

Countywide Plan Map Amendment Application Form

Local Government Contact Information

Requesting Local Government:	CITY OF LARGO
Local Government Contact:	ALICIA PARINELLO, PRINCIPAL PLANNER
Address:	201 HIGHLAND AVENUE, PO BOX 296, LARGO FL 33779
Phone:	727-587-6749; 7453
E-Mail Address:	APARINEL@LARGO.COM
Local Government Case #:	FLUM19-003
Local Government Ordinance #:	2020-09

Property Owner Contact Information

Name(s):	HUPP RETAIL EAST BAY, LLC
Address:	907 S. FT. HARRISON AVENUE, SUITE 102
Phone:	N/A
E-Mail Address:	N/A

Agent Contact Information (if applicable)

Name(s):	PETER PENSA
Address:	2300 CURLEW ROAD, SUITE 201
Phone:	727-789-9500 X 181
E-Mail Address:	PETER.PENSA@AVIDGROUP.COM

Characteristics of the Subject Property

Site Address(s):	HIGHLAND AVE SE
Total Acreage of the Amendment Area:	5.62
Existing Use(s):	VACANT
Proposed Use(s):	SELF-STORAGE
Parcel Identification #:	35-29-15-73428-000-0020
Legal Description of the Amendment Area:	A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: LOT 2, RACETRAC PETROLEUM AT EAST BAY AND HIGHLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 140, PAGE 64, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THE SUBJECT PROPERTIES AS A WHOLE CONTAIN 5.65 ACRES OR 246,114 SQUARE FEET, MORE OR LESS.
What is the adjacent roadway's Level of Service (LOS) grade?	N/A
Does the Amendment Area impact: [check all that apply]	<input type="checkbox"/> Activity Center <input type="checkbox"/> Industrial or Employment Land <input type="checkbox"/> Multimodal Corridor <input type="checkbox"/> Target Employment Center <input type="checkbox"/> Planned Redevelopment District <input type="checkbox"/> Scenic/Noncommercial Corridor

Coastal High Hazard Area

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	NO
If so, provide the name and address of the person(s):	N/A
If so, is the interest contingent or absolute?	N/A
If so, what specific interest is held?	N/A
Does a contract exist for the sale of the subject property?	NO
If so, is the contract contingent or absolute?	N/A
If so, provide the names of all parties to the contract:	N/A
Are there any options to purchase the subject property?	NO
If so, provide the names of all parties to the option:	N/A
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	There were no public comments during the Planning Board meeting held on December 5, 2019, or the City Commission meeting held on January 21, 2020.

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	RECREATION/OPEN SPACE (R/OS)
Proposed Countywide Plan Map Category(ies):	EMPLOYMENT (E)
Amendment tier (subject to confirmation):	<input type="checkbox"/> Tier I x Tier II <input type="checkbox"/> Tier III <input type="checkbox"/> To be determined

Local Future Land Use Plan Map Information

Current Local Future Land Use Plan Map Category(ies):	RECREATION/OPEN SPACE (R/OS)
Proposed Local Future Land Use Plan Map Category(ies):	INDUSTRIAL LIMITED (IL)

Local Action Date

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment:

DECEMBER 5, 2019 _____

Application Checklist

Note: Our email server cannot accept files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email info@forwardpinellas.org.

All Amendments

The following MUST be furnished with all applications (incomplete applications will not be accepted):

- A completed Countywide Plan Map amendment application form
- A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- A copy of the ordinance being considered by the governing body
- A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- A GIS shapefile of the amendment area (if technically feasible)
- A boundary survey (if applicable)
- A development agreement (if applicable)*
- Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- Summary of public outreach conducted and/or public comment received (if applicable)

Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- For AC and MMC categories, documentation of consistency with size criteria
- For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

- Pre-application meeting
- For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

- Justification narrative demonstrating one or more of these unanticipated changes:
 - Improvement in transit facilities
 - Increases in population or employment densities
 - Local government funding study for public infrastructure
 - Other unique conditions

* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Countywide Rules Section 6.1.5.

City Commission

AGENDA ITEM REPORT



Meeting: City Commission - 21 Jan 2020
Presenter: Alicia Parinello, Community Development
Staff Contact: Alicia Parinello, Principal Planner

Ext. 7453 aparinel@largo.com

TITLE

Ordinance No. 2020-09 - First Reading - Future Land Use Map Amendment For East Bay Storage From Recreation/Open Space (R/OS) To Industrial Limited (IL)

SUMMARY:

The applicant, Peter Pensa, agent for Hupp Retail East Bay, LLC is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for property located at the southeast corner of East Bay Drive and Highland Avenue SE (Parcel ID 35-29-15-73428-000-0020) totaling 5.62 acres, more or less. Upon the approval of a Development Agreement (DA), the applicant is requesting an amendment to the City's FLUM from Recreation/Open Space (R/OS) to Industrial Limited (IL) future land use classification. The DA will restrict the allowed uses under IL to a self-storage facility with an accessory office on the subject property. The requested FLUMA will require an amendment to the Pinellas County, Countywide Plan Map from R/OS to Employment (E) category.

Under ownership by Hupp Retail East Bay, LLC, official records from the County indicate that the site is an underutilized "vacant commercial property". It is the owner's intent to develop the site into a three-story climate controlled self-storage facility with enclosed/covered boat/RV/vehicle storage which is not allowed under the current land use classification, R/OS. For this reason, the request, as guided by and contingent upon DA19-001, will be to amend the City's FLUM from R/OS to IL, limiting the allowed uses according to the Comprehensive Development Code (CDC), Table 6-1: Allowable Uses within Land Use Classifications.

Located within 500 feet of East Bay Drive, a primary multimodal corridor, the property abuts and will only have access off Highland Avenue SE, a local street that is secluded and primarily provides access to the City's Nature Preserve. To the east is a Duke Energy transmission line substation. To the south is the City of Largo Nature Preserve, a major and well utilized park facility. Further west, across from Highland Avenue SE is an educational facility. The intended low intensity of a storage facility, would be a more appropriate transition that is compatible with the adjacent commercial and transportation/utility land uses. Additionally, the storage facility will be well screened and buffered from Largo's Nature Preserve.

Based upon the intent of DA19-001, restricting the uses that could be developed on the property, the proposed Comprehensive Plan FLUMA is consistent with the goals, objectives, and policies of the adopted Largo Comprehensive Plan, CDC, Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes. If DA19-001 is denied, the proposed FLUMA is not consistent with the aforementioned documents.

The Planning Board reviewed this small-scale FLUMA at a public hearing held on December 5, 2019 and recommended approval, 6-1, contingent upon DA19-001. If approved by the City Commission, this amendment will be submitted to Forward Pinellas, Planners Advisory Committee (PAC) and the Countywide Planning Authority (CPA) for review. Thereafter, the amendment will be presented to the City Commission for second and final reading. If approved by the City Commission, staff anticipates the amendment to be completed by May 2020.

CITY ATTORNEY REVIEWED:

Yes

CONSISTENT WITH:

Comprehensive Plan

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE ORDINANCE NO. 2020-09 [WITH DA19-001] ON FIRST READING AND TRANSMIT THE AMENDMENT TO THE COUNTYWIDE PLANNING AUTHORITY (CPA) AND SCHEDULE A SECOND READING AFTER REVIEW BY THE CPA.

