARD
PINELLAS**
Integrating Land Use & Transportation



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Planning & Place-Making (PPM) Grant Pilot Program

A copy of the Planning & Place-Making (PPM) Grant Pilot Program application may be downloaded from the Forward Pinellas website at www.forwardpinellas.org. This application must be completed and submitted to Forward Pinellas via email to rschatman@forwardpinellas.org by 5:00 p.m. on December 21, 2018 in order for the project to be considered for funding.

Instructions: Provide the information requested below.

PART ONE: PROJECT SUMMARY	
Project Title:	US19 & Roosevelt Boulevard Special Area Plan
Project Description: Briefly describe the project, location, scope of work, and activities to be funded by the PPM grant.	<p>Prepare a Special Area Plan (SAP) for the US 19 and Roosevelt Blvd/East Bay Drive area, often referred to as the “Largo Town Center” area, to be submitted to Pinellas County as an amendment to the Countywide Plan Map to establish the Major Activity Center and Multimodal Corridor land use classification in support of the Forward Pinellas Vision for US 19 and serve as a local implementation tool for this subarea of the Gateway/Mid-County Master Plan. The SAP will identify opportunities, strategies, capital improvements, and context sensitive development standards to encourage mixed use infill and redevelopment at more concentrated densities and intensities compared to other parts of US 19, Roosevelt Boulevard and East Bay Drive. The proposed planning area centered at the intersection of two primary corridors (US Highway 19 & Roosevelt Blvd/E. Bay Dr) and is approximately 200 acres in size with the final boundaries to be determined through the planning process. The scope of work includes the development of a plan document that will, at a minimum, consist the following components:</p> <ul style="list-style-type: none"> • Existing Conditions Report and Establishment of the Preliminary Plan Boundary; • Land Use and Economic Analysis, Transportation and Mobility, Infrastructure and Public Facilities Report; • Plan Vision and Development Strategies; and, • Implementation Plan. <p>The plan will be prepared in 2019 with the assistance of a professional planning consultant selected from the City’s current Professional Service Agreement list. The requested \$50,000 grant funding will supplement \$70,000 budgeted in the current fiscal year (FY2018-2019) for this planning effort.</p>
PPM Funds Requested:	\$50,000.00
Local Matching Funds (if any):	\$70,000.00
Total Project Cost: (PPM Funds + Local Matching Funds)	\$120,000.00
Local Government:	City of Largo

Project Manager:	Richard Perez
Title:	Planning Manager
Street Address:	201 Highland Avenue
City, State, and ZIP Code:	Largo, FL 33779
Phone:	727-587-6749; extn. 7350
Email:	rperez@largo.com
Partner Agency (if any):	N/A

PART TWO: PROJECT ELIGIBILITY AND EVALUATION CRITERIA

The following information is required to evaluate your application based on the criteria and standards outlined in the PPM Grant Pilot Program Guidelines.

I. PROJECT ELIGIBILITY SCREENING CRITERIA

A. Application Authorization

Attach a copy of the resolution or letter signed by the Mayor or Chairperson of the elected body authorizing submittal of the application, directing the city manager/county administrator/chief administrative officer to assign staff resources to the project, and committing any matching funds to the project. See Exhibit 4 of the PPM Grant Pilot Program Guidelines for a copy of a sample resolution.

B. Funding Eligibility

Pinellas County local governments are the only eligible recipients of these funds. Non-profit and community-based organizations may be partners with local governments but cannot directly apply for funding. Grant recipients will be required to execute an interlocal agreement with Forward Pinellas in order to receive reimbursement of eligible expenses. Contact Rodney Chatman, AICP at 727-464-8250 or rschatman@forwardpinellas.org if you have questions.

II. PROJECT EVALUATION CRITERIA

A. Project Description – Provide a detailed description of the project, the land use and/or transportation challenges that it is intended to address, how it will address those challenges, and how the project relates to the Planning & Urban Design Principles of the Countywide Plan. This section should also discuss the project's history, including a description of any previously completed components, as well as any relationship to improving resiliency and/or sustainability within the community. The applicant may use this section to place the project in a broader context of other initiatives being pursued by the local government.

Project Description (*one page maximum*):

As a key economic component of the Pinellas County Gateway area, the US 19/Roosevelt Blvd Special Area Plan (SAP) will activate the major activity center and multimodal corridor designations and serve as a local implementation tool for the Gateway/Mid-County Master Plan. At its core the area consists of a concentration of retail, commercial, office and multi-family residential uses at a junction of two arterial roadways with fixed route public transit service. Though multifaceted in land use, the uses are “euclidean” in nature due to the outdated auto-oriented, suburban strip commercial development pattern. While serving as a significant crossroads for regional transportation, there is a lack of local connectivity for all modes of transportation and traffic safety concerns for bicyclists and pedestrians. Other challenges for the area include: small parcel sizes; vacant underutilized parcels; fragmented ownership; environmental vulnerabilities; the need for a wider range of quality housing options; access to recreation; and a lack of identity and sense of place.

The SAP will directly impact 2 of 3 Forward Pinellas’s SPOTlight emphasis areas, US19 and the Gateway/Mid-County Area, by capitalizing on coordinated improvements in transportation and land use to foster economic opportunity, enhance community sustainability and leverage partnerships with the public and private sector. The SAP will build upon the Forward Pinellas Land Use and Economic Analysis study of the US Highway 19 corridor and layout detailed action items to realize the larger vision of the Gateway/Mid-County Master Plan. Identified as the US 19/Bay Vista subarea in the Gateway/Mid-County Master Plan effort, the SAP will create connections between the activity center and the adjacent Bay Vista employment center, create a land use framework to support multimodal transportation, allow more density, encourage mixed use nodes, promote housing diversity (including missing middle housing types) and amenities for residents and workers. Furthermore, the SAP will leverage future FDOT improvements to Roosevelt Blvd and capitalize on assets in and around the planning area to improve accessibility to and from the planning area such as the PSTA transit transfer station at the southeast corner of US19 and Roosevelt Blvd, the planned Duke Energy Trail, and planned future US19 Express Bus service to this area.

The SAP will support the Planning & Urban Design Principles of the Countywide Plan through the formulation of context-sensitive design standards appropriate for the planning area to incentivize a more compact, walkable, mixed use urban development pattern and serve as a catalyst for a more efficient, equitable and vibrant area ensuring sustainable development that advances the Gateway/Mid-County Master Plan resiliency principles. The SAP supports the Countywide Plan through the creation of an Activity Center, Transit Station Centers and Multimodal corridors recognized by the Forward Pinellas Transit-Oriented Land Use Vision Map to accommodate higher densities and intensities, transit service, and other modes of transportation. Furthermore, US19 and Roosevelt Blvd/E. Bay Dr are recognized as primary multimodal corridors that move people and goods throughout the county.

Historically, the activity center was established as a priority for the Largo’s Strategic Plan and is the last major activity center in the City to establish a formal plan. In 2009, the City implemented the Largo Activity Center Urban Design Guidelines to shape the redevelopment of the obsolete shopping centers at the corners of US19 and Roosevelt Blvd/E. Bay Dr. In year 2015, Largo attempted to begin preparing a special area plan, but placed it on hold to allow for the Gateway/Mid-County Master Plan to move forward and allocated local funding to formalize Largo’s partnership in the regional planning effort. The project is identified in the City’s FY2018-19 budget as a high priority with \$70,000 to begin implementation in 2019.

