



FORWARD
PINELLAS

Integrating Land Use & Transportation

Pinellas Planning Council Countywide Plan Map Amendment

CW 21-07

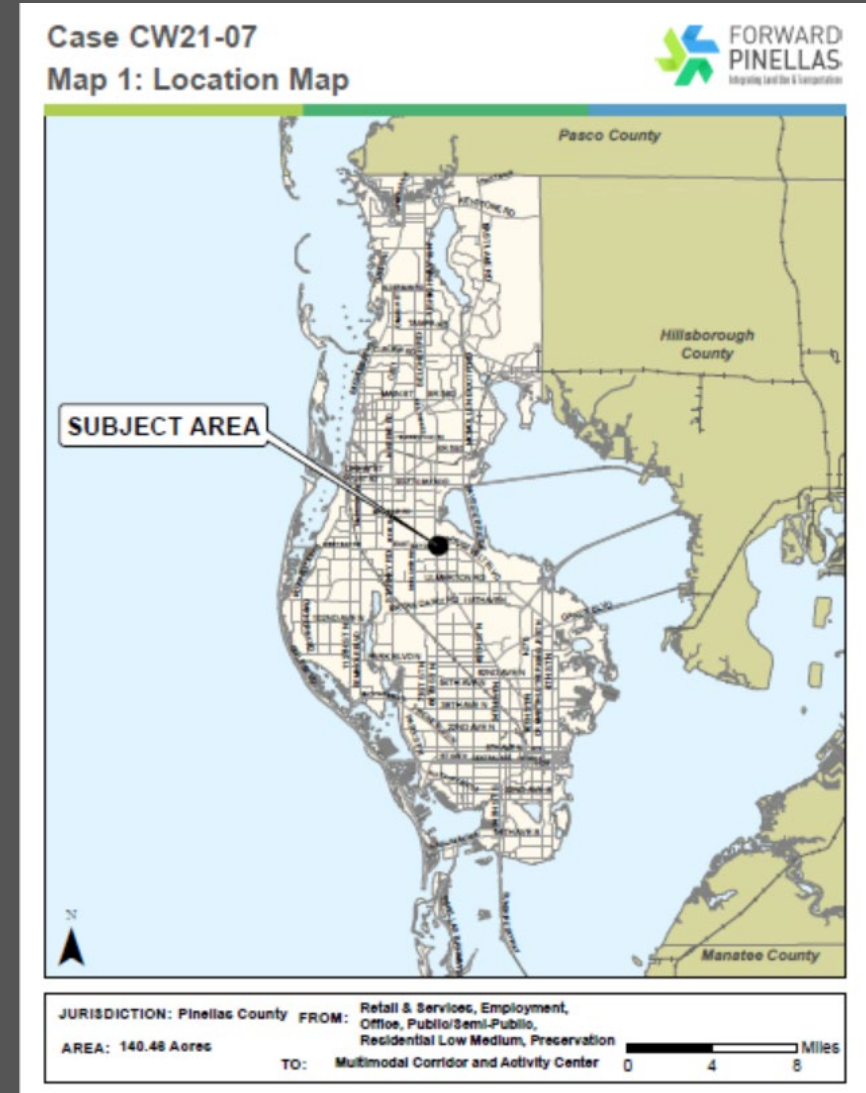
Pinellas County

March 10, 2021



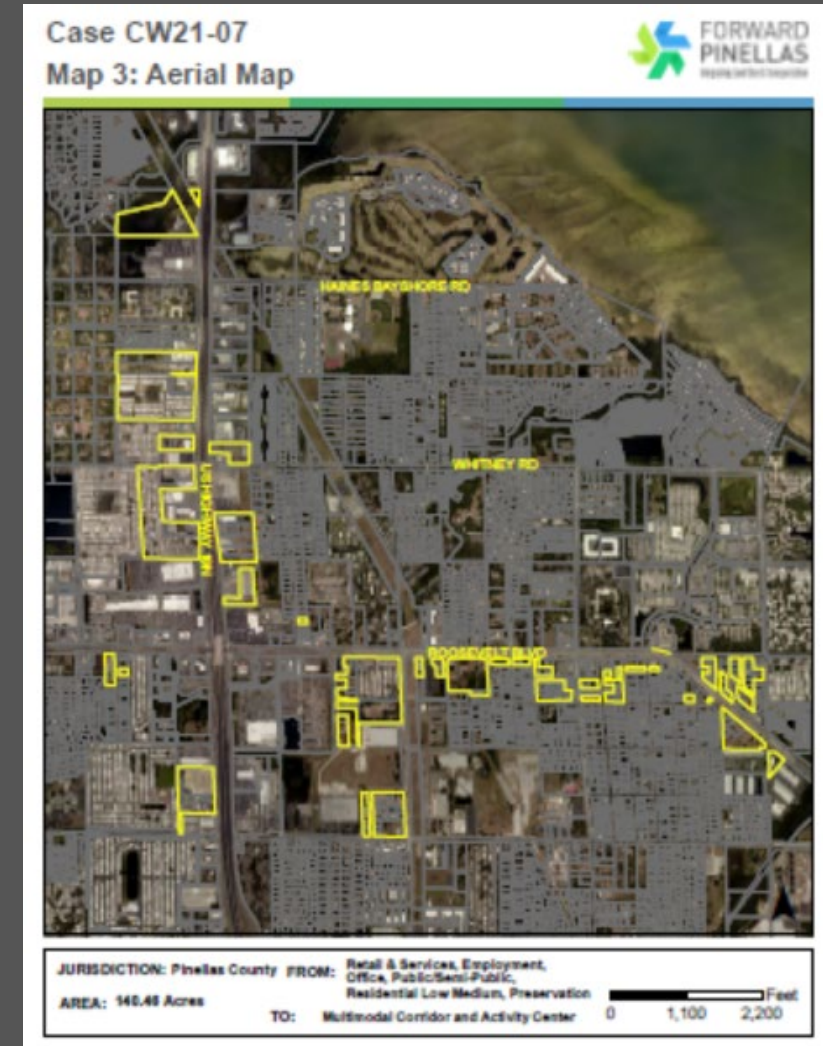
Pinellas County Requested Action

- Pinellas County seeks to amend properties from Retail & Services, Employment, Office, Public/Semi-Public, Residential Low Medium, Recreation/Open Space and Preservation to Activity Center and Multimodal Corridor
- The proposed amendment would allow the application of the Largo Tri City Special Area Plan (SAP) to parcels in Unincorporated Pinellas County