ATTACHMENTS:

[Ordinance No. 2020-09](#)

[Planning Board Staff Report](#)

ORDINANCE NO. 2020-09

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN FUTURE LAND USE MAP CLASSIFICATION OF THE WITHIN DESCRIBED TRACTS OF LAND LOCATED AT SOUTHEAST CORNER OF EAST BAY DRIVE AND HIGHLAND AVENUE SE, FROM RECREATION/OPEN SPACE (R/OS) TO INDUSTRIAL LIMITED (IL), CONSISTENT WITH THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE CITY FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Legislature adopted the Local Government Comprehensive Planning and Land Development Regulation Act in 1986 requiring all counties and cities to prepare a comprehensive plan; and

WHEREAS, Chapter 163, Section 163.3184, Florida Statutes, provide the process by which local governments may adopt amendments to their comprehensive plans; and

WHEREAS, the applicant has entered into a Development Agreement (DA19-001) between property owner, Hupp Retail East Bay, LLC and the City of Largo, Florida permitting only a storage facility and an accessory office allowable uses consistent with Industrial Limited (IL); and

WHEREAS, public hearings have been held in consideration of the property owner’s request to amend the City of Largo Comprehensive Plan Future Land Use Map and the Countywide Future Land Use Map pursuant to Section 163.3184, Florida Statutes; and

WHEREAS, the City of Largo has requested the amendment of the Countywide Future Land Use Plan, for consistency, as herein identified pursuant to the Rules of the Countywide Plan.

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

Section 1. That pursuant to the Pinellas Countywide Plan Rules, and Chapter 163, Part II, Florida Statutes, the following described tract of land is hereby re-designated on the City of Largo Comprehensive Plan Future Land Use Map from Recreation/Open Space (R/OS) as depicted in attached Exhibit "B," to Industrial Limited (IL) as depicted in attached Exhibit "C":

All that tracts or parcels of land lying and being in the County of Pinellas, Florida, to wit:

A PARCEL OF LAND LYING IN THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

LOT 2, RACETRAC PETROLEUM AT EAST BAY AND HIGHLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 140, PAGE 64, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

The subject properties as a whole contain 5.65 acres or 246,114 square feet, more or less.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS 35-29-15-73428-000-0020 AS DEPICTED IN ATTACHED EXHIBIT "A".

Section 2. That the Future Land Use Map on file in the office of the City Clerk is hereby amended in accordance with the provisions of this ordinance.

Section 3. That it is the intention of the City Commission of the City of Largo that each provision hereof be considered severable, and that the invalidity of any provision of this ordinance shall not affect the validity of any other portion of this ordinance, the Largo Comprehensive Plan, or the Largo Comprehensive Development Code.

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Section 4. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete. If timely challenged, this plan amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted plan amendment to be in compliance. No development orders, development permits, or land uses dependent on this plan amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this plan amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

ATTEST:

Mayor

City Clerk

REVIEWED AND APPROVED:

City Attorney

FLUM Amendment PLANNING STAFF REPORT



Planning and Development Services Division | 201 Highland Avenue, P.O. Box 296, Largo, FL 33779
(727) 587-6749 ext. 7301 | askaplanner@largo.com

Memo Date: Dec 5, 2019 **Agenda Date:** Planning Board - 05 Dec 2019
To: Community Development
Staff Contact: Katrina Lunan-Gordon, Planner II
Subject/Case: FLUM19-003 (Ordinance No. 2020-09) - East Bay Storage Future Land Use Map Amendment

INTRODUCTION:

The applicant, Peter Pensa, agent for Hupp Retail East Bay, LLC is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for property located at the southeast corner of East Bay Drive and Highland Avenue SE totaling 5.62 acres, more or less. Upon the approval of a Development Agreement (DA), the applicant is requesting an amendment to the City's FLUM from Recreation/Open Space (R/OS) to Industrial Limited (IL) future land use classification. The DA will restrict the allowed uses under IL to a self-storage facility with an accessory office on the subject property. The requested FLUMA will require an amendment to the Pinellas County, Countywide Plan Map from R/OS to Employment (E) category.

PURPOSE AND INTENT / BACKGROUND:

The subject property consists of approximately 5.62 acres located on Highland Avenue SE, south of East Bay Drive (Parcel ID 35-29-15-73428-000-0020). Under ownership by Hupp Retail East Bay, LLC, official records from the County indicate that the site is a "vacant commercial property". It is the owner's intent to develop the site into a three-story climate controlled self-storage facility with enclosed/covered boat/RV/vehicle storage which is not allowed under the current land use classification, Recreation/Open Space (R/OS). For this reason, Hupp Retail East Bay, LLC (owner) will be entering into a Development Agreement (DA) with the City of Largo to concurrently allow this Future Land Use Map Amendment (FLUMA). The request, as guided by and contingent upon DA19-001, will be to amend the City's FLUM from R/OS to Industrial Limited (IL), limiting the allowed uses under IL to only permit the self-storage facility with an accessory office use.

Historically, the subject property was developed as part of Missing Links, which was a privately owned and operated commercial recreation facility (included an ice cream store, miniature golf course, golf pro shop, batting cages, and driving range) located on 8 acres of land and included the now known RaceTrac parcel. In 2014, that northern 2.43 acres of land underwent a FLUMA from R/OS to Commercial General (CG) in order to redevelop the East Bay Drive frontage as the gas station/convenience store. Thereafter, the property was re-platted into two parcels, and the RaceTrac parcel is now owned by another entity. In addition, portions of the subject property include easements (roughly located in the middle of the property) by Duke Energy and an additional reservation (west of the property and east of Highland Avenue SE) to the City of Largo for future right-of-way widening.

Looking further back in history, prior to being developed as a commercial recreation facility, the subject property was used as a municipal landfill site. As a result, the applicant completed a geotechnical field investigation finding buried debris, reasoning the site was more fit for an industrial and/or commercial facility. A recent environmental assessment dated, September 30, 2019 was conducted to identify if any environmental constraints, such as wetlands and protected species, that would preclude development upon the site. The assessment has revealed no evidence of recognized environmental conditions on the subject property; and observed no listed fauna (animal life) and flora (plant life) species on the site.

Agenda Item #3.

Dependent on the outcome of DA19-001 and if the FLUMA is approved, the owner will be restricted to only developing the property as a storage facility use. This will prohibit other industrial uses, that would otherwise be allowed within the IL classification, that may create an incompatible and inconsistent land use pattern.

APPLICABLE CDC CHAPTERS/SECTIONS:

1. Chapter 4: Hearing Procedures in General, Section 4.5: Level IV, Comprehensive Plan Future Land Use Map Amendment, Section 4.6: Level IV, Development Agreement (DA)
2. Chapter 5: Land Use Classification
3. Chapter 6: Allowable Uses

SITE INFORMATION:

LOCATION: South of East Bay Drive, East of Newport Road and West of Bedford Circle East

PARCEL ID NUMBERS: 35-29-15-73428-000-0020

LOT SIZE: 5.62 acres mol (246,114 sq. ft.)

EXISTING LAND USE: Vacant Commercial Land

FUTURE LAND USE: Recreation/Open Space (R/OS)

Existing Land Use and FLUM of Adjacent Properties

Adjacent to	Existing Land Use	FLUM
North	Gas Station and Convenience Store (RaceTrac)	Commercial General (CG)
South	Vacant Commercial Land, Largo Central Park Nature Preserve	Recreation/Open Space (R/OS)
East	Electric Power Company (Duke Energy, Florida) Easement, Office & Sub-Station	Transportation/Utility (T/U)
West	Highland Avenue SE, Private Schools & Colleges, Day Care Centers (Pinellas Gulf Coast Academy), Largo Central Park Nature Preserve	Commercial General (CG), Recreation/Open Space (R/OS)

PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY:

1. DA19-001: Development Agreement between Hupp and the City of Largo - Currently under consideration
2. FLUM16-01: Hupp Retail East Bay Future Land Use Map Amendment from Recreation/Open Space (R/OS) to Industrial Limited (IL) - Disapproved February 2, 2016
3. DA-16-02: Development Agreement between Hupp Retail East Bay, LLC and Hancock Properties, Inc. - Cancelled
4. D1-08-98ST: Missing Links Ice Cream Stand Site Plan Review - Approved March 5, 1998
5. D1-10-89S: Missing Links Development Order Amendment - Approved August 14, 1989
6. D1-27-86S: Missing Links Development Order - Approved October 31, 1986
7. L5-13-85: William T. Hancock Land Use Plan Amendment - Approved November 19, 1985

COMPREHENSIVE DEVELOPMENT CODE REQUIREMENTS:

The proposed future land use change was evaluated for the extent to which the request shall comply with Section 163.3187 of the Florida Statutes, City of Largo Comprehensive Plan: Forwarding Our Future 2040, and conform with the standards set forth in Section 4.5.3 of the Comprehensive Development Code (CDC).