- B. Project Location** – Provide a map or map series of the project area that identifies the geographic location where the work will be performed. The map or map series should also include any relevant information (i.e., location of existing or planned Activity Centers or Multimodal Corridors, significant destinations in the area, existing or future land development projects or significant transit, roadway, and/or bicycle and pedestrian facilities) that will have an impact on the project.
- C. Project Partners** – Provide a description of any partner agencies or organizations that will be part of the project team. Include an overview of the agency or organization and what role they will play in the completion of the project.

Project Partners:

Throughout the development of the SAP, the City's project team and project consultant will seek active and frequent participation from the Pinellas County Planning Department, Pinellas County Economic Development, Forward Pinellas, Pinellas Suncoast Transit Authority, and Florida Department of Transportation.

The project team will also engage many other stakeholders including, but not limited to: residents, businesses, property owners, neighborhood associations, developers with active projects in the area and the Mid-County Chamber of Commerce.

- D. Project Schedule & Budget** – Include a brief narrative of the project schedule in the space below including an overall timeline that identifies all major project milestones. The narrative should also include a description of any matching funds and a brief explanation of all budgetary expenditures.

Project Schedule & Budget:

The entire project budget will fund the cost of contracting a professional planning consulting firm to assist City staff with preparation of the SAP. Funds awarded from Forward Pinellas are necessary to ensure sufficient funding to incur the cost of extensive public engagement efforts, and development of innovative design principles, standards and requirements. In addition to the local match, staff salary time and indirect costs associated with the project will be provided as in kind service.

Project Schedule & Budget:

- | | |
|--|-----------------------|
| • Project Preparation Meeting & Develop Scope of Services | Dec 2018-January 2018 |
| • Consultant Selection | January 2019 |
| • Kick-off meeting | February 2019 |
| • Data Collection | February-June 2019 |
| • Interviews/Meetings/Charretes with Area Stakeholders | February-June 2019 |
| • Community Development Advisory Board (CDAB) Meeting
(Introduction/Update, Goals, Existing Conditions) | July 2019 |
| • Draft Tech Memos Completed
(market study, land use, urban form transportation) | August 2019 |
| • Community Development Advisory Board (CDAB) | September 2019 |
| • Work Session with City Commission | October 2019 |

• Draft Special Area Plan Document Completed	December 2019
• Planning Board hearing	January 2020
• City Commission First Reading	February 2020
• Transmit SAP Plan to Forward Pinellas	March 2020
• Forward Pinellas PAC & Board Meetings/Hearings	April 2020
• County Planning Authority Hearing	May 2020
• City Commission Adoption Hearing	June 2020

The Planning and Development Services Division has \$70,000 budgeted in the current fiscal year (FY2018-2019).

\$70,000 Local Match

\$50,000 Funding Request

\$120,000 Total Project Budget

III. REQUIRED & SUPPORTING MATERIALS

The following is a checklist of required and supporting materials for the Planning & Place-Making (PPM) Grant Pilot Program application:

- ✓ Completed application form
- ✓ Resolution or letter authorizing the application
- ✓ Documentation of the commitment of other matching funding
- ✓ Map or map series showing the project location and any other relevant information
- ✓ Letter(s) of support from any community groups, agencies or organizations is recommended but not required (optional)
- ✓ Aerial photographs or other photographs depicting existing conditions (optional)

Please ensure all graphic materials are legible.

Attachments: Excerpts of the City of Largo Adopted FY2018/2019 Budget
 Transit-Oriented Land Use Vision Map
 Excerpts of the Gateway/Mid-County Master Plan Resiliency Workshop
 (December 2018)



III. Required & Supporting Material:

Resolution No. 2226

RESOLUTION NO. 2226

A RESOLUTION OF THE CITY OF LARGO, FLORIDA, AUTHORIZING THE CITY MANAGER TO FILE AN APPLICATION FOR GRANT FUNDS THROUGH FORWARD PINELLAS THROUGH THE PLANNING & PLACE-MAKING (PPM) GRANT PILOT PROGRAM FOR FY 2019; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Forward Pinellas as the unified Metropolitan Planning Organization/Pinellas Planning Council (MPO/PPC) has been tasked by a special act of the state legislature to coordinate transportation and land use planning in Pinellas County; and

WHEREAS, Forward Pinellas is committed to establishing or reinforcing a sense of place that will advance the Planning & Urban Design Principles of Pinellas by Design and the Countywide Plan; and

WHEREAS, Forward Pinellas issued a call for projects to solicit the development of a neighborhood or corridor plan or other innovative approaches to context-sensitive land use planning and/or place-making to achieve the goal of the Planning & Place-Making (PPM) Grant Pilot Program; and

WHEREAS, \$100,000 of planning funds are available to local governments through the PPM Grant Pilot Program in Fiscal Year 2019; and

WHEREAS, the City of Largo wishes to receive \$50,000 in grant funds for the Largo Town Center at US Highway 19 N/Roosevelt Boulevard Special Area Plan; and

WHEREAS, the City of Largo understands that if selected, an interlocal agreement with Forward Pinellas must be executed to access the funds, or the project award will be rescinded.

NOW, THEREFORE, THE CITY OF LARGO CITY COMMISSION HEREBY RESOLVES:

SECTION 1: That the City Commission for the City of Largo, Florida, hereby endorses its community support for the Forward Pinellas Planning & Place-Making Grant Pilot Program.

SECTION 2: That the City Commission authorizes the City Manager to proceed with the application process with Forward Pinellas for the Planning & Place-Making Grant Pilot Program in the amount of \$50,000 for the US Highway 19 N/Roosevelt Boulevard Special Area Plan.


SECTION 3: That this resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 4 DAY OF December, 2018

CITY OF LARGO, FLORIDA


Louis L. Brown, Mayor

REVIEWED AND APPROVED:


Alan S. Zimmet, City Attorney

ATTEST:


Diane Bruner, City Clerk

SEAL

A TRUE AND CORRECT COPY OF
RECORD AND FILE IN THE OFFICIAL
RECORDS OF THE CITY OF LARGO,
FLORIDA

BY 
City Clerk's Office

DATE 12/05/2018
1:22 PM



III. Required & Supporting Materials:

Budget Documentation

(Commitment of other matching funds)

I. Excerpts of the City of Largo Adopted FY 2018-2019 Budget


City of Largo - Itemized Budget Pages


Costing Center: Planning (General Fund)