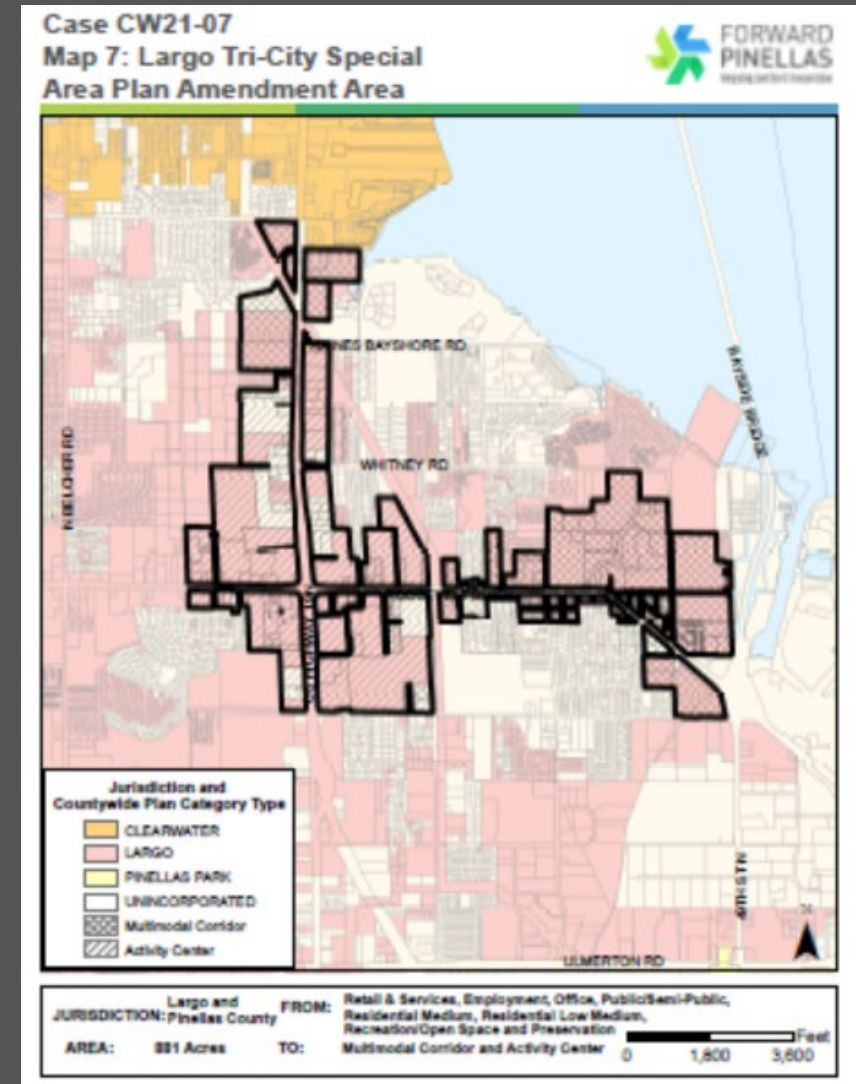
Site Description

- **Location:** Largo Tri-City Area
- **Area Size:** Approximately 140.46 acres
- **Existing Uses:** Residential, Retail, Office, Recreation/Open Space
- **Surrounding Uses:** Residential, Retail, Recreation/Open Space



Area Context

- The Largo Tri-City Special Area Plan (SAP) was approved by the Forward Pinellas Board in October 2020 and adopted by the City in December 2020
- Portions of the SAP include parcels in Unincorporated Pinellas County
- The SAP indicates that the plan will not apply to these unincorporated areas unless it is adopted by the county and then annexed into the city
- The county and city have adopted a resolution (Resolution 21-1) which indicates the county's support for the city's implementation of the SAP, and furthermore, intends to facilitate the annexation of these parcels



US Highway 19N and Whitney Road



Roosevelt Blvd



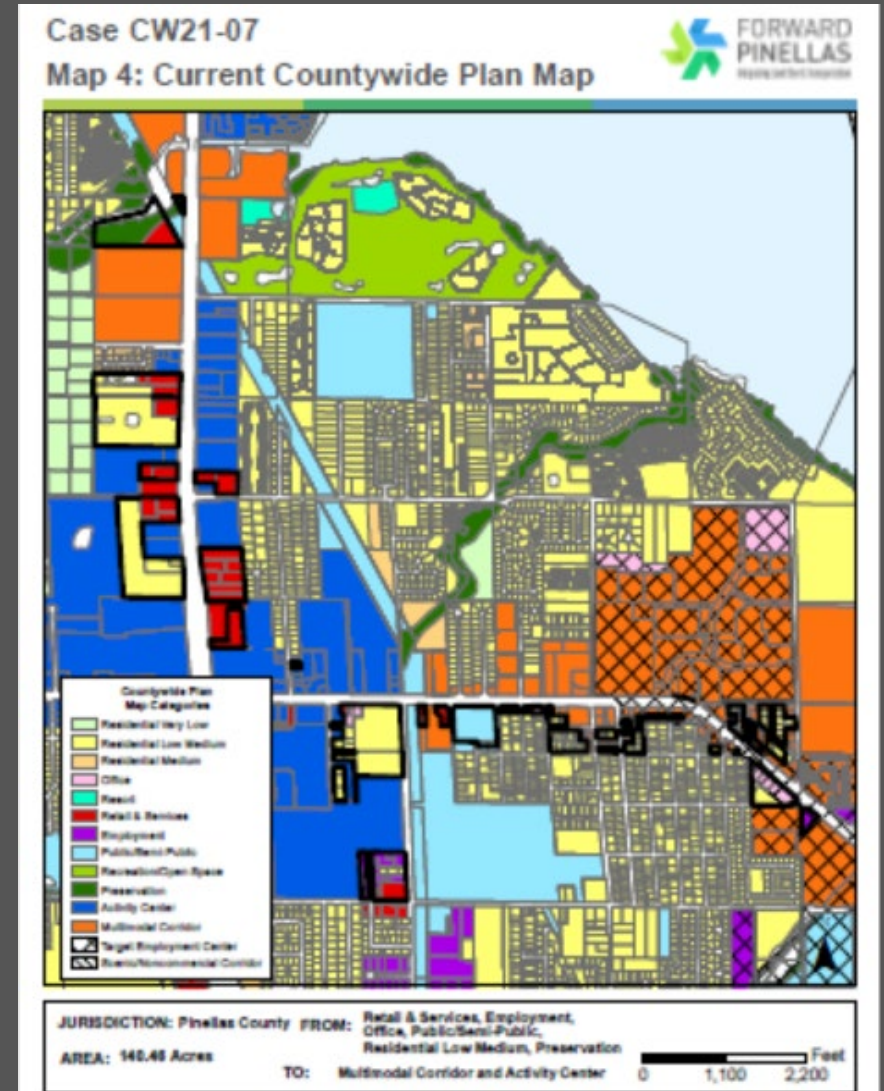
Roosevelt Blvd



Current Countywide Plan Map Category

- **Categories:** Retail & Services, Employment, Office, Public/Semi-Public, Residential Low Medium, Recreation/Open Space, Preservation