A. Consistency: Comprehensive Plan amendments shall be reviewed for consistency with the goals, objectives, and policies of the Comprehensive Plan and Ch. 163, Part II, Florida Statutes and the Countywide Rules.

- I. Consistency with Comprehensive Plan: Forwarding Our Future 2040:

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1. The subject property is currently classified by the Largo Comprehensive Plan: Forwarding Our Future 2040 Future Land Use Map as Recreation/Open Space (R/OS). Future Land Use Element (FLUE), Policy 1.1.1 of the Comprehensive Plan, requires that the City maintain consistency of the Future Land Use Map (Map 1) and the Countywide Plan Map Categories, where Map 1 provides the City of Largo's adopted Land Use Classifications as identified in Table FLUE-1. **The request to change from R/OS to IL will enable use of an underutilized and underdeveloped site that has been vacant for years. This specific request will limit the allowed uses within IL to only allow the construction of a storage facility and accessory office use. Due to the limitation of the use, the amendment will maintain consistency of the Future Land Use Map and result in minimal impacts to the surrounding uses as further described below.**
2. Allowing the requested change to IL without the adoption of the development agreement (DA) would be inconsistent with the intent of Policy 1.1.1 (stated above) whereas, Table FLUE-1 describes Industrial Limited (IL) as, "generally appropriate to locations with sufficient size to encourage integrated industrial/mixed-use projects, with provisions for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses; and served by the arterial and thoroughfare highway network, as well as mass transit." The Comprehensive Development Code (CDC), Chapter Chapter 5 further states that IL classification is, "applied to those areas considered appropriate for development with "clean industry" uses that are consistent with surrounding uses, transportation facilities, and environmental characteristics." **The proposed change from R/OS to IL is inconsistent with Table FLUE-1. Located within 500 feet of East Bay Drive, a primary multimodal corridor, the property abuts and will only have access off Highland Avenue SE, a local street that is secluded and primarily provides access to the City's Nature Preserve. To the east is a Duke Energytransmission line substation. To the south is the City of Largo Nature Preserve, a major and well utilized park facility. It is important to note that per the proposed Development Agreement (DA19-001), the property owner is intended to better connect pedestrian accessibility along the eastern portion of Highland Avenue SE (local street) for more direct access to the park. Further west, across from Highland Avenue SE is an educational facility. The intended low intensity of a storage facility allowed within IL land use classification, would be a more appropriate transition to the adjacent land uses. The CDC states, "IL is appropriate where industrial activity will have minimal adverse impacts upon adjacent developments, and which are served by the arterial highway network as well as mass transit." The CDC defines other allowable uses that would be allowed without the adoption of the proposed development agreement such as large-scale indoor manufacturing, processing, warehousing, bulk sales and distribution activities. Said uses tend to generate heavy truck traffic and may also create noise, dust, noxious odors, outdoor activities and unsightly views. Other uses that would be allowed per IL classification as found in Chapter 6: Allowable Uses of the CDC include: firing range, resource recovery facilities, and cemeteries. Without the premise of the development agreement, the proposed FLUMA would extend the range and intensity of IL uses making it incompatible to adjacent parcels; and furthermore, is not served by an arterial or highway network.**
3. The proposed change to the classified use of the property from R/OS to IL is not consistent with (but with the intent of the DA is able to achieve) the following goals, objectives and policies of the Comprehensive Plan: Forwarding Our Future 2040:
 - a. FLUE, Policy 1.1.2: Ensure compatibility among land use classifications by preserving its characteristics throughout existing and future development in order to accommodate anticipated growth.
 - b. FLUE, Policy 1.1.3: Coordinate with adjacent jurisdictions and local government plans to ensure compatibility with existing and future planned uses along its common boundaries.
 - c. FLUE, Policy 1.3.2: Plan, design, and create complete and well-structured neighborhoods whose physical layout and land use mix promote walking, bicycling, and public transportation use as a means of accessing services, food, retail, employment, education, childcare, recreation, and other destinations.

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- d. FLUE, Objective 1.3: Create a planning framework and implementation strategy that will enhance the livability and accessibility of Largo; promote public health and place-making principles; strengthen community identity, improve economic sustainability and enhance the aesthetics of the City.
- e. TR, Objective 1.5: Encourage (re)development that supports the expansion of an accessible, connected, convenient, equitable, and sustainable citywide multimodal transportation system.
- f. ED, Policy 2.2.6: Encourage revitalization and redevelopment through existing programs that will promote "Smart Growth" principles to help facilitate economic vitality through the mixing of uses, site development criteria, transportation level of service standards and other planning methods.

II. Consistency with Ch. 163, Part II, Florida Statutes:

1. The requested future land use map amendment proposes a change to a property that comprises less than 10 acres meeting the statutory criteria of a small scale development amendment. The request does not involve a text change to the goals, objectives and policies of the City's Comprehensive Plan. Furthermore, the subject property is not located within an area of critical state concern.

III. Consistency with the Countywide Rules:

1. Section 2.3.3.8 Category/Symbol, Employment (E) - Locational characteristics of the Countywide Rules, describes and characterizes E as, "the category generally appropriate to locations with sufficient size to support target employment and other industrial uses, as well as integrated industrial/mixed-use projects, with provision for internal service access and other necessary site improvements in locations suitable for light industrial use with minimal adverse impact on adjoining uses; served by the collector, arterial, and highway network; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics." **As stated above, the request to change the subject property from R/OS to E is not consistent with Section 2.3.3.8. Adjacent (south and west) to the R/OS category use is a R/OS category comprising of recreation/open space that serves the community and region. In addition, the subject property is adjacent to Highland Avenue SE, depicted as a local street. The location will not support the other allowed employment and industrial uses as there is no appropriate internal service access that will not impact the adjacent uses. Although the maximum intensity permitted under Retail & Services (R&S, north and west), E, and Public/Semi-Public (P/SP) are similar, the uses permitted under P/SP (east) are restricted to T/U uses per Largo's FLUM. T/U is intended to be developed with transportation and/or utility uses, such as utility substation and power lines on the site to the east of the subject site. Overall, E category is inconsistent to the adjacent properties and the subject property with no access to a collector, arterial nor highway street network. However, contingent upon the development agreement, and specifically only allowing storage facility, the lesser intense use will give purpose to the underutilized site and plan for purposeful site planning and architectural elements ensuring consistency and compatibility to the surrounding uses.**
2. Permitted Uses Not Subject to Acreage Thresholds – Office; Research/Development-Light; Research/Development-Heavy; Storage/Warehouse-Light; Storage/Warehouse-Heavy; Manufacturing-Light; Manufacturing-Medium; Incinerator Facility.