Object Codes	Itemization Detail	Itemization	2019 Budget Subtotals/Totals
Expenditures			
Capital Expenditures			
64 - Vehicles, Machinery, &	[69] - Community Development Vehicles		0
Object Category Total		Total:	0
Operating Expenditures			
31 - Professional Services	Land Use/Transportation Analyses	5,000	
31 - Professional Services	Largo Town Center Special Area Plan Consultant Svcs.	35,000	
31 - Professional Services	PROJECTION AT YEAR END	0	
31 - Professional Services	Special Area Plan Consultant Services	35,000	
31 - Professional Services	Surveys (Land use amd)	0	
31 - Professional Services	Traffic/FLUM Analysis Reviews	0	
			75,000
34 - Contractual Services	Document scanning/indexing		0
36 - Technology Support Contracts	Bentley Municipal License	6,000	
36 - Technology Support Contracts	Pin Cty Utilities Softwareannual maint/1 user	400	
36 - Technology Support Contracts	Sungard TRAKiT Annl Maint (15%)	8,000	
			14,400
40 - Travel & Training	AICP continuing ed	0	
40 - Travel & Training	AICP continuing education	0	
40 - Travel & Training	AICP exam	0	
40 - Travel & Training	AICP test	0	
40 - Travel & Training	FAPA annual conference	0	
40 - Travel & Training	flood plain mgr training	0	
40 - Travel & Training	local professional meetings	0	
40 - Travel & Training	Planner Travel/Training	9,200	
			9,200
41 - Communications Services	Maas360		100
44 - Rentals & Leases	CD Copier split w/in Dept.1 of 6		300
47 - Printing & Binding	color copies / maps / graphics	1,500	
47 - Printing & Binding	Comp Plan Update	0	
47 - Printing & Binding	Str Plan Annual Report	0	
			1,500
48 - Advertising	PROJECTION AT YEAR END		0
49 - Other Current Expenses	bulk mailing flood notice	2,800	
49 - Other Current Expenses	Increase floodplain mailing	200	
49 - Other Current Expenses	postage for neighborhood mtgs	700	
			3,700
52 - Operating Supplies	office supplies		1,700
53 - Electronics Under \$5,000	Monitor upgrades - planning	5,300	
53 - Electronics Under \$5,000	Planning_iPad01	1,200	
53 - Electronics Under \$5,000	Planning_iPad02	1,200	
53 - Electronics Under \$5,000	Planning_iPad03	0	
53 - Electronics Under \$5,000	Planning_iPad04	0	
			7,700

FY 2019 Strategic Budget Priorities

Listed below is a summary of the major funding allocations organized by the focus areas outlined in the Strategic Plan. The details on the work-program initiatives associated with the implementation of the Strategic Plan can be found in the Strategic Performance Management section and the individual department budget pages.

 FOCUS ON: Sustainability		Amount
2	Office of Performance & Budget w/ Organizational Development Training	82,400
2.2	Enhanced Procurement & Contract Management Support (1.00 FTE)	91,200
2.2	Human Resources Dept. Re-Org; Add Compensation & Classification Analyst (1.50 FTE)	126,400
1.3	Electric Vehicle Charging Station	15,000
2.3	Smartphone Deployment for City Field Staff	50,000
2.3	Citywide Technology Upgrades	766,300
2.3	Digital Technology Security Enhancements	30,000
3.2	Long-Range Land Use Planning for City-owned Property	160,000
2.2	Coordinated Solid Waste & Recycling Program Management (1.00 FTE)	98,600
3.2	Medical Arts District Regional Stormwater Pond	200,000
Total		1,619,900

 FOCUS ON: Public Health & Safety		Amount
2.2	3 Additional Police Officers (Public Safety Staffing Plan – 3.00FTE)	385,200
2.4	Largo Town Center Special Area Plan	70,000
1.2	Design & Construction of Various Roadway Improvements Citywide	7,770,000
1.1	Citywide Pavement Condition Index Analysis	80,000
1.2	Wastewater Collection & Treatment Improvements	10,499,900
2.4	Sidewalk Connectivity Improvements	200,000
2.2	Enriching Lives through Mental Health Services – Police/Housing Partnership	57,000
Total		19,062,100

 FOCUS ON: Community Pride		Amount
2.1	Largo Central Park Entrance Landscaping and Improvements	75,000
1.2	Downtown Plaza Enhancement – Construction	435,000
2.2	Recreation, Parks & Arts Facilities Improvements	415,800
2.1	Golf Course Cafe Service Model Changes	100,800
Total		1,026,600

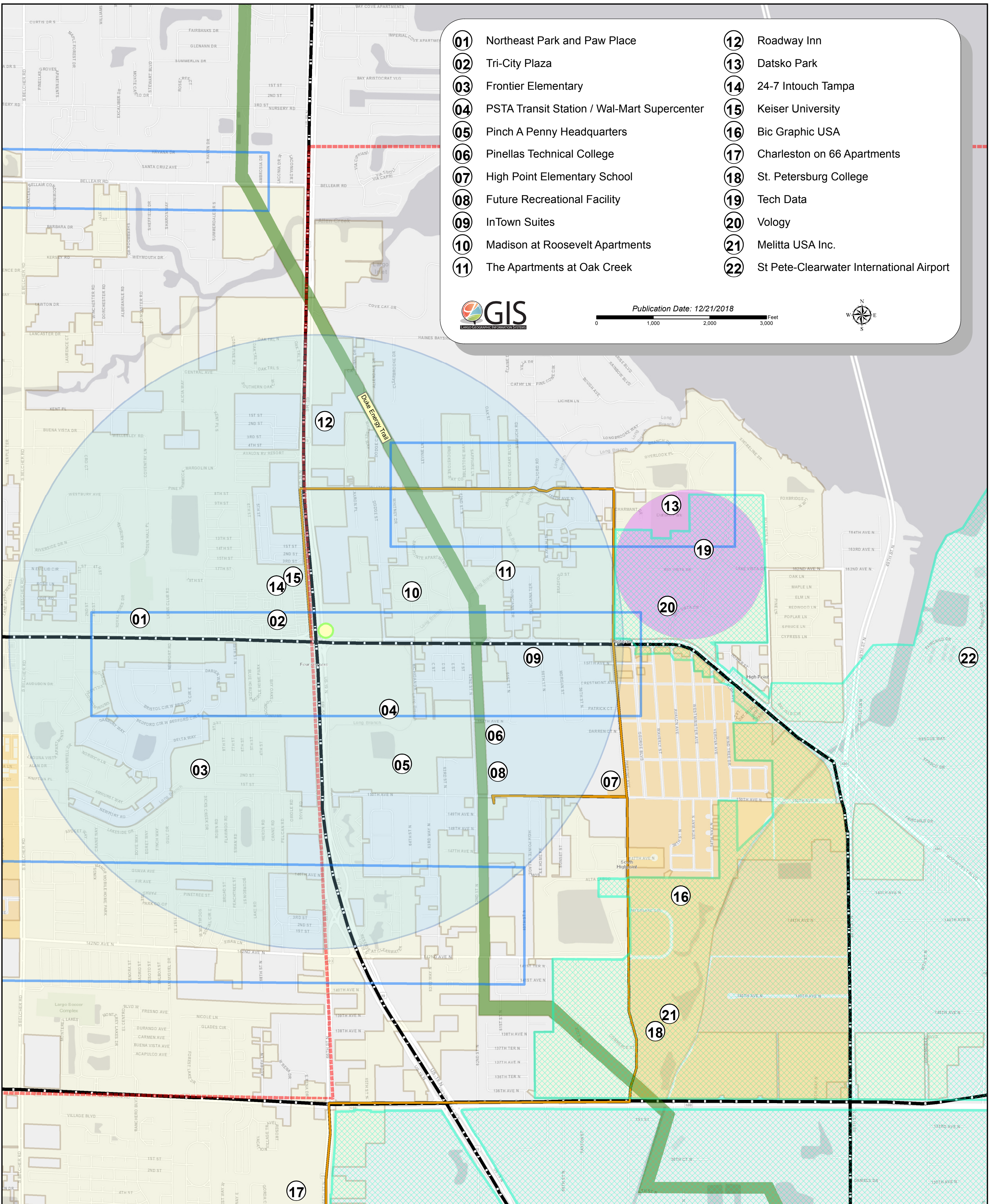
Total (All Funds)	21,708,600
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III. Required & Supporting Materials:

Map Series & Other Relevant Information

1. US Highway 19/Roosevelt Blvd Activity Center
2. Transit-Oriented Land Use Vision Map
3. Excerpts of the Gateway/Mid-County Master Plan Resiliency Workshop (December 2018)
4. Map 8: Pinellas Suncoast Transit Authority Network