Category	Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
Retail and Services	<ul style="list-style-type: none"> • Office • Personal Service/Office Support • Retail Commercial • Commercial/Business Service • Commercial Recreation • Residential • Residential Equivalent • Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes • Recreational Vehicle Park • Temporary Lodging • Research Development – Light • Storage/Warehouse/Distribution-Light • Manufacturing-Light • Recreation/Open Space • Community Garden • Agricultural-Light 	<ul style="list-style-type: none"> • Manufacturing-Medium 	<ul style="list-style-type: none"> • Institutional • Transportation/Utility • Agricultural • Ancillary Nonresidential



Current Countywide Plan Map Category

- **Categories:** Retail & Services, Employment, Office, Public/Semi-Public, Residential Low Medium, Recreation/Open Space, Preservation

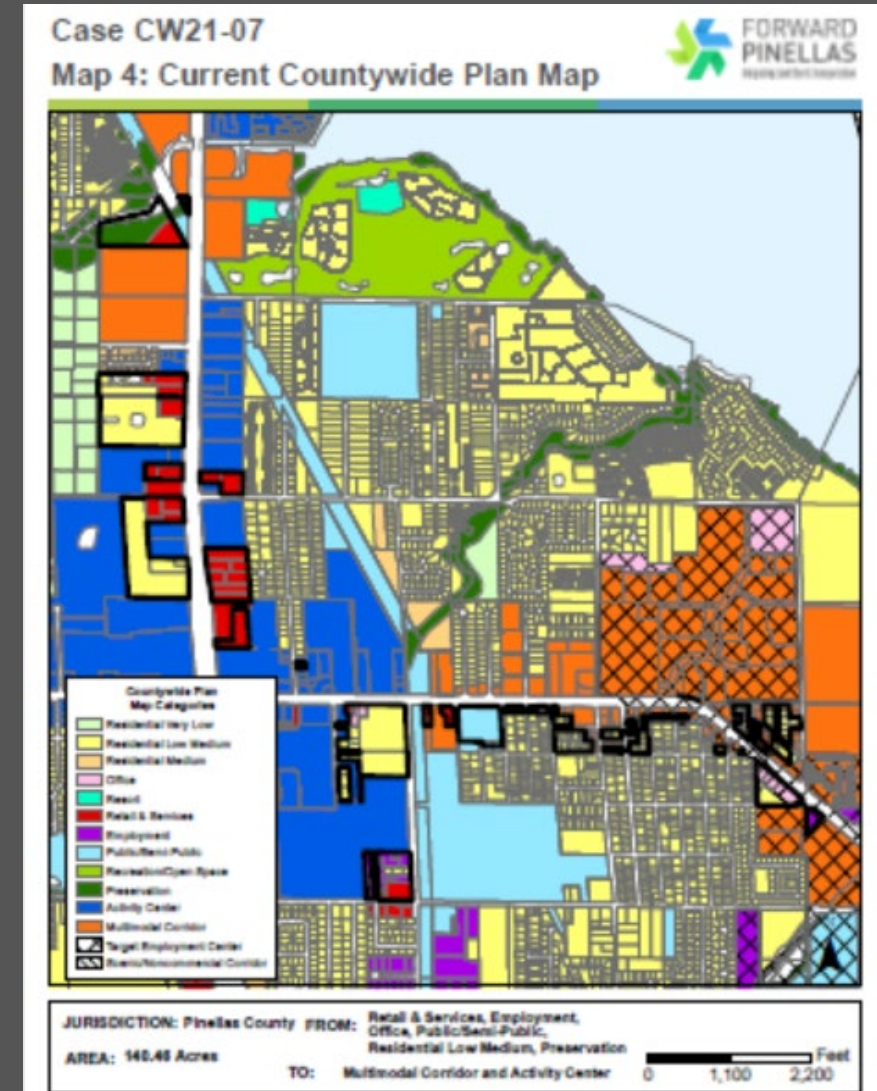
Category	Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
Employment	<ul style="list-style-type: none"> • Office • Research/Development-Light • Research/Development-Heavy • Storage/Warehouse Distribution-Light • Storage/Warehouse/Distribution-Heavy • Manufacturing-Light • Manufacturing-medium 	<ul style="list-style-type: none"> • Incinerator Facility • Retail • Commercial • Personal Service/Office Support 	<ul style="list-style-type: none"> • Temporary Lodging • Commercial/Business Service • Commercial Recreation • Institutional • Transportation/Utility • Community Garden • Agricultural-Light • Agricultural
Office	<ul style="list-style-type: none"> • Office • Personal Service/Office Support • Residential Equivalent • Research/Development-Light • Public Educational Facility • Recreation/Open Space • Community Garden • Agricultural-Light 	<ul style="list-style-type: none"> • Ancillary Nonresidential • Transportation/Utility • Manufacturing-Light 	<ul style="list-style-type: none"> • Residential • Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes • Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2



Current Countywide Plan Map Category

- **Categories:** Retail & Services, Employment, Office, Public/Semi-Public, Residential Low Medium, Recreation/Open Space, Preservation

Category	Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
Public/Semi-Public	<ul style="list-style-type: none"> • Institutional • Transportation/Utility • Residential • Residential Equivalent • Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes • Storage/Warehouse/Distribution-Light • Garden • Agricultural-Light • Ancillary Nonresidential 	N/A	N/A



Current Countywide Plan Map Category

- **Categories:** Retail & Services, Employment, Office, Public/Semi-Public, Residential Medium and Residential Low Medium, Recreation/Open Space, Preservation