B. Compatibility: Amendments shall not result in incompatible land use classifications for adjacent parcels or a neighborhood based on standards set out in the Comprehensive Plan (Table FLUE-1 of the Future Land Use Element, Location Criteria for Future Land Use classifications) and the compatibility criteria established in this CDC. All proposed development will be reviewed and approved by staff during the site plan review process. Section 4.5.3 B Compatibility Review of the CDC:

I. Impacts of Public Facilities and Services

1. **Transportation:** According to the 2018 Level of Service (LOS) Facility Report, the closest measured portion of Highland Avenue (East Bay Drive - to - Belleair Road) is operated at LOS D. Alternatively, the nearest portion of SR686|East Bay Drive (Keene Road - to - Seminole

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Boulevard) is operating at LOS C. The nature of the proposed use per the DA, will have no significant impact to the adjacent roadways.

2. **Sanitary Sewer:** There is a wastewater pump station west of the subject property. The proposed land use classification is not anticipated to result in a significant increase in the amount of wastewater generated. When applicable, proposed development will be reviewed and approved by staff during the site plan review process, and shall continue to comply with Comprehensive Plan, Sanitary Sewer Subelement, Policy 1.2.6: Operate the wastewater treatment plant at or below 90% of design capacity on an annual average.
3. **Potable Water:** When applicable, the new development on the subject property will tie into the Pinellas County Utilities potable water network. Potable water demand is not expected to significantly increase with the change of use, and shall continue to comply with Comprehensive Plan, Water Conservation Subelement, Policy 1.1.3: Sustain the level of service standard for potable water that is 120 gallons per capita per day (gcpd) until the year 2026, through the Pinellas County Ten-Year Water Supply Facilities Work Plan. Furthermore, due to the nature of the of the proposed use, storage facility with accessory office use, the projected impact will be minimal.
4. **Drainage:** Upon submittal of a future project application, the applicant will have to comply with the standards of the Largo Comprehensive Development Code and Southwest Florida Water Management District regulations. The City provides stormwater drainage facilities and services throughout the City's planning service area in order to protect the health, safety and welfare of the inhabitants of the City. The existing or future drainage conveyance systems on private property is maintained by the property owner(s). Discharges into public stormwater systems are the responsibility of the jurisdictional authority. In the event that development or redevelopment occurs on the property, stormwater systems will be improved or constructed by the property owner(s), in accordance with the rules and regulations of the City and Southwest Florida Water Management District. As contained in the Comprehensive Plan, Stormwater Subelement, Policy 1.1.1: The City shall utilize the following Level of Service (LOS) standards for flood control and water quality:
 - a. Flood Control:
 - A) Stormwater Management Systems that have a positive outfall shall be designed for a 25-year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.
 - B) Stormwater Management systems that have no positive outfall shall be designed for a 100-year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.
 - b. Water Quality:
 - A) Stormwater ponds, or other similar Stormwater Management Systems, shall be designed to treat the first ½ inch of runoff unless it is an impaired water body; then the SWFWMD guidelines are followed.
5. **Solid Waste:** Solid waste services are currently provided by the City of Largo and will continue to be provided by the City for the use on site. No significant increase in solid waste is expected as a result of the future land use map amendment, and shall continue to comply with Comprehensive Plan, Solid Waste Subelement, Policy 1.1.1: Comply with the LOS Standard for solid waste disposal of 1.30 tons of solid waste disposed per person per year in accordance with Pinellas County's adopted LOS Standard, while striving to reduce this number.
6. **Fire Protection, Rescue and Emergency Medical Services:** The property is currently located in the Largo Fire District. Largo's Fire and Rescue Services have the ability to serve the property currently and following the proposed future land use map amendment. Service is provided by Fire Station #41, located within two miles, or less, of the property. Fire, rescue and emergency response services in Pinellas County are provided by first responder agreements. Current accessibility to the property are acceptable and a fire hydrant is within the maximum distance.
7. **Financing Municipal Services:** The major revenues that are collected from properties within the City limits (including the subject property) include ad-valorem taxes, stormwater fees, sanitary sewer monthly fees and impact fees, solid waste collection fees, communication service taxes, municipal utility taxes, franchise fees, and local business tax receipt fees. The

Agenda Item #3.

revenues collected from properties are distributed into the City's General Fund, Wastewater Fund, Stormwater Fund and/or the Solid Waste Fund. In addition, the City will collect development fees at the time of any future development review and permitting, which includes: site plan review fees, infrastructure and building permit fees, recreation impact and facility fees, reclaimed water fees (if applicable), and other fees. These funding sources pay for the cost of providing municipal services to properties located within the City of Largo's municipal boundaries. Services the City will provide or is already providing to properties include, sanitary sewer, stormwater management, police, code enforcement, recreation and parks, library, solid waste, fire protection, and road/right-of-way improvements. The City, through its Capital Improvements Element (CIE) of the Comprehensive Plan, annual budget, Capital Improvement Program (CIP) and other funding sources identifies all new capital and municipal improvements that may be necessary in providing any unforeseen infrastructure, transportation or other needs.

8. **Other:** Should the property receive approval for the FLUM change, and the property is redeveloped in the future, City services not listed above are or will be available to the properties on substantially the same basis and in the same manner as such services are provided within the rest of the City. Based on the information presented above, the City has the ability to provide municipal services to the area where the properties are located. **The current future land use classification for the 5.62 acres mol subject property is Recreation/Open Space (R/OS). If approved through this FLUMA process without the contingency of the development agreement (DA19-001), the proposed Industrial Limited (IL) classification would permit a broader span of uses. Evaluating each use (as allowed within IL) subject to the purpose, restrictions and interpretations of the CDC, the proposed land use will pose incompatibilities with adjacent properties.**

II. Demonstration of Need

1. The subject property is currently a vacant, underutilized, commercial property. Based upon a market study, completed by the applicant, there is an identified existing deficiency in available storage units and vehicle storage spaces in this geographic area. The detailed analysis of market data that supports the applicant's assertion of market demand was provided to staff. Upon further analysis of the market study, and observing the increase in residential development, not only are people using self-storage, they are using it longer and plan on using it again. The proposed IL future land use will allow the storage facility, a less intense industrial use that is compatible with the adjacent commercial and transportation/utility land use. Additionally, the storage facility will be well screened and buffered from Largo's Nature Preserve. Having the DA in place first, will ensure land use compatibility during development review.

III. Parcels Ability to Develop in Compliance of CDC Standards

1. Upon submission of any future potential development, staff will review future site plans to ensure that the CDC requirements are met. There is no evidence that the parcel cannot be developed in full compliance with the CDC under the proposed Future Land Use Map designation.

IV. Special Flood and Coastal High Hazard Area/Hurricane Evacuation

1. The subject property is located within Zones A and X. The property owner shall develop the site in compliance with Section 7.6.1: Special Flood Hazard Area, Coastal High Hazard Areas and Shoreline of the CDC at the time of site plan review;
2. The subject property is not located within the Coastal High Hazard Area;
3. The subject property is within Level C Evacuation Zone and has access to adequate emergency shelter space as well as evacuation routes; and
4. The proposed amendment does not create any significant negative impact(s).

V. Scenic/Noncommercial Corridors

1. The subject properties are not located adjacent to a roadway designated as a Scenic/Noncommercial Corridor.

PUBLIC NOTIFICATION REQUIREMENTS:

MAILED WRITTEN NOTIFICATION: November 5, 2019

Agenda Item #3.

PUBLISHED NEWSPAPER NOTIFICATION: November 19, 2019

POSTED PROPERTY NOTICE: November 27, 2019

STAFF RECOMMENDATION:

Based upon the intent of DA19-001, restricting the uses that could be developed on the property, the proposed Comprehensive Plan Future Land Use Map Amendment (FLUMA) is consistent with the goals, objectives, and policies of the adopted Largo Comprehensive Plan, Comprehensive Development Code (CDC), Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes. Contingent only upon DA19-001, staff recommends approval.