- | | | | |
|----|---|----|--|
| 01 | Northeast Park and Paw Place | 12 | Roadway Inn |
| 02 | Tri-City Plaza | 13 | Datsko Park |
| 03 | Frontier Elementary | 14 | 24-7 Intouch Tampa |
| 04 | PSTA Transit Station / Wal-Mart Supercenter | 15 | Keiser University |
| 05 | Pinch A Penny Headquarters | 16 | Bic Graphic USA |
| 06 | Pinellas Technical College | 17 | Charleston on 66 Apartments |
| 07 | High Point Elementary School | 18 | St. Petersburg College |
| 08 | Future Recreational Facility | 19 | Tech Data |
| 09 | InTown Suites | 20 | Vology |
| 10 | Madison at Roosevelt Apartments | 21 | Melitta USA Inc. |
| 11 | The Apartments at Oak Creek | 22 | St Pete-Clearwater International Airport |



Publication Date: 12/21/2018











0 1,000 2,000 3,000 Feet

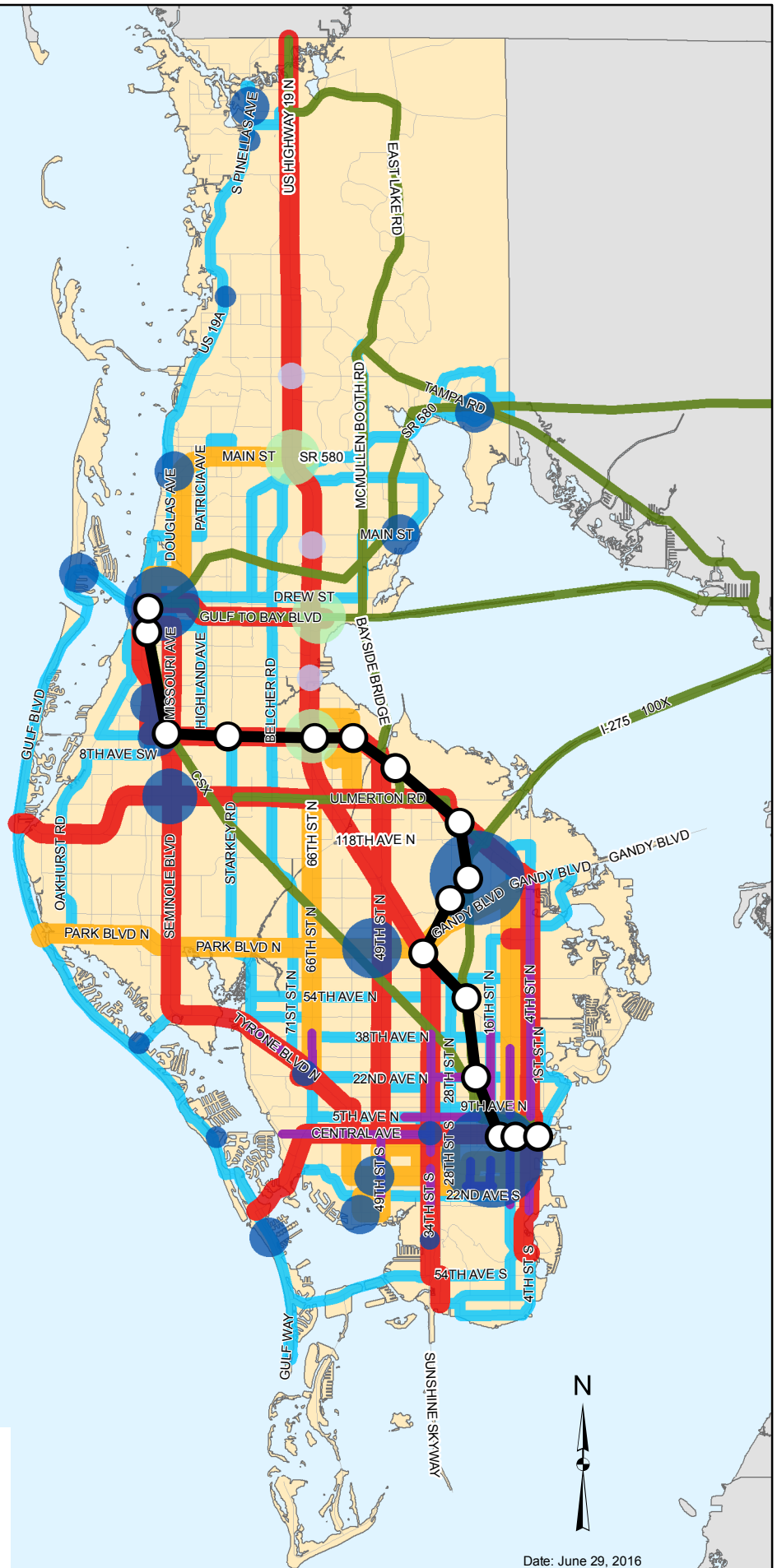


US Highway 19 N / Roosevelt Boulevard – East Bay Drive Major Activity Center

- | | | | | | |
|--|---|--|--|--|---|
| | Forward Pinellas Vision Map Major Activity Center | | US 19/East Bay Dr-Roosevelt Blvd Emphasis Area | | Pinellas County Opportunity Zones |
| | Forward Pinellas Primary Multimodal Corridor | | Gateway Mid-County Area | | Pinellas County Target Employment Centers |
| | Forward Pinellas Secondary Multimodal Corridor | | Largo Urban Trail Corridor | | Largo Employment Center |
| | Duke Energy Trail | | Largo City Limits | | |

Transit-Oriented Land Use Vision Map

- Legend**
- Activity Centers**
-  Special Centers
 -  Major Centers
 -  Community Centers
 -  Neighborhood Centers
 -  Transit Station Centers
- Multimodal Corridors**
-  Special Corridors
 -  Primary Corridors
 -  Secondary Corridors
 -  Supporting Corridors
 -  Regional Corridors



