

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

**PRELIMINARY FOR
PAC REVIEW ONLY**

AGENDA ITEM:

MEETING DATE: October 21, 2009

SUBJECT: Amendment of the *Countywide Future Land Use Plan Map*
FROM: Community Redevelopment District (CRD)
TO: Community Redevelopment District (CRD)
Amendment of West Bay Drive Community Redevelopment District Plan 2009
AREA: 315.4 Acres m.o.l
CASE #: CW 97-62 (SAP Change No. 1 – 2009)
JURISDICTION: City of Largo
LOCATION: Generally an area included within and encompassed by 4th Avenue NW, Missouri Avenue, 2nd Avenue NE, 2nd Street NE, 1st Avenue NE, Central Park Drive (including Largo Central Park and Library) an area north of 6th Ave. SE, Seminole Blvd, 4th Avenue SW, and extending further west to the western boundary of the Largo Medical Center, West Bay Drive, 14th Street NW, Pine Vista Drive, and the Pinellas Trail.

RECOMMENDATION: Council Recommend To The Countywide Planning Authority That The Proposed Amendment Of The Community Redevelopment District Plan Be Approved Based On The Accompanying Special Area Plan Entitled West Bay Drive Community Redevelopment District Plan 2009, Subject To The Following Conditions:

1. Submission by the City of any future amendment to the Special Area Plan for receipt and acceptance, or for consideration as an amendment, as is determined necessary, under the Countywide Plan Map amendment process;
2. Submission by the City of an assessment of the Special Area Plan's progress with respect to its enumerated objectives five years from the effective date of the Countywide Plan Map amendments pursuant to this Special Area Plan;
3. Application of permitted densities and intensities based on their respective proportion to the affected total land area; and
4. Amendment of the Scenic/Non-Commercial Corridor Residential Subclassification to Mixed-Use for a portion of Clearwater-Largo Road and West Bay Drive.

PINELLAS PLANNING COUNCIL ACTION:

COUNTYWIDE PLANNING AUTHORITY ACTION:

I. BACKGROUND

The proposed redevelopment plan amendment is submitted by the City of Largo and seeks to replace the 1997 West Bay Drive Community Redevelopment Plan (note: no change to the boundaries of the planning area are proposed). The new special area plan proposes to increase densities and land use intensities through four new character districts. The SAP also proposes to keep four traditional, or standard, Countywide Plan Map categories to be used in conjunction with and underlying the Community Redevelopment District (CRD) designation (i.e., Institutional, Recreation/Open Space, Transportation/Utility, and Residential/Office General).

The CRD plan amendment meets the Countywide Rules Special Area Plan requirements and includes the following objectives:

- Create a viable and vibrant downtown where compact, mixed-use, mixed-income developments provide a diverse place to live, work, shop and play;
- Create a sustainable downtown that acknowledges the historic significance of the area through efficient use of land; combining neighborhood preservation with sufficient densities and intensities to achieve economic, environmental and social growth; and
- Create an energetic downtown where residents can live throughout their lifetime and people of all abilities can move safely in a comfortable pedestrian environment of tree-lined streets and sidewalks.

These objectives express the community's vision, and are advanced in part through the creation and implementation of "*Character Districts.*" Proposed are four character districts which include the Mixed-Use Corridor District, Medical Arts District, City Home District, and Neighborhood Residential District. Within the redevelopment area boundaries, these districts lay the framework for desired form and function as identified on the accompanying map (see Map 6).

The West Bay Drive area is the City of Largo's traditional downtown core, and has been the focus of redevelopment efforts since the early 1980s. The area received official Community Redevelopment Area status under the provisions in Chapter 163, Florida Statutes, in 1990 after a finding of slum and blighted conditions.

In 1997, the City Commission designated itself as the Community Redevelopment Agency to carry out redevelopment projects within the West Bay Drive Redevelopment area. In 2000, the City established a tax increment financing district coinciding with the redevelopment area, and the resulting revenues have been invested in land acquisition, pedestrian and other transportation improvements, utilities, a regional stormwater retention and treatment system, and economic development initiatives to date. The 2009 plan proposes capital improvement projects in the areas of storm-water infrastructure, transportation, pedestrian mobility, neighborhood preservation and neighborhood revitalization.