If DA19-001 is denied, staff recommends denial of the proposed amendment, changing the City of Largo Future Land Map (FLUM) classification from Recreation/Open Space (R/OS) to Industrial Limited (IL), finding that the proposed FLUMA is inconsistent with the goals, objectives and policies of the adopted Largo Comprehensive Plan, Comprehensive Development Code (CDC), Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes.

SUGGESTED MOTIONS FOR THE PLANNING BOARD:

I MOVE TO APPROVE FLUM19-003 - EAST BAY STORAGE FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED FUTURE LAND USE MAP AMENDMENT MEETS THE REQUIREMENTS OF [DA19-001 AND] CDC SUBSECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS SUBJECT TO ALL STAFF RECOMMENDATIONS.

I MOVE TO DENY FLUM19-003 - EAST BAY STORAGE FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED FUTURE LAND USE MAP AMENDMENT DOES NOT MEET THE REQUIREMENTS OF [DA19-001 AND] CDC SUBSECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS.

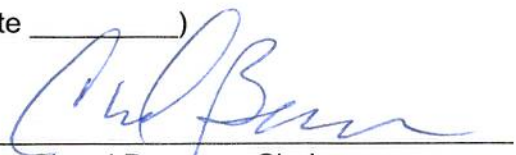
SUGGESTED MOTIONS FOR THE PLANNING BOARD:

RECOMMENDATION:

Approval (Vote 6/1)

Approval with conditions (Vote _____)

Denial (Vote _____)



Cheyrl Bowman, Chairperson

Approved By:

Rick Perez, Planning Manager

Status:

Approved - 19 Nov 2019

SUPPORTING DOCUMENTS:

- [Exhibit A - Location](#)
- [Exhibit B - Existing FLUM](#)
- [Exhibit C - Proposed FLUM](#)
- [Exhibit D - Aerial Map](#)
- [Exhibit E - Countywide Plan Map](#)
- [Narrative Summary](#)

Agenda Item #3.

[Survey](#)

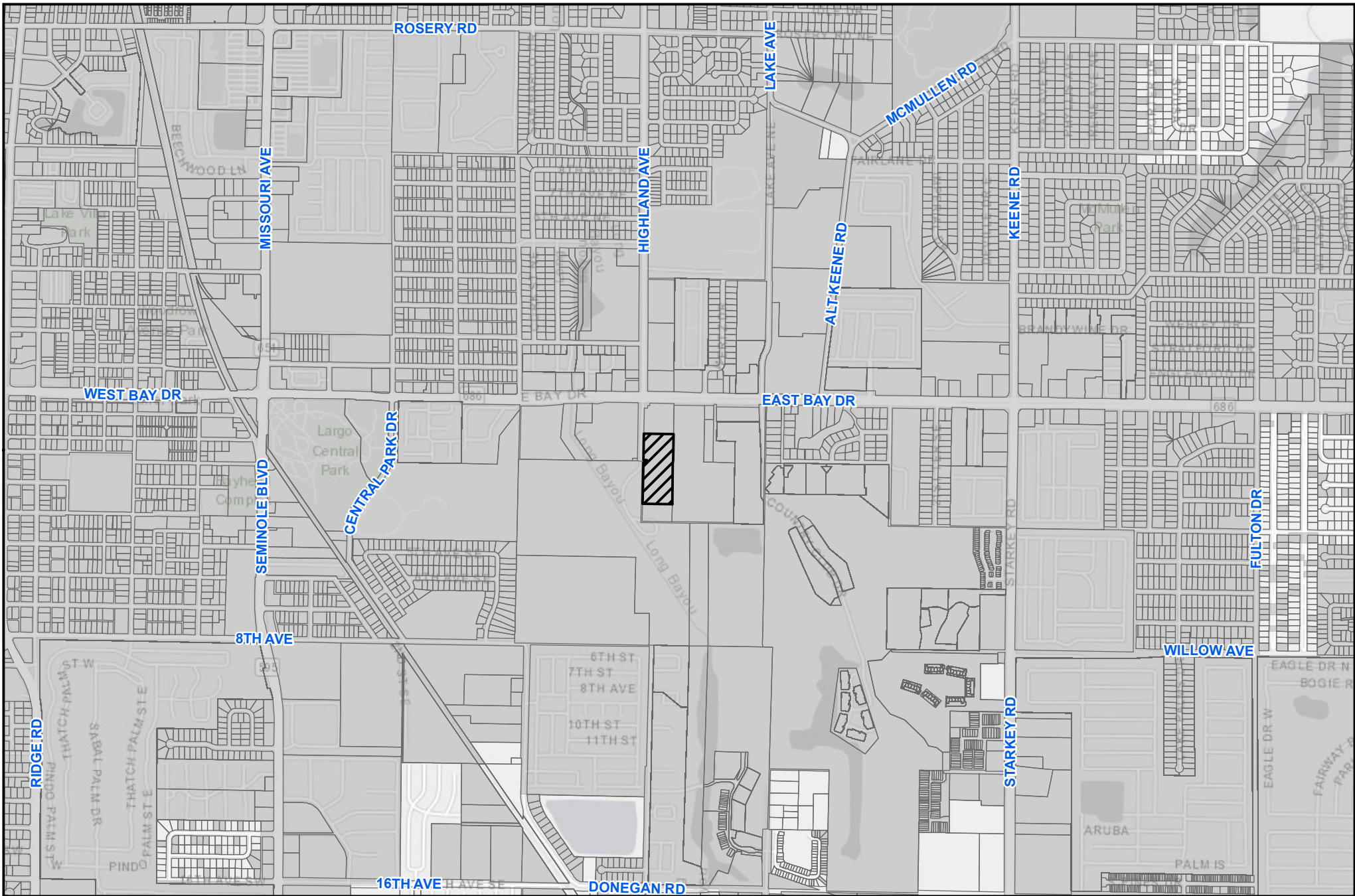


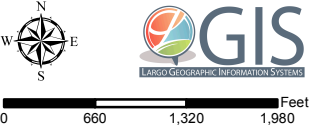


EXHIBIT "A"