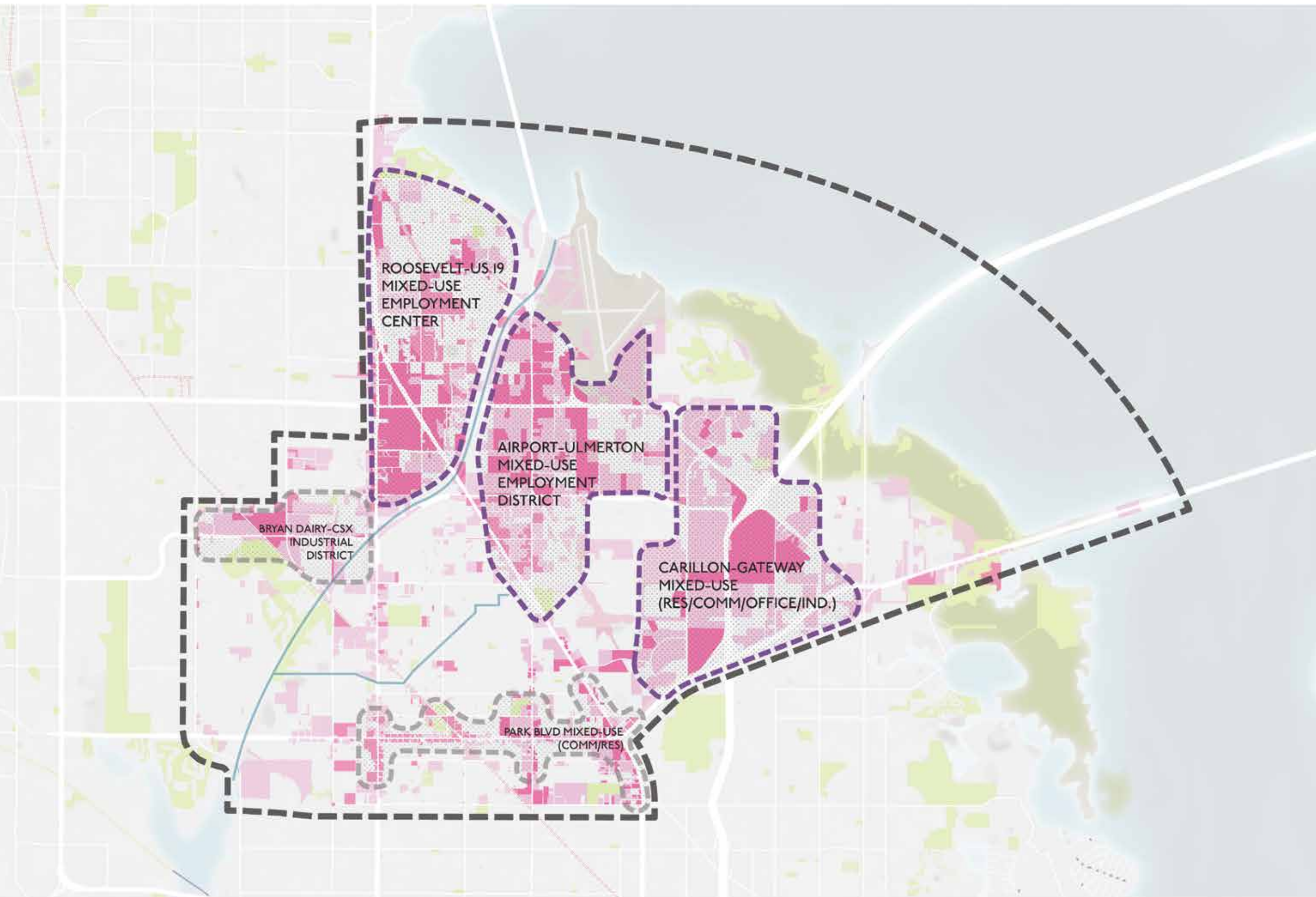
**FORWARD
PINELLAS**
Integrating Land Use & Transportation



Date: June 29, 2016

THROUGH QUANTITATIVE AND QUALITATIVE ANALYSIS, THE TEAM IDENTIFIED AREAS WHERE THERE IS THE

GREATEST OPPORTUNITY FOR CATALYTIC CHANGE



REFINED PER SMT SUGGESTIONS:

- » Focus on opportunities to reuse brownfield or impacted sites
- » Consider Current development patterns; underutilized available land; more intensification opportunities
- » Opportunity to leverage transportation infrastructure and future transit assets

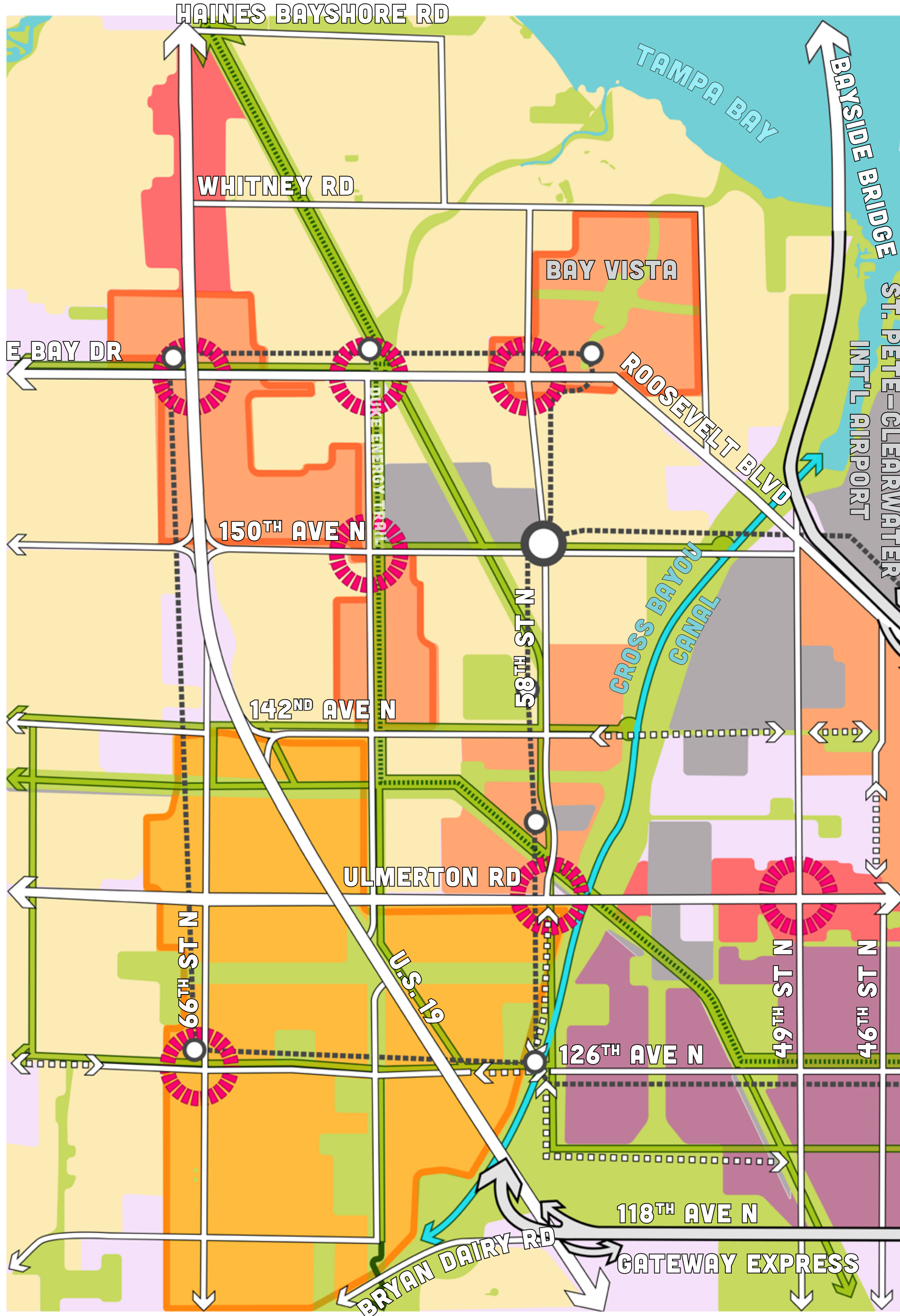
SUBAREA CRITERIA

1. PUBLICLY OWNED PARCELS (NOT INCLUDING PARKS/PRESERVES)
2. VACANT PARCELS
3. INCLUDES A NUMBER OF PRIORITY SITES
4. REDEVELOPMENT AREAS
5. SCORES ABOVE 25% ON THE SELECTION CRITERIA