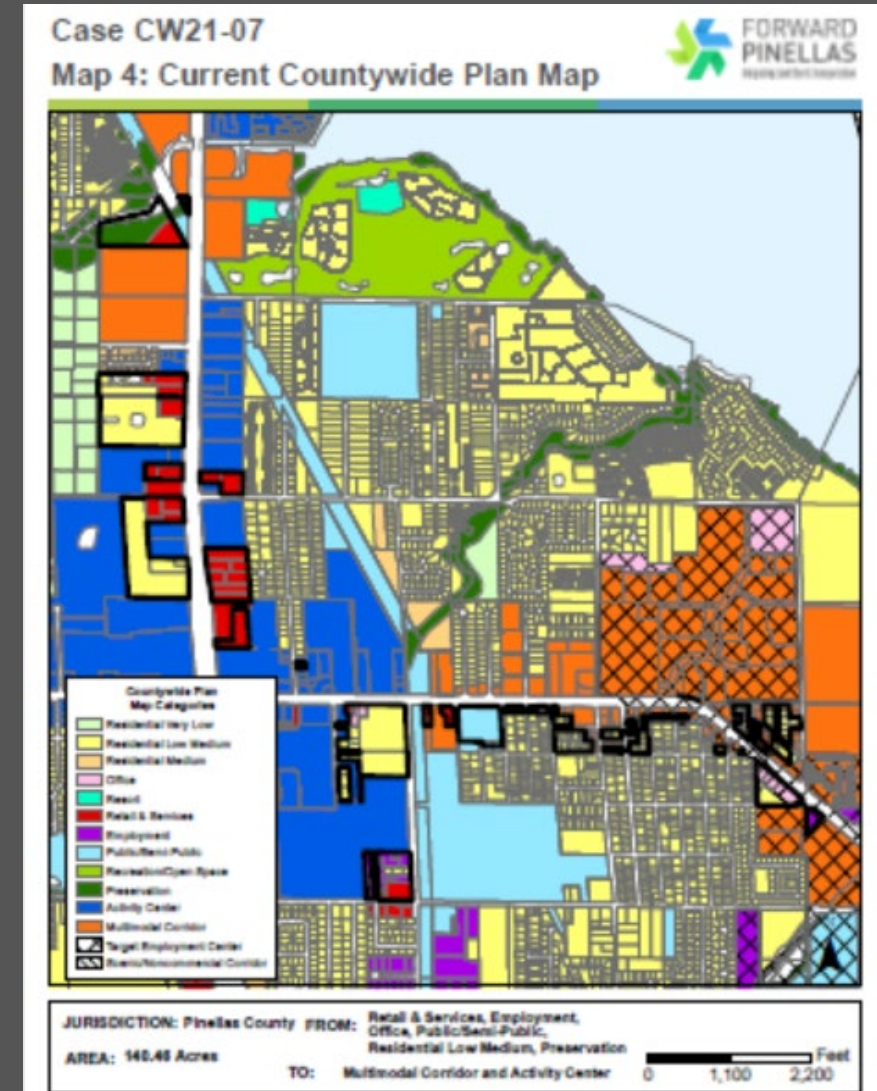
Category	Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to One Acre Maximum	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
Residential Low Medium	<ul style="list-style-type: none"> • Residential • Residential Equivalent • Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes • Accessory Dwelling Unit • Public Educational Facility • Recreation/Open Space • Community Garden • Agricultural Light • Agricultural 	<ul style="list-style-type: none"> • Office • Personal Service/Office Support • Retail Commercial 	<ul style="list-style-type: none"> • Ancillary Nonresidential • Transportation/Utility 	<ul style="list-style-type: none"> • Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2



Current Countywide Plan Map Category

- **Categories:** Retail & Services, Employment, Office, Public/Semi-Public, Residential Medium and Residential Low Medium, Recreation/Open Space, Preservation

Category	Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Five Acre Maximum
Recreation/Open Space	<ul style="list-style-type: none"> • Recreation/Open Space • Community Garden • Agricultural-Light • Electrical substations in compliance with Section 163.3208 F.S. 	<ul style="list-style-type: none"> • Transportation/Utility uses (excluding electric substations)
Preservation	<ul style="list-style-type: none"> • Preservation • Environmental Education/Research • Wellfield Protection • Groundwater Monitoring and Recharge • Resource-Based Recreation • Replacement/Repair of Water Infrastructure • Site Alteration as Permitted by a Management Plan Approved by a Local Government 	N/A

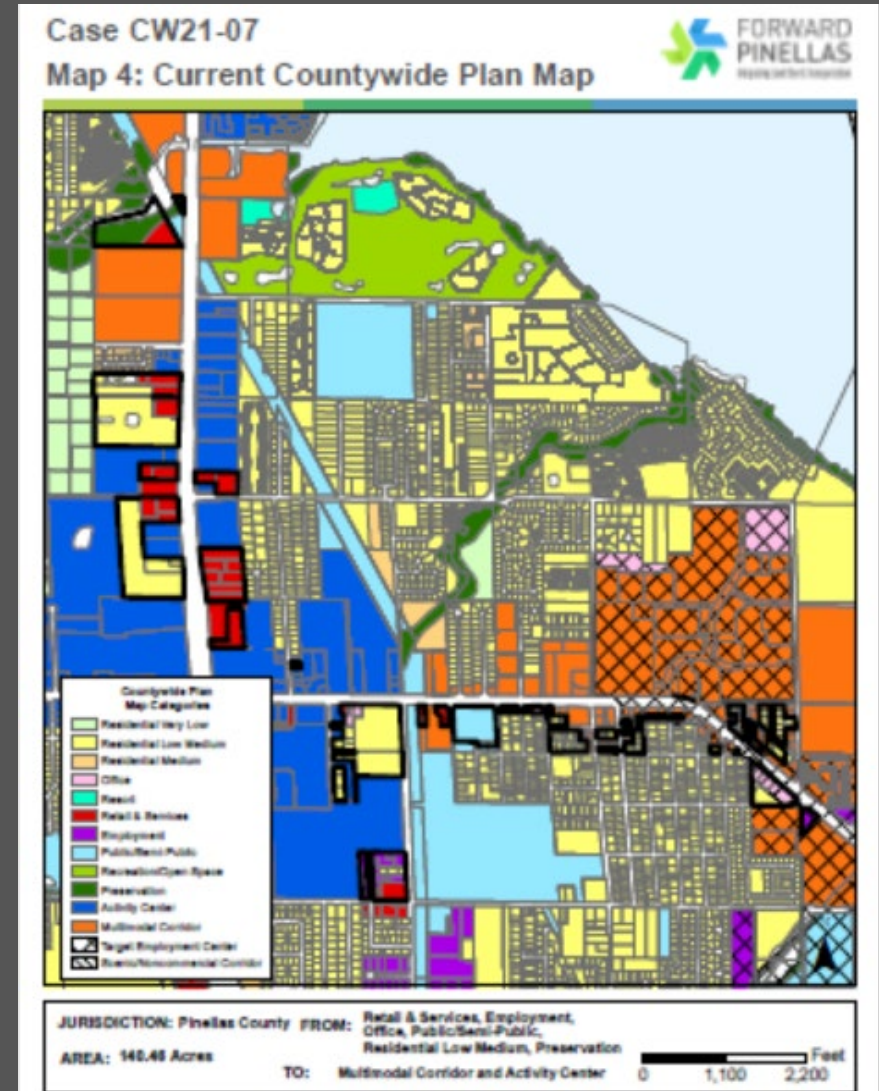


Current Countywide Plan Map Category

- **Categories:** Retail & Services, Employment, Office, Public/Semi-Public, Residential Medium and Residential Low Medium, Recreation/Open Space, Preservation

Retail & Services

Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 24 units per acre (UPA)
Residential Equivalent Use	Shall not exceed 3 beds per permitted dwelling unit at 24 UPA
Recreational Vehicle Use	Shall not exceed 24 UPA
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .55 nor an impervious surface ratio (ISR) of .90