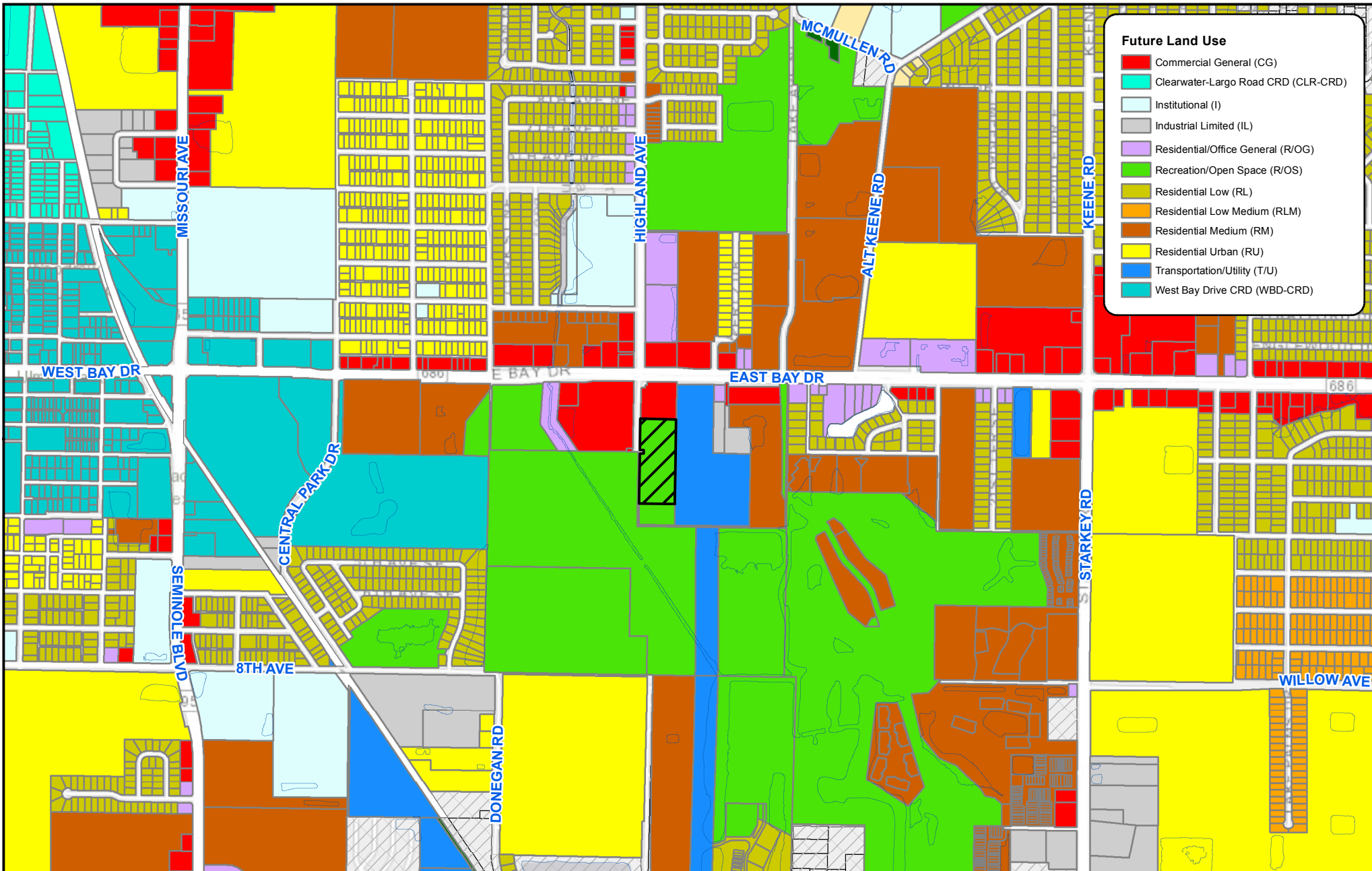
Case #: FLUM19-003
Subject: East Bay Storage/Hupp Retail East Bay
 R/OS to IL Future Land Use Map Amendment
Location: 35-29-15-73428-000-0020

 Subject Property (5.62 acres)
 Largo City Limits



GIS
 LARGO GEOGRAPHIC INFORMATION SYSTEMS

0 660 1,320 1,980 Feet



Future Land Use

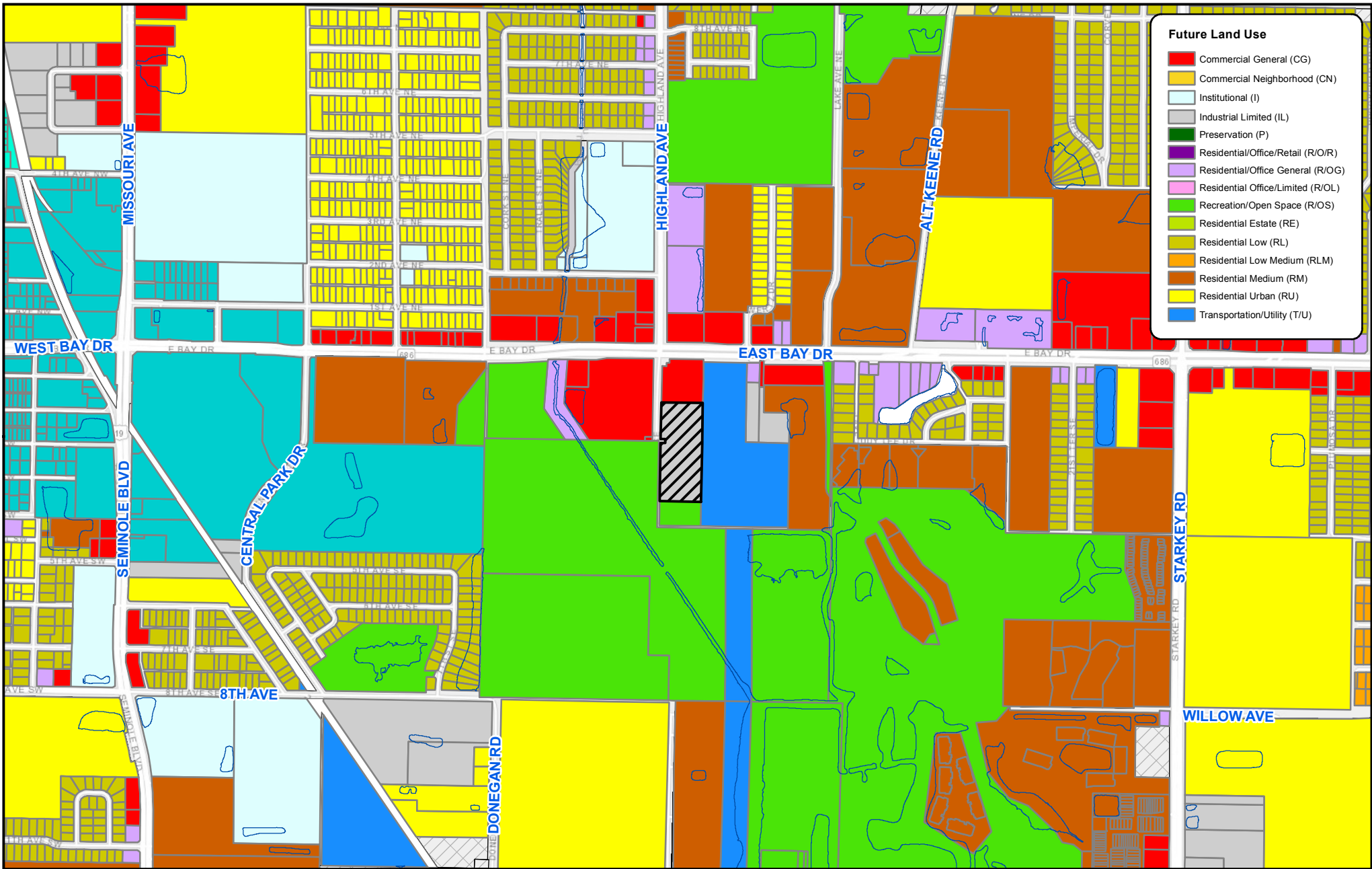
- Commercial General (CG)
- Clearwater-Largo Road CRD (CLR-CRD)
- Institutional (I)
- Industrial Limited (IL)
- Residential/Office General (R/OG)
- Recreation/Open Space (R/OS)
- Residential Low (RL)
- Residential Low Medium (RLM)
- Residential Medium (RM)
- Residential Urban (RU)
- Transportation/Utility (T/U)
- West Bay Drive CRD (WBD-CRD)

GIS
LARGO GEOGRAPHIC INFORMATION SYSTEMS

EXHIBIT "B" Existing Future Land Use Map Designations

Case #: FLUM19-003		Subject Property (5.62 acres) R/OS Recreation/Open Space
Subject: East Bay Storage/Hupp Retail East Bay R/OS to IL Future Land Use Map Amendment		Outside Largo City Limits
Location: 35-29-15-73428-000-0020		