26-40%
ABOVE 40%



FOCUS AREAS WITH GREATEST OPPORTUNITY FOR CATALYTIC CHANGE
SECONDARY FOCUS AREAS



SUBAREA: U.S 19/BAY VISTA

LAND USE FRAMEWORK



DENSIFY OFFICE PARKS AND KEY NODES TO CREATE MIXED-USE TOWN CENTERS



MIXED-USE LIVE WORK DISTRICT AROUND 126TH AVE N AND 66TH ST N



CREATING CONNECTIONS TO EMPLOYMENT CENTERS AND AMENITIES FOR RESIDENTS AND WORKERS

LEGEND

- FDOT Gateway Express Improvements
- Regional Highways/Interstate
- Existing Local Network
- Proposed Street Connections
- Proposed Circulator Network
- Existing Trails
- Proposed Trails
- Planned Blueways
- Enhanced Neighborhood Streets
- Boulevard Improvements
- Open Space/Green Infrastructure
- Public Infrastructure (Least Likely To Change)
- Stable/Longterm Industrial/Commercial
- Eco-Industrial Park
- Mixed-Use Employment
- Town Center/Mixed-Use
- Commercial Gateway
- Significant Intersections + Cross Connections

DISTRICT ELEMENTS

GATEWAY MIXED-USE TOWN CENTER



SOURCE: WEST PALM BEACH CITY PLACE

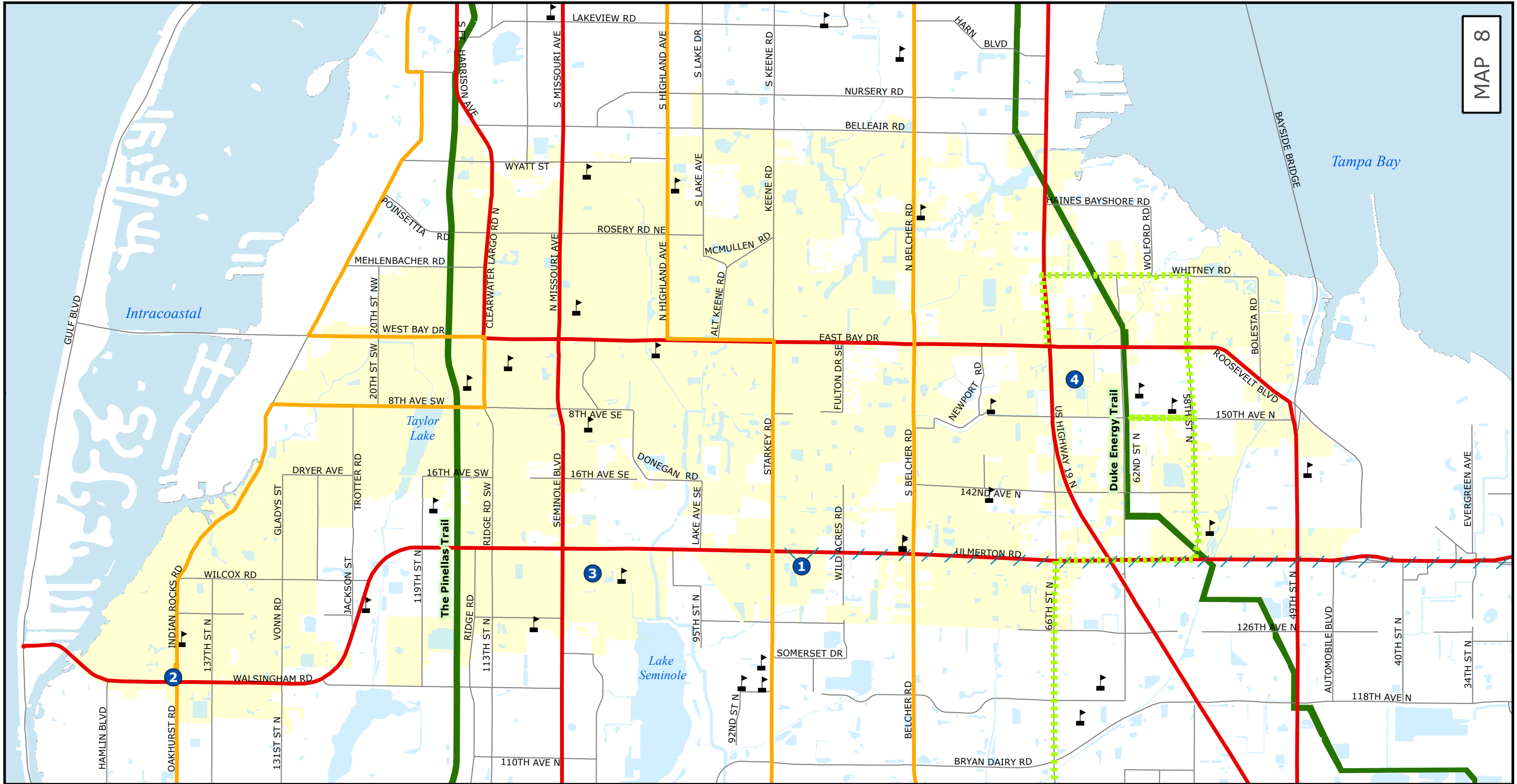
DEFINITION: A walkable mixed-use development that includes amenities, housing and employment opportunities leveraging transit with pedestrian access and sense of place.

BENEFITS:

- » Provides amenities, housing diversity, and employment opportunities in a walkable environment
- » Density and clustering of uses support transit improvements
- » Provide opportunities for mixed-income and diverse housing options in densely populated areas
- » Create hubs for gathering, leisure, and recreation serving larger area

FEATURES OF A MIXED-USE TOWN CENTER:

- » Incorporates multiple uses in a planned dense environment
- » Can be served by district energy and stormwater systems
- » Connected to regional transportation infrastructure
- » Walkable environment with placemaking features (landscaping, lighting, etc) and active streetscapes



Pinellas Suncoast Transit Authority Network (PSTA)



City of Largo
201 Highland Avenue, Largo, FL 33770
Telephone (727) 587-6749
www.largo.com/comprehensiveplan

Routes

- Frequent Local
- Supporting Local
- Regional Express
- Core Network

Transfer Facilities

- PSTA 300x Park & Ride Service to Tampa
- Indian Rocks Shopping Center
- Largo Mall
- Largo Commons Walmart

Map Legend

- Pinellas County Public School
- Pinellas and Planned Duke Energy Trail
- Largo City Limits



Publication Date:
10/24/2017

Source: Forward Pinellas (7/2016)



III. Required & Supporting Materials:

Letters of Support

1. Florida Department of Transportation (FDOT)
2. KIMCO Realty Corporation
3. Pinellas County Economic Development
4. Pinellas County Planning
5. Pinellas Suncoast Transit Authority (PSTA)



Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

11201 N. McKinley Drive
Tampa, FL 33612-6456

**ERIK FENNIMAN
INTERIM SECRETARY**

December 17, 2018

Whit Blanton, FAICP
Executive Director
Forward Pinellas
310 Court Street
Clearwater, Florida 33756

RE: City of Largo Special Area Plan for Largo Town Center

Dear Mr. Blanton,

The Florida Department of Transportation's (FDOT) mission is to provide a safe and efficient transportation system. A clearly defined community vision for further growth and development is needed for FDOT to carry out its mission effectively. FDOT supports the City of Largo's effort to initiate a Special Area Plan for the Largo Town Center/TriCity Plaza Area Major Activity Center. We understand it is the City's desire to leverage the Special Area Plan to work with FDOT to improve safety and multimodal transportation along the SR 686/Roosevelt Blvd/East Bay Drive and US19 corridors within the boundaries of the planning area. We look forward to working with the City on these issues moving forward.