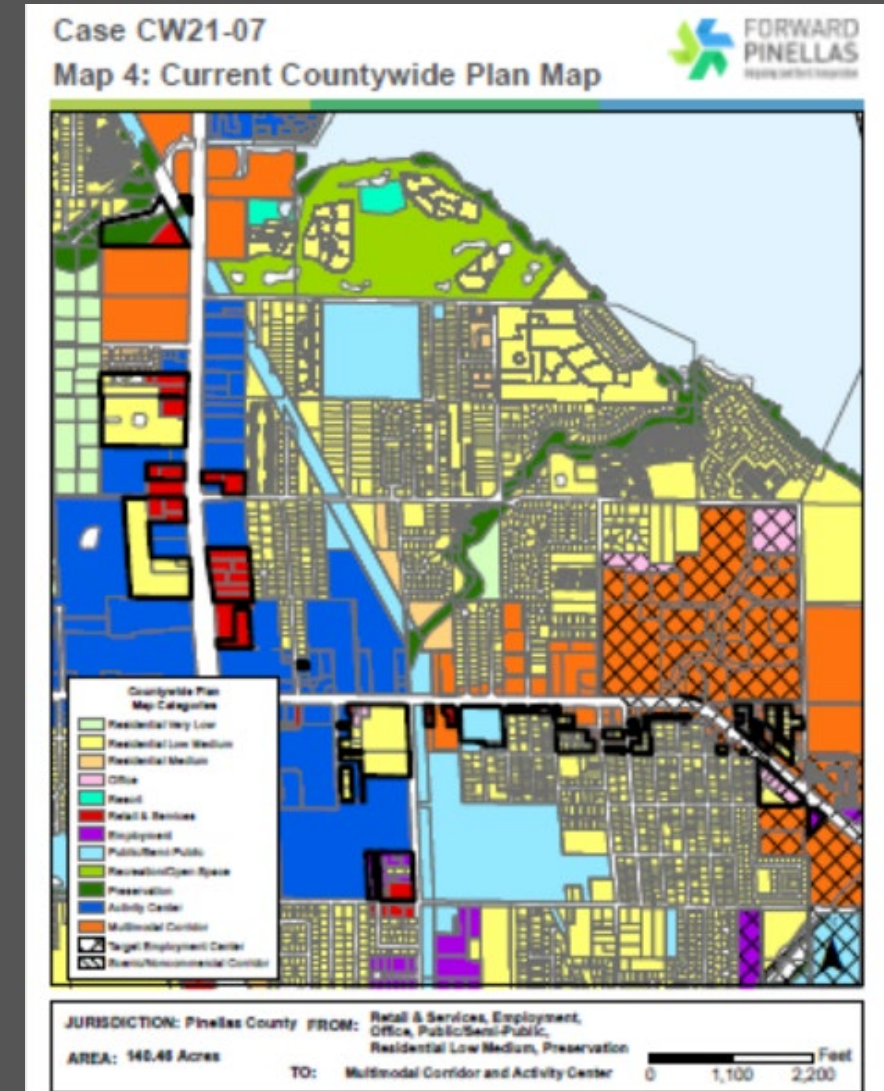


Current Countywide Plan Map Category

- **Categories:** Retail & Services, Employment, Office, Public/Semi-Public, Residential Low Medium, Recreation/Open Space, Preservation

Employment

Use	Density/Intensity Standard
Temporary Lodging Use	Shall not exceed 50 units per acre (UPA) or upon adoption of provisions for compliance with Section 5.2.1.3, the density and intensity standards set forth in Table 5 of the Countywide Plan Rules
Nonresidential use	Shall not exceed a floor area ration (FAR) of .65, nor an impervious surface ration (ISR) of .85
Mixed-Use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property
Located in Target Employment Center (TEC)	Shall not exceed FAR of 1.3 for Manufacturing, Office and Research/Development uses

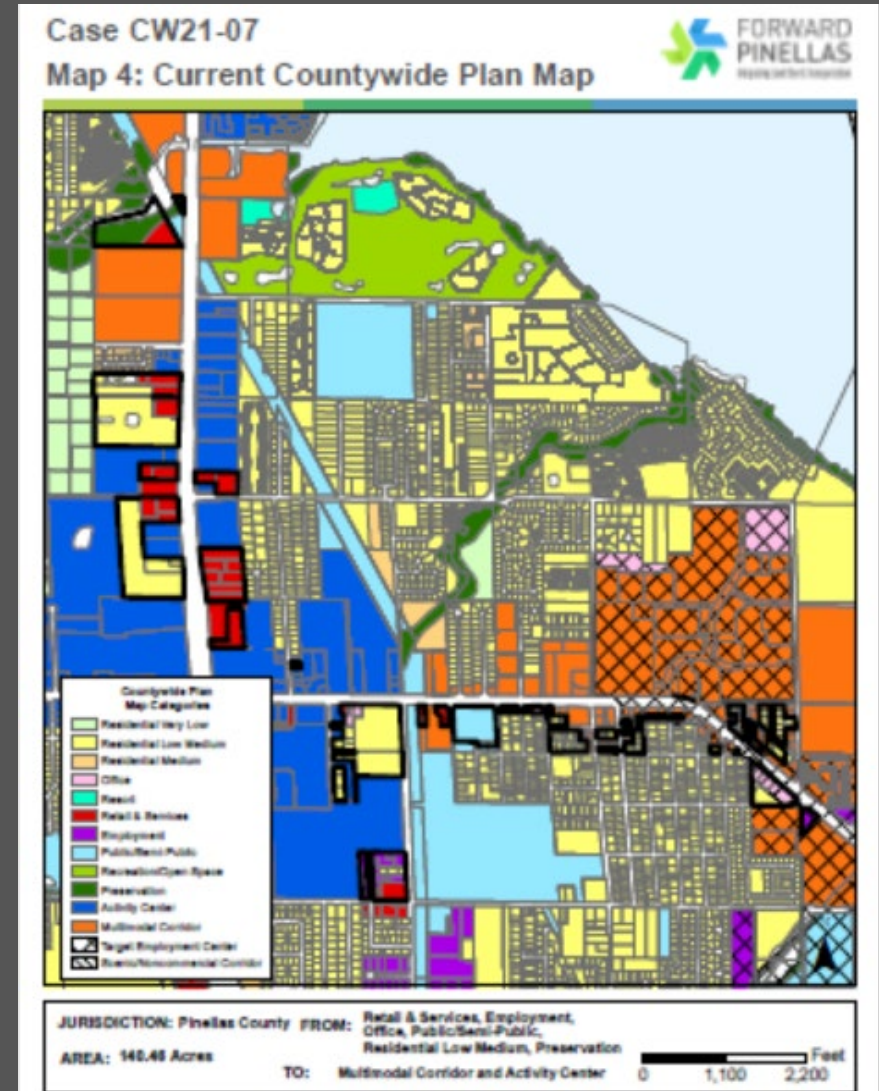


Current Countywide Plan Map Category

- **Categories:** Retail & Services, Employment, Office, Public/Semi-Public, Residential Low Medium, Recreation/Open Space, Preservation

Office

Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 15 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 UPA
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75
Mixed-Use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property
When located in Target Employment Center (TEC)	Shall not exceed an FAR of 1.0 for Manufacturing, Office and Research/Development uses