Date: 11/8/2019



Future Land Use	
■	Commercial General (CG)
■	Commercial Neighborhood (CN)
■	Institutional (I)
■	Industrial Limited (IL)
■	Preservation (P)
■	Residential/Office/Retail (R/O/R)
■	Residential/Office General (R/OG)
■	Residential Office/Limited (R/OL)
■	Recreation/Open Space (R/OS)
■	Residential Estate (RE)
■	Residential Low (RL)
■	Residential Low Medium (RLM)
■	Residential Medium (RM)
■	Residential Urban (RU)
■	Transportation/Utility (T/U)

GIS
LARGO GEOGRAPHIC INFORMATION SYSTEMS

0 475 950 1,425 Feet

EXHIBIT "C" Proposed Future Land Use Map

Case #: FLUM19-003
Subject: East Bay Storage/Hupp Retail East Bay
 R/OS to IL Future Land Use Map Amendment
Location: 35-29-15-73428-000-0020

Subject Property (5.62 acres)
 IL - Industrial Limited

Outside Largo City Limits

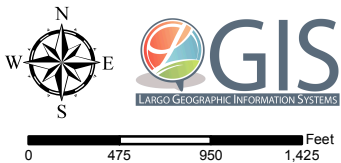
Date: 11/8/2019



EXHIBIT "D" - Aerial

Case #: FLUM19-003
Subject: East Bay Storage/Hupp Retail East Bay
R/OS to IL Future Land Use Map Amendment
Location: 35-29-15-73428-000-0020

 Subject Property (5.62 acres)



Request and Justification Statement for Comprehensive Plan Map Amendment

East Bay Self-Storage Parcel No. 35-29-15-73428-000-0020

Request:

The property owner, Hupp Retail East Bay, LLC, is requesting a future land use map amendment from Recreation/Open Space (R/OS) to Industrial Limited (IL) and to enter into a development agreement with the City of Largo in order to redevelop subject property as with 3-story climate controlled self-storage facility and six 1-story enclosed or covered boat/RV/vehicle storage buildings as depicted on the attached conceptual site plan and architectural renderings.

The purpose of the proposed development agreement is to allow redevelopment of the property as a storage facility, while prohibiting other industrial uses that would otherwise be allowed within the IL designation.

On August 7, 2018, the City Commission authorized City staff to negotiate terms and conditions for a Development Agreement. On September 17, 2019, the proposed terms and conditions were presented to the City Commission and the City Attorney was authorized to formalize the development agreement into a recordable document (DA19-01).

Background Information:

Subject property is 5.62 acres with frontage on Highland Avenue SE in the City of Largo. The site was previously developed as part of Missing Links, which was a privately owned and operated commercial recreation facility (ice cream store, golf pro shop, driving range, miniature golf course, and batting cages) located on an 8.05-acre tract at the southeast corner of East Bay Drive and Highland Avenue SE. On April 1, 2014, the City Commission adopted a future land use map amendment on the north 2.43-arces from Recreation/Open Space (R/OS) to Commercial General (CG), in order to redevelop the East Bay Drive frontage as a RaceTrac gas station/convenience store. The parent tract has since been re-platted into two parcels and the RaceTrac parcel is now owned by others. This application is for the remainder of the former driving range.

Prior to being developed as a driving range, the property was used as a municipal landfill site. Geotechnical field investigation and testing has been conducted by three different geotechnical engineering firms in recent years (1997, 2012, and 2013). The two most recent assessments reported finding buried debris consistent with those types of materials commonly found at a municipal landfill, very high levels of methane gas, elevated concentrations of aluminum and iron in groundwater samples, and total arsenic concentrations exceeding residential-use direct exposure standards in the soil samples. As such, the viability of redeveloping for other uses such as a residential subdivision or apartment complex is not practical.

In addition, portions of the property are encumbered by Florida Power Corporation (now Duke Energy) easements and a reservation to the City of Largo for future right-of-way widening. These areas are depicted on the attached boundary survey and the conceptual site plan.

Review Criteria for Comprehensive Plan Amendments:

Pursuant to City of Largo Comprehensive Development Code, Sec. 4.5.3, the following review criteria are required:

A. Consistency - Comprehensive Plan amendments shall be reviewed for consistency with the goals, objectives, and policies of the Comprehensive Plan and Ch. 163, Part II, Florida Statutes and the Countywide Plan Rules.

Applicant's response: The proposed Industrial Limited (IL) future land use map amendment is consistent with and furthers the goals, objectives and policies of the City's Comprehensive Plan, Florida Statutes, and the Countywide Plan Rules. See Applicant's response to review criteria B.8. (below) for supporting comprehensive plan policies.

B. Compatibility - Amendments shall not result in incompatible land use classifications for adjacent parcels or a neighborhood based on standards set out in the Comprehensive Plan (Table FLU-1 of the Future Land Use Element, Location Criteria for Future Land Use classifications) and the compatibility criteria established in this CDC.

(1) Impacts on Public Facilities and Services - Amendments shall be evaluated for impacts on infrastructure and to determine impacts on Level-of-Service.

Applicant's response: The anticipated impacts on public facilities and services from a self-storage facility are minimal, as described in more detail below.

Potable Water

There will be minimal impact on the potable water system due to the nature of the proposed use. It is estimated that total water demand will be approximately 630 gallons per day, which is less than the impact of three single-family houses.

See sanitary sewer section below for how this was calculated.

Sanitary Sewer

There will be minimal impact on the sanitary sewer system due to the nature of the proposed use. For land use planning purposes, the assumption is that the buildings will yield approximately 1,000 storage units with 2 employees on the largest shift. Therefore, sewer demand would be 630 gallons per day, which is less than the impact of three single-family houses.

This estimate is based on the warehouse rate of 1 gallon per self-storage unit for the first 200 units, 0.5 gallons per each additional unit, and 15 gallons per employee per 8 hour shift, as per Table 1 (Estimated Sewage Flows) of Ch. 64E-6.008, Florida Administrative Code.

$(1 \text{ gal} \times 200 \text{ units}) + (0.5 \text{ gal} \times 800 \text{ units}) + (15 \text{ gal} \times 2 \text{ employees}) = 630 \text{ gpd}$

Solid Waste

Solid waste generation is minimal for the proposed use. Typically, a 4 to 8-yard dumpster with one pick-up per week is more than adequate since there are only 2 employees on the largest shift and on-site disposal of unit contents is usually prohibited in the storage unit rental agreements.

Recreation

There will be no impact on recreation facilities, as no residential, or residential equivalent units are allowed within the IL land use designation.

Public Schools

There will be no impact on public schools, as no residential, or residential equivalent units are allowed within the IL land use designation.

Drainage

The project shall be designed and permitted in full compliance with all applicable City of Largo and SWFWMD stormwater management and flood prevention requirements.

Mass Transit and Roadway Facilities

Due to the nature of the proposed use, there is unlikely to be any impact on mass transit usage. However, Pinellas Suncoast Transit Authority (PSTA) does provide bus service within walking distance of the property. East Bay Drive is served by PSTA Routes 52, 73 and 98 and Highland Avenue is served by PSTA Route 73.

There will be de minimis impact of the adjacent roadway segments, which are currently operating at their designated level of service (LOS). The immediately adjacent segment of Highland Avenue is not a monitored facility, as the road dead ends into the City of Largo Nature Preserve. However, the other three legs of the intersection (north of the project site) are monitored facilities. See attached LOS table excerpts from the Forward Pinellas 2017 Level of Service Report and the attached trip generation rate calculations prepared by AVID Group using data from ITE Trip Generation Rates - 10th Edition.

Per the LOS Report, Highland Avenue (East Bay Drive to Belleair Road) is a 2-lane undivided county arterial roadway with a posted speed limit of 35 MPH, carrying 10,786 vehicles per day AADT, and currently operating at an acceptable level of service (LOS C) and has a volume to capacity (V/C) ratio of 0.711.