Sincerely,

David W. Gwynn, P.E.
District Seven Secretary

cc: Richard Perez, City of Largo Planning Manager



December 6, 2018

Whit Blanton
Executive Director
Forward Pinellas
310 Court Street
Clearwater, FL 33756

RE: City of Largo proposal for Forward Pinellas' Planning & Place-Making Grant Pilot Program

Dear Mr. Blanton:

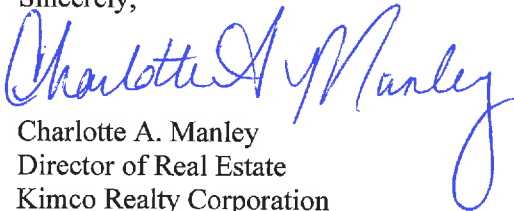
The purpose of this letter is to express Kimco Realty's support for the City of Largo's proposal to Forward Pinellas' Planning & Place-Making (PPM) Grant Pilot Program to assist with the funding to create a Special Area Plan for the Largo Town Center Area /US Highway 19 N/Roosevelt Boulevard Major Activity Center.

Kimco Realty owns Tri-City Plaza which is located within the proposed Special Area Plan, at the corner of East Bay Drive and U.S. Highway 19. Our company redeveloped the property in 2016 with \$31.2 Million dollars in investments to reconfigure the site into a high-quality, regional asset. We have made improvements to visibility, traffic patterns, and pedestrian circulation and would be delighted to see public and private improvements and infrastructure do the same to complement the area.

A Special Area Plan is needed for this section of Largo to provide greater integration of mixed uses, density, and accessibility to multiple modes of transportation to support the vibrancy and economic viability of the activity center and the US Highway 19 corridor. Such a transformative change will attract new business investment, create jobs, attract customers for the retail and service providers in the area, and improve quality of life.

Kimco Realty respectfully requests your favorable consideration of this grant application.

Sincerely,


Charlotte A. Manley
Director of Real Estate
Kimco Realty Corporation

Received

DEC 10 2018

Pinellas Planning
Council



PINELLAS
COUNTY

ECONOMIC DEVELOPMENT

November 29, 2018

Whit Blanton
Executive Director
Forward Pinellas
310 Court Street
Clearwater, FL 33756

RE: City of Largo proposal for Forward Pinellas' Planning & Place-Making Grant Pilot Program

Dear Mr. Blanton:

The purpose of this letter is to express our support for the City of Largo's proposal to Forward Pinellas' Planning & Place-Making (PPM) Grant Pilot Program to assist with the funding to create a Special Area Plan (SAP) for the Largo Town Center Area /US Highway 19 N/Roosevelt Boulevard Major Activity Center. The Major Activity Center is strategically located on the US Highway 19 corridor within the Mid-County/Gateway Master Plan study area.

With a high concentration of major employers, the Gateway area is an economic hub of Pinellas County. The successful creation of a SAP that incorporates a higher degree of mixed uses, density, and accessibility to multiple modes of transportation in the Largo Town Center area will support redevelopment and enhance the economic viability of the activity center and the US Highway 19 corridor. Such a transformative change will support County's economic development goals of attracting business investment, creating jobs and improving quality of life.

Pinellas County Economic Development asks for your favorable consideration of this grant application.

Sincerely,

Mike Meidel, Director

PINELLAS COUNTY ECONOMIC DEVELOPMENT

13805 58th Street North, Suite 1-200 • Clearwater, FL 33760 • (727) 464-7332 • (888) 759-JOBS • FAX (727) 464-7053

www.PCED.org

**BOARD OF COUNTY
COMMISSIONERS**

Dave Eggers
Pat Gerard
Charlie Justice
Janet C. Long
Kathleen Peters
Karen Williams Seel
Kenneth T. Welch



November 28, 2018

Whit Blanton
Executive Director
Forward Pinellas
310 Court Street
Clearwater, FL 33756

RE: City of Largo proposal for Forward Pinellas' Planning & Place-Making Grant Pilot Program

Dear Mr. Blanton:

I am writing in strong support of the City of Largo's proposal to Forward Pinellas' Planning & Place-Making (PPM) Grant Pilot Program. The City's proposal to partly fund a Special Area Plan (SAP) for the Largo Town Center Area /US Highway 19 N/Roosevelt Boulevard Major Activity Center would help move beyond an outdated suburban development model and create attractive, sustainable, and economically vital urban destinations that incorporate a higher degree of mixed uses, density and accessibility to multiple modes of transportation for the Largo Town Center area. Furthermore, the Major Activity Center is within the Mid-County/Gateway Master Plan study area.

The successful creation of a SAP that incorporates a higher degree of mixed uses, density, and accessibility to multiple modes of transportation in the Largo Town Center area will support the Countywide Planning Rules and the Mid-County/Gateway Master Plan effort currently underway. The PPM funding will help ensure that the Largo Town Center SAP is a catalyst for the transformative land use change that Largo, Pinellas County and Forward Pinellas is seeking. Therefore, the Pinellas County Planning Department urges your favorable consideration of this grant application.

Sincerely,

Renea Vincent, AICP
Director

cc: Rick Perez, Planning Manager, City of Largo

Pinellas County Planning
310 Court St.
Clearwater, FL 33756
Main Office: (727) 464-8200
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www.pinellascounty.org





December 14, 2018

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Executive Director
Forward Pinellas
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Clearwater, FL 33756

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Dear Mr. Blanton:

I am writing in strong support of the City of Largo's proposal to Forward Pinellas' Planning & Place-Making (PPM) Grant Pilot Program. The City's proposal to partly fund a Special Area Plan (SAP) for the Largo Town Center Area /US Highway 19 N/Roosevelt Boulevard Major Activity Center would support transit-supportive development patterns and enhance the multimodal transportation options through context sensitive design.

Improvements to the development model that incorporate a higher degree of mixed uses, density, and accessibility to multiple modes of transportation in the Largo Town Center area support PSTA's mission and goals that include build transit constituency and safely connecting people to places. This is especially important in the Largo Town Center area which includes the Largo Transit Center that connects people to, from, and between four of PSTA's highest ridership, core routes. It is also important to provide convenient and safe access from the neighborhoods and businesses within the Largo Town Center area to the 19 other bus stops along the major roadways in the area.

Finally, PSTA supports Largo's plan to model and create attractive, sustainable, and economically vital urban destinations that incorporate a higher degree of mixed uses, density and accessibility to multiple modes of transportation for the Largo Town Center area. Should you have any questions about our support for Largo's proposal or its benefits to PSTA, please do not hesitate to contact me at (727) 540-1806 or bmiller@psta.net.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Miller", is positioned below the "Sincerely," text.