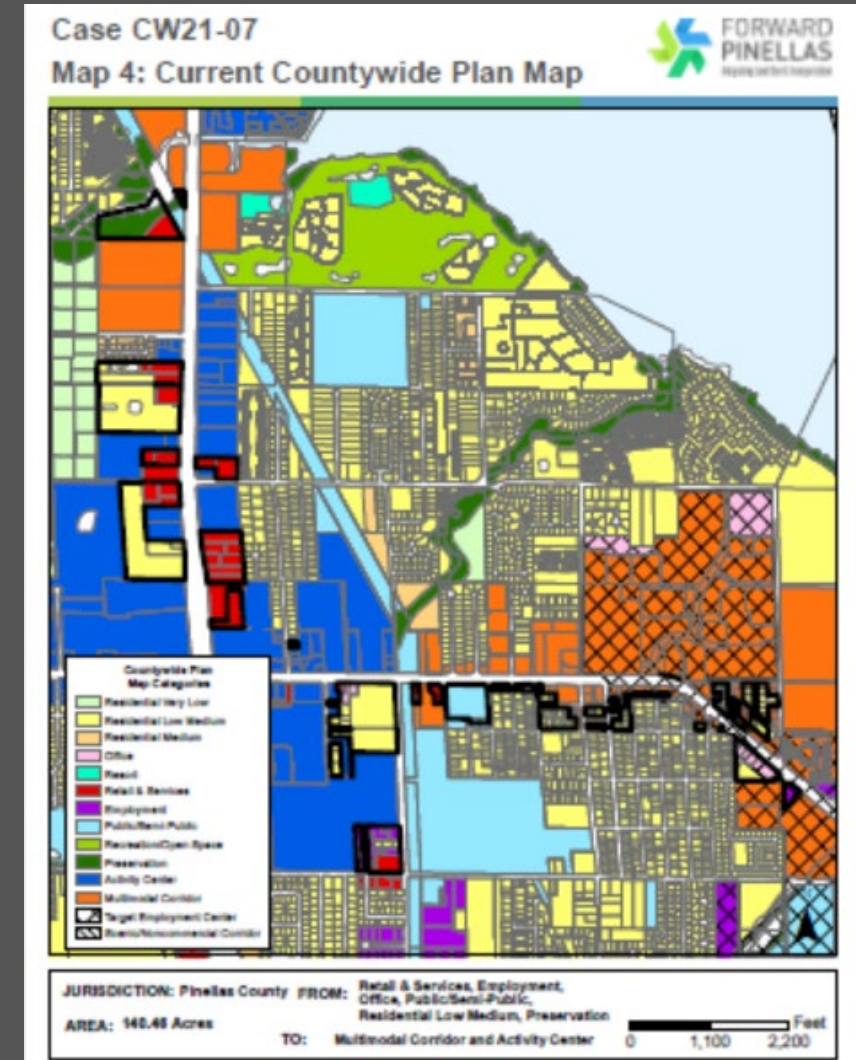


Current Countywide Plan Map Category

- **Categories:** Retail & Services, Employment, Office, Public/Semi-Public, Residential Low Medium, Recreation/Open Space, Preservation

Public/Semi-Public

Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 12.5 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 12.5 UPA
Nonresidential Use	Institutional uses shall not exceed a floor area ratio (FAR) of .65, nor an impervious surface ratio (ISR) of .85. Transportation/utility uses shall not exceed an FAR of .70, nor an ISR of .90
Mixed-use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property.



Current Countywide Plan Map Category

- **Categories:** Retail & Services, Employment, Office, Public/Semi-Public, Residential Low Medium, Recreation/Open Space, Preservation

Residential Low Medium

Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 10 units per acre (UPA)
Residential Equivalent Use	Shall not exceed 3 beds per permitted dwelling unit at 10 UPA
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .50 nor an impervious surface ratio (ISR) of .75



Current Countywide Plan Map Category

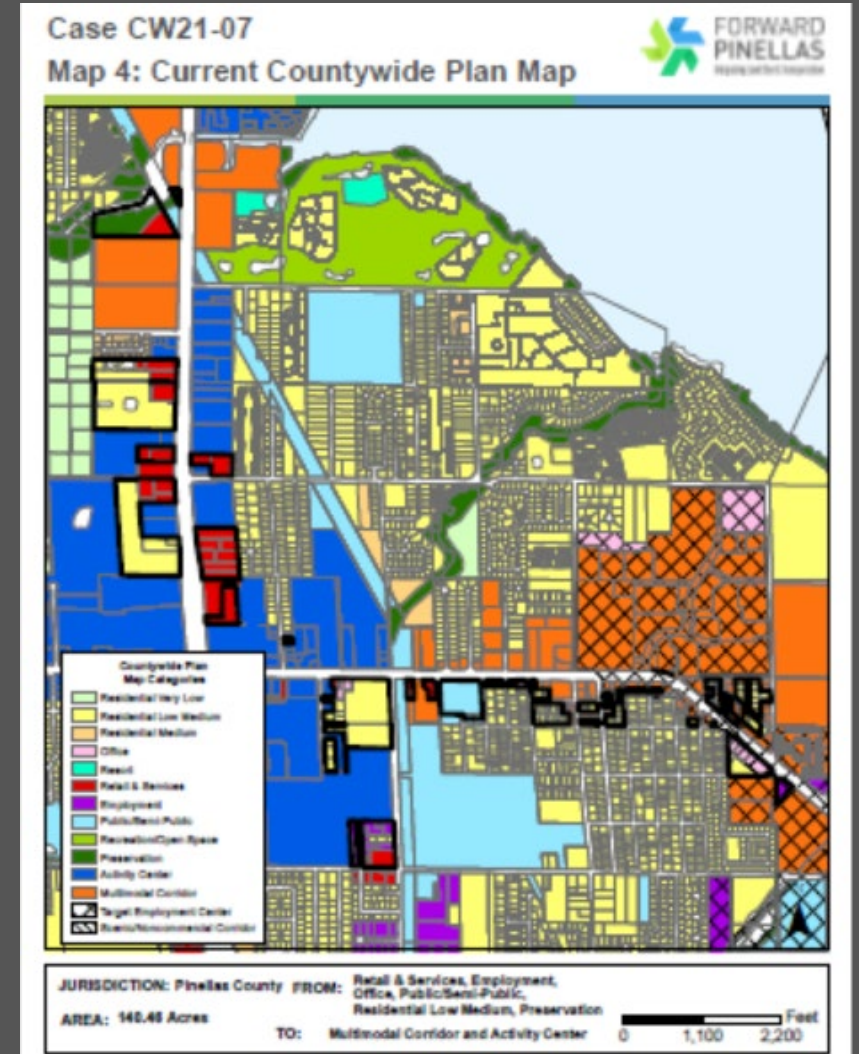
- **Categories:** Retail & Services, Employment, Office, Public/Semi-Public, Residential Low Medium, Recreation/Open Space, Preservation

Recreation/Open Space

Use	Density/Intensity Standard
All Uses	No use shall exceed a floor area ratio (FAR) OF .25 nor an impervious surface ratio (ISR) of .60.