Per the LOS Report, East Bay Drive (Keene Road to Seminole Boulevard) is a 6-lane divided state arterial roadway with a posted speed limit of 40 MPH west of the Highland Avenue intersection and 45 MPH east of the intersection, carrying 49,440 vehicles per day AADT, and currently operating at an acceptable level of service (LOS C) and has a volume to capacity (V/C) ratio of 0.913.

Transportation impacts would be minimal from the proposed use. Per ITE trip generation rates, 1,000 storage units would generate 180 daily trips, of which 20 would occur during the AM peak hour and 20 would occur during the PM peak hour.

Land Use Type / ITE Code	Units	Generated Tr1ps		
		Daily	AM Hour	PM Hour
Mini Warehouse (Code 151)	1,000 storage units	180	20 (12 in / 8 out)	20 (10 in / 10 out)

(2) Demonstration of Need

Applicant's response: This is not a speculative land use amendment. The property owner has identified an existing deficiency in available storage units and vehicle storage spaces in this geographic area and is actively seeking approval to develop this specific use on the property. A copy of the Estimated Demand Study prepared by J. Gail & Associates Realty & Management is attached.

(3) An amendment shall be approved only if the parcel can subsequently be developed in full compliance with any and all applicable standards of this CDC.

Applicant's response: The property can be developed in full compliance with any and all applicable CDC standards. The conceptual site plan and architectural elevations are attached and will be memorialized in the proposed development agreement.

(4) Areas of Special Flood Hazard - High density and intensity development shall be prohibited with Special Flood Hazard Areas.

Applicant's response: The property is located within Flood Zones "A" and "X", per FEMA FIRM Community Panel No. 12103C-0117-H, dated May 17, 2005. Per a SWFWMD sponsored drainage study conducted by URS for Pinellas County, the model indicates the flood elevation in the creek just west of the project is 9.78' (NAVD88). Thus, the lowest finished floor elevation (FFE) for enclosed structures shall be at or above the City of Largo and FEMA required FFE of 10.78', or shall be flood-proofed accordingly.

(5) Coastal High Hazard Area - The Future Land Use Map shall not be amended to designate parcels of land within the Coastal High Hazard Area to Future Land Use Map classification that permits more than five (5) dwelling units per acre. No increase in the density or intensity of development shall be permitted in a Coastal High Hazard Area except as provided for in the Pinellas County Countywide Rules.

Applicant's response: Not applicable. The property is not located within a CHHA. And, there are no residential, or residential equivalent units proposed; nor are they allowed within the IL land use designation.

(6) Hurricane Evacuation - The review of amendments shall consider the Tampa Bay Region Hurricane Evacuation Study, 2010 edition, including the impact of hurricane evacuation times.

Applicant's response: The proposed industrial use will have no impact on hurricane evacuation times, as no residential density is proposed.

(7) Future Land Use Map amendments along Scenic/Noncommercial Corridors shall be consistent with the Pinellas County Planning Council Consistency Guidelines contained in the Scenic/Noncommercial Corridor Master Plan (Pinellas County Submap No. 1 - Countywide Future Land Use Map) and the criteria contained in the Pinellas County Countywide Rules.

Applicant's response: Not applicable. The property is not located along a Scenic/Noncommercial Corridor.

(8) Future Land Use Amendments shall be reviewed for consistency with the goals, objectives, and policies of the Comprehensive Plan and Ch. 163, Part II, Florida Statutes.

Applicant's response: The amendment is consistent with and furthers the goals, objectives and policies of the City's Comprehensive Plan, Florida Statutes, and the Countywide Plan Rules.

Supporting comprehensive plan policies, include but are not limited to:

Future Land Use Policy 2.1.3: Encourage platting and (re)development of land in a manner which considers future marketability, (re)development potential, economic sustainability and neighborhood connectivity.

Future Land Use Policy 2.1.4: Regulate the subdivision of land in order to promote:

- a. compatible, orderly, and progressive development of land;*
- b. safe, convenient, and efficient circulation for vehicular and pedestrian traffic, including connectivity between neighborhoods and Activity Centers, Mixed Use Corridors and Major Employment Centers;*
- c. the provision of suitably drained and readily accessible building sites;*
- d. the provision of necessary public improvements and services without LOS degradation; and*
- e. the conservation and protection of the physical, natural, and economic resources of the City.*

Future Land Use Policy 2.4.3: Ensure compatibility among adjacent uses through performance-based criteria that requires proposed developments to mitigate any potential negative impacts upon the adjacent properties, neighborhood character traffic, and natural resources and through compliance with the following Locational Criteria for Future Land Use Designations (Table FLU-1).

<i>Industrial Limited (IL)</i>	<i>This designation is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement, as well as integrated industrial/mixed use projects, with provisions for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses; and served by the arterial and thoroughfare highway network, as well as mass transit.</i>
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Future Land Use Objective 2.6: The City shall prohibit high density and intensity development, and limit population densities, in Special Flood Hazard Areas (SFHAs), in accordance with the hurricane evacuation plan in the Tampa Bay Region Hurricane Evacuation Study (Tampa Bay Regional Planning Council (TBRPC), 2006) and all applicable state and federal regulations.

Future Land Use Policy 2.6.7: Continue to meet or exceed the flood damage prevention standards set forth by FEMA.

Transportation Policy 1.3.1: Develop an integrated mobility network to serve pedestrians, bicycles, mass transit and automobiles through coordinated implementation of the City's Urban Trails Master Plan (currently in development), Community Streets strategies (currently in development), and county-wide and regional multimodal transit plans.

Transportation Policy 1.3.2: Coordinate land use planning with transportation planning to maximize use of multi-modal transit systems.

Transportation Policy 1.6.4: Ensure connectivity for bicyclists and pedestrians between public transportation facilities and all multifamily residences and non-residential developments requiring site plan approval.

Prepared by:

A handwritten signature in blue ink, appearing to read 'Peter R. Pensa', is positioned above the typed name.

Peter R. Pensa, AICP
Associate/Director of Planning
AVID Group LLC

1" = 40'

SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA



LEGEND & ABBREVIATIONS

- ① TELEPHONE MANHOLE
- UGP UNDERGROUND PHONE
- MES METERED END SECTION
- STWH STORM MANHOLE
- PVCY PRIVACY FENCE
- UGFM UNDERGROUND FORCE MAIN
- UGW UNDERGROUND ELECTRIC
- UGS UNDERGROUND WATER
- UGU UNDERGROUND SANITARY
- UGG UNDERGROUND GAS
- T.O.S. TOP OF SLOPE
- W/F WOOD FENCE
- C.L.F. CHAINED LINK FENCE
- UG UNDERGROUND
- T.O.W. TOP OF WALL
- LB LICENSED BUSINESS
- OHW OVERHEAD WIRE
- TRANSFORMER PAD
- TYP. TYPICAL
- T.O.B. TOP OF BANK
- CROSS WALK SIGNAL
- WELL
- MAILBOX
- GUY WIRE
- SIGN
- PHONE BOX
- CABLE BOX
- TRAFFIC BOX
- UNDERGROUND CABLE MARKER
- SANITARY MANHOLE
- WATER METER
- WATER VALVE
- F.C.I.R. FOUND CAPPED IRON ROD
- F.A./D. FOUND NAIL & DISK
- F.C.M. FOUND CONCRETE MONUMENT
- (F) FIELD MEASUREMENT
- (F) FIELD MEASUREMENT
- (D) DEED MEASUREMENT
- (R/W) RIGHT OF WAY MEASUREMENT
- CONC. CONCRETE
- EP EDGE OF PAVEMENT
- MULT. MULTIPLE
- CI CURB INLET