Brad Miller
Chief Executive Officer

Pinellas Suncoast Transit Authority

3201 Scherer Drive, St. Petersburg, FL 33716 • Phone: 727-540-1800 • InfoLine: 727-540-1900 • www.PSTA.net

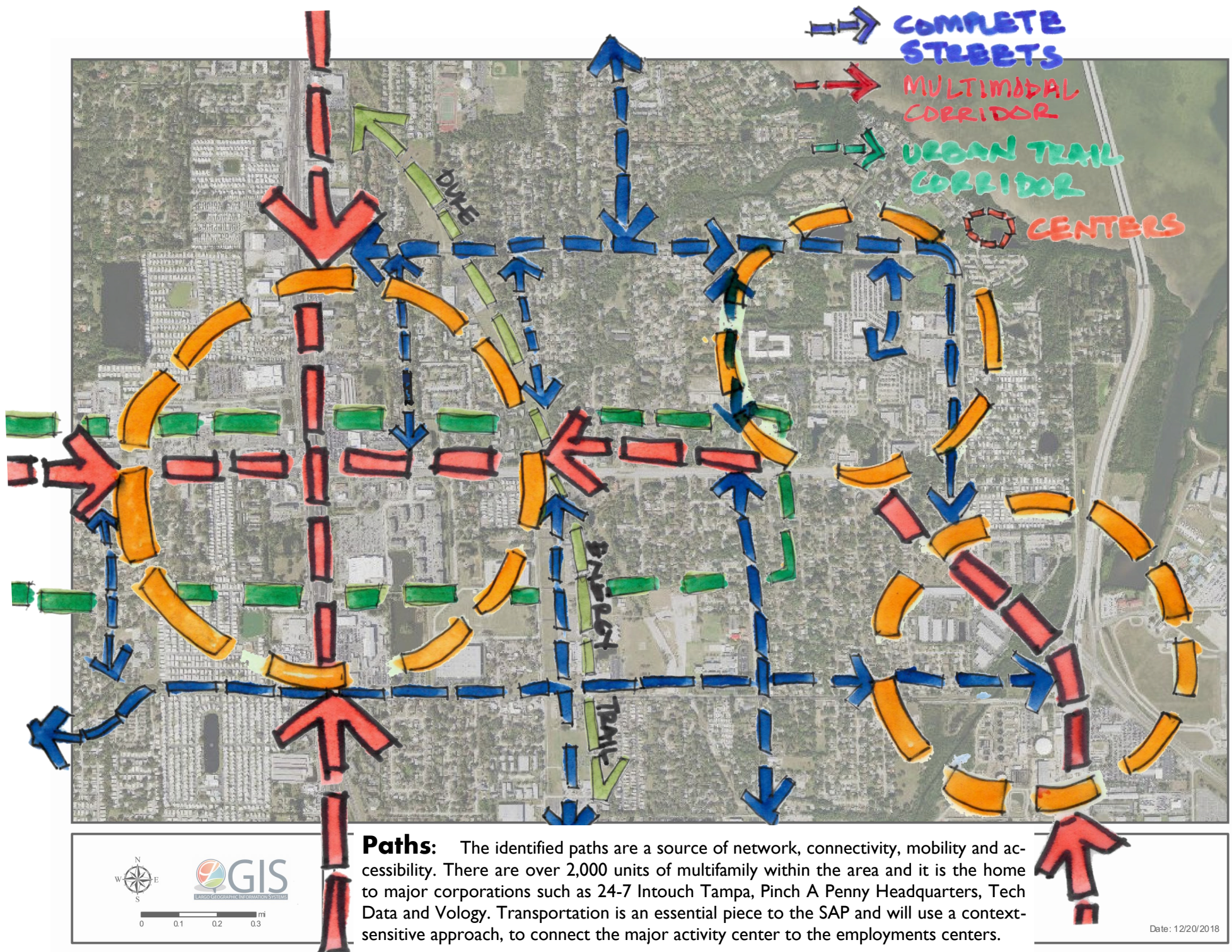


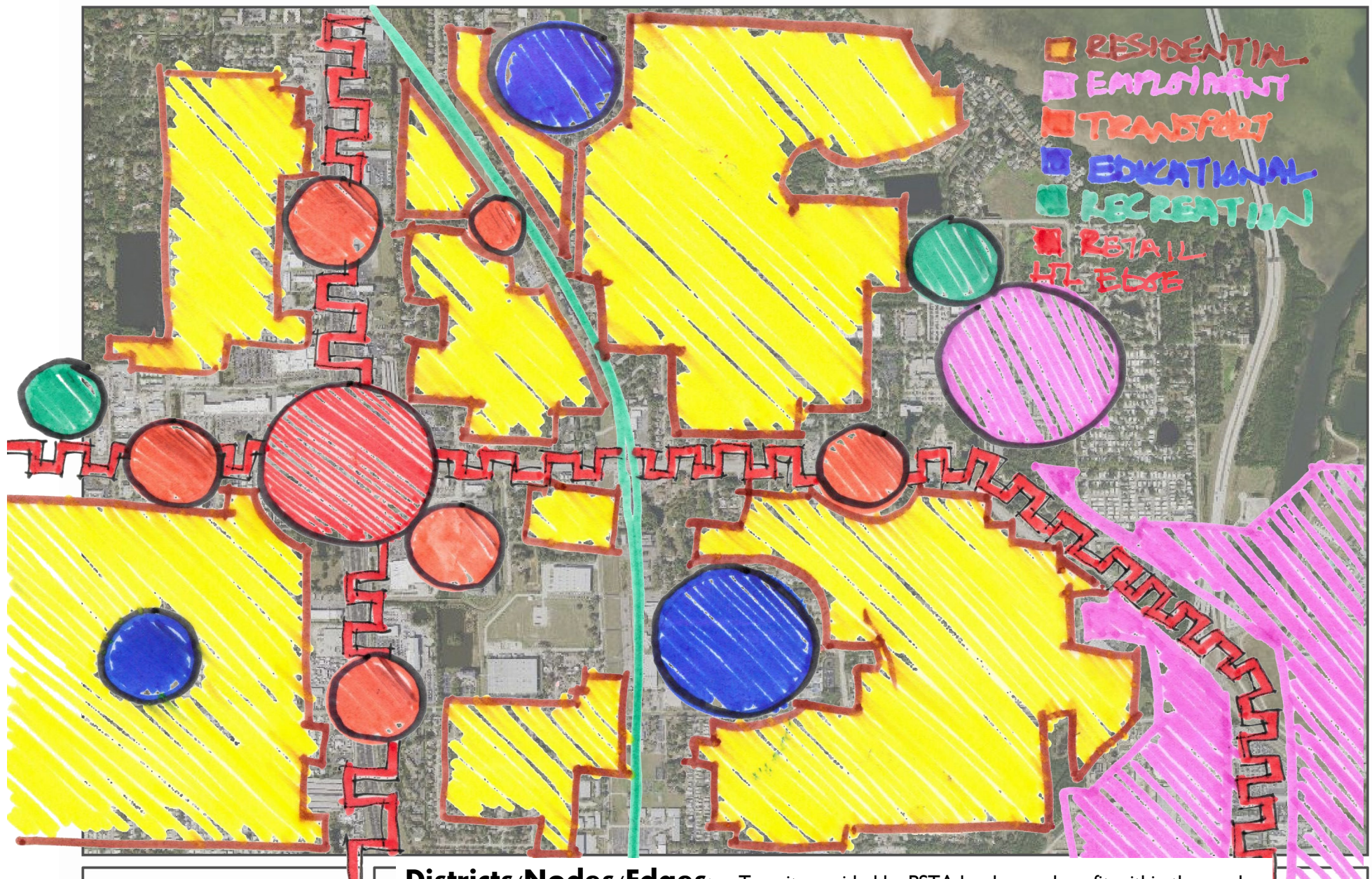


III. Required & Supporting Materials:

Existing Conditions

1. Paths (Lynch Map)
2. Districts/Nodes/Edges (Lynch Map)





0 0.1 0.2 0.3 mi

Districts/Nodes/Edges: Transit provided by PSTA has been a benefit within the emphasis area. The transport nodes are gathering points themed around a concentration of retail and housing. US 19 and East Bay—Roosevelt Blvd separates the four corners and provides an opportunity to connect to the Target Employment Center Overlay (TECo), attract private investment, and provide opportunities for a wider range of housing options.

Date: 12/20/2018