Preservation

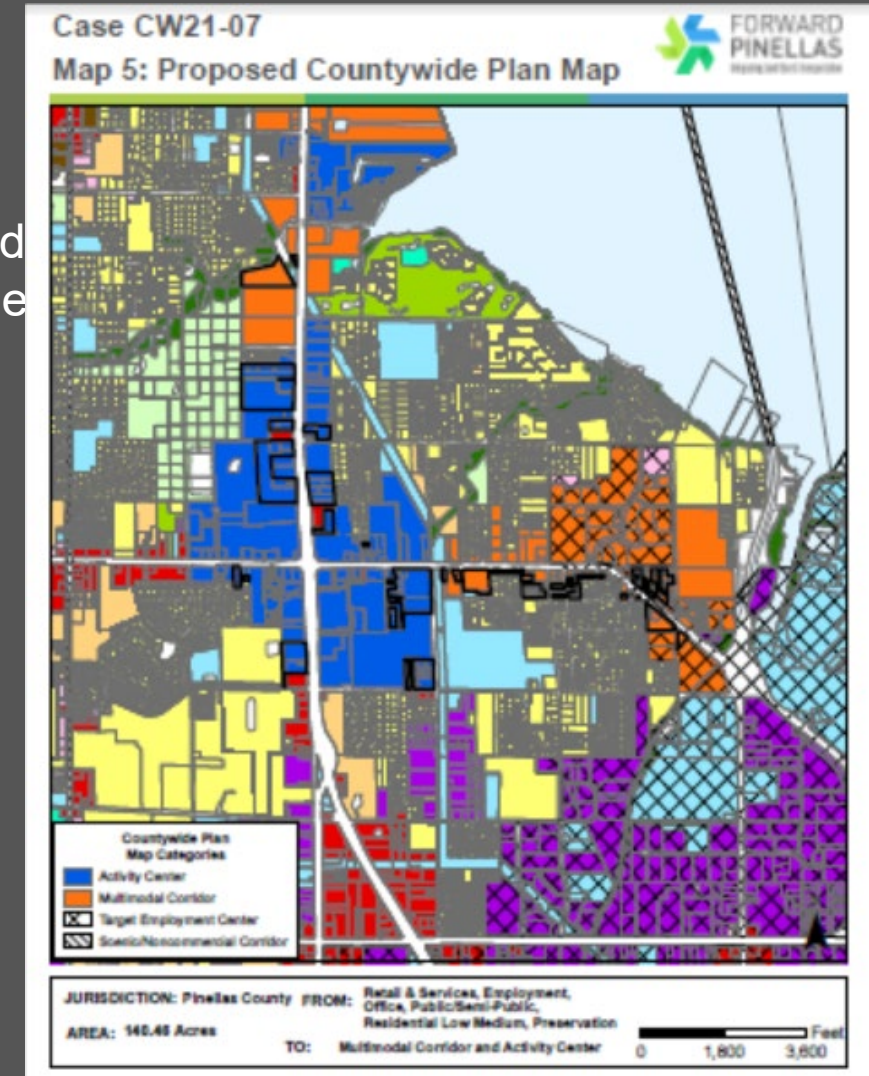
Use	Density/Intensity Standard
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .10, nor an impervious surface ratio (ISR) of .20.



Proposed Countywide Plan Map Category

- **Category:** Activity Center
- **Permitted Uses:** As determined by the local government's implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and the use provisions of Section 6.2.4
- **Density/Intensity Standards for Major Activity Center:**

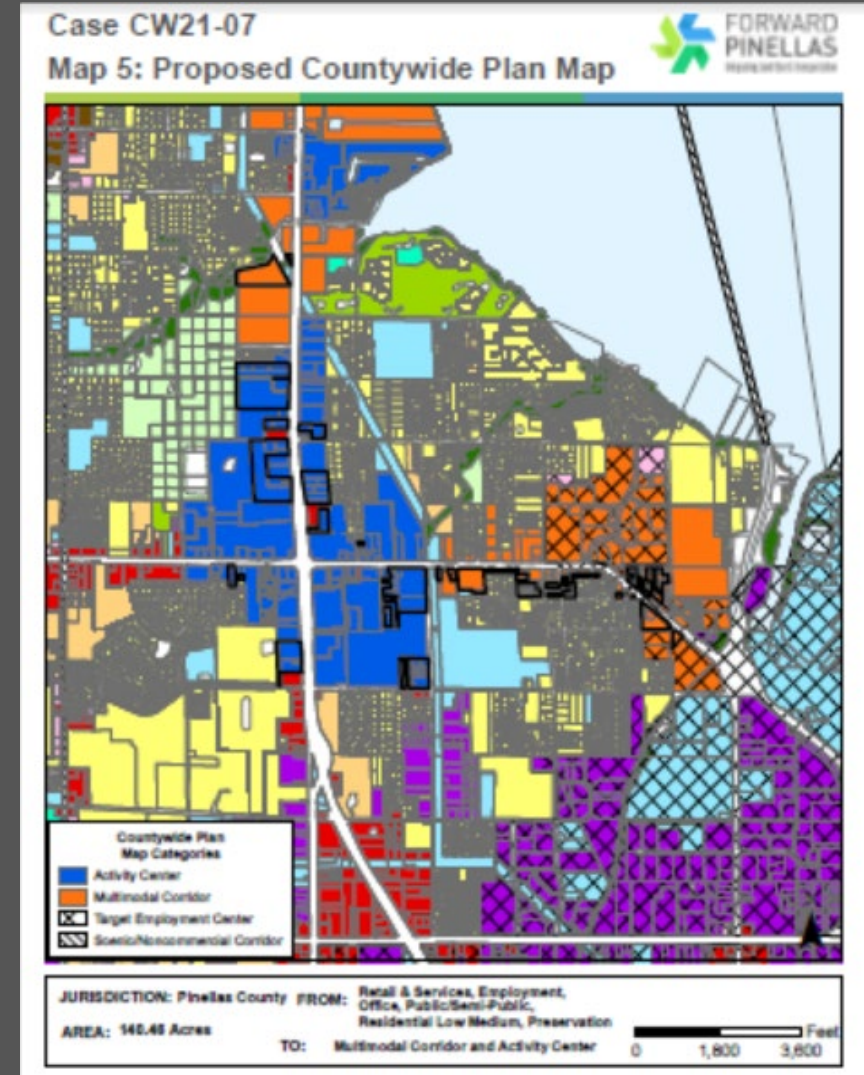
Use	Density/Intensity Standard
Residential	Shall not exceed 150 UPA
Temporary Lodging	Shall not exceed 250 UPA
Non-Residential or Mixed-Use Intensity	Shall not exceed 5.0 floor area ratio (FAR)



Proposed Countywide Plan Map Category

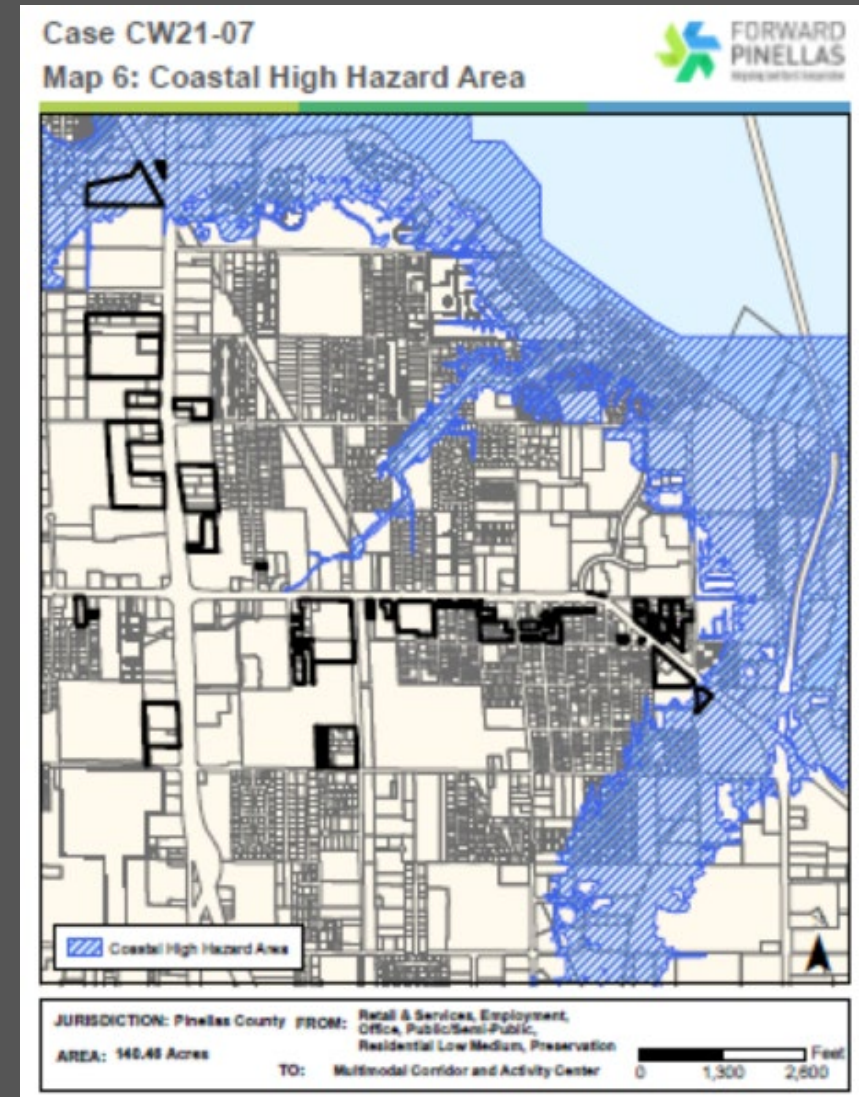
- **Category:** Multimodal Corridor
- **Permitted Uses:** As determined by the local government’s implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to the Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and use provisions of Section 6.2.4
- **Density/Intensity Standards for Primary Corridor:**

Use	Density/Intensity Standard
Residential	Shall not exceed 60 UPA
Temporary Lodging	Shall not exceed 90 UPA
Nonresidential or Mixed-Use	Shall not exceed 3.5 floor area ratio (FAR)



Coastal High Hazard Area

- Portions of the amendment area to the east and north are located in the Coastal High Hazard Area
- However, many of these areas have already been developed, or are designated as Preservation, and are not expected to develop to higher densities. Furthermore, once these parcels are annexed into the City of Largo, they will be prohibited from increasing in density, per the City's Comprehensive Plan
- Lastly, the SAP addresses sustainability and resiliency in its analysis of existing conditions within the amendment area and provides appropriate recommendations



Planning and Urban Design Principles

- Amendments to the Activity Center and Multimodal Corridor designation are pursuant to the Planning and Urban Design Principles (PUDP) described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies
- The following are examples of how these principles are addressed in the Largo Try-City SAP

Principle	Application
Location, Size, and Areawide Density/Intensity Ranges	The City is establishing Activity Center overlays and a Multimodal Corridor overly, which fall within the appropriate size and distance ranges, pursuant to Countywide Rules Sections 2.3.3.14 and 2.3.3.15. The subject area’s densities and intensities are also within the maximum allowable standards under the Countywide Rules for these classifications.
Connectivity	The proposed SAP highlights an objective to develop an interconnected multimodal transportation network, which includes regional transit connections, local bus improvements, intersection improvements and opportunities for people to park once and walk.
Site Orientation	The SAP design standards within the City’s Community Development Code will address building location, setback, parking location and parking requirements, as well as building form and placement recommendations. This will include specific standards such as primary entrances oriented towards the street, reduced front setbacks and active ground floor uses.



Planning and Urban Design Principles (continued)

- Amendments to the Activity Center and Multimodal Corridor designation are pursuant to the Planning and Urban Design Principles (PUDP) described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies
- The following are examples of how these principles are addressed in the Largo Try-City SAP

Principle	Application
Public Realm Enhancements	Recommendations within the SAP include murals, landscaping or architectural features for building walls, including incentives to encourage public art and elements which contribute to a sense of place.
Ground Floor Design and Use	Ground floor uses are recommended to be active uses with orientation towards the streets and public realm. Additionally, ground floors of buildings are encouraged to have 60 percent transparency.
Transition to Neighborhoods	The SAP addresses two Activity Center scales – the Transit Core Scale and Urban Scale. It is intended to include a transition from the more intensive Transit Core Scale the surrounding lower density residential areas, adjacent to the Urban Scale. Furthermore, the two overlays provide a transition in density and intensity into the surrounding neighborhoods.



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Activity Center and Multimodal Corridor categories.
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: Portions of the amendment area are located on US Highway 19, which is operating at an LOS “F”. However, the SAP establishes goals that seek to address and/or support transportation matters including, but not limited to, implementation of premium bus service along US Highway 19 and East Bay Drive/Roosevelt Boulevard, US Highway 19 safety improvements and strategies, increased frequency and expansion of bus services, and bicycle and pedestrian facilities improvements.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located within a SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): Portions of the amendment area to the east and north are located on the Coastal High Hazard Area. However, many of these properties are existing single-family residential homes, which are unlikely to develop to more intense uses. Furthermore, residential densities and nonresidential intensities of properties within the CHHA shall be prohibited from increasing, pursuant to the City’s Comprehensive Plan.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area involves the expansion of the Activity Centers and Multimodal Corridor categories. The amendment conforms to the purpose, locational characteristics, and other requirements of the proposed category and addresses the relevant Planning and Urban Design Principles.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is not adjacent to a public educational facility. The proposed amendment is adjacent to Unincorporated Pinellas County. However, it is part of the Largo Tri-City SAP, which involves parcels in Unincorporated County. The City and County have coordinated in these efforts.
7. Reservation of Industrial Land: The proposed amendment involves the conversion of Industrial and Employment lands to AC and MMC. However, the amendment will not change the current permitted uses of these properties, and will reserve the current Employment and Industrial capacity of the relevant parcels in the amendment area.



Public Comments

- There were no public comments received for Case CW 21-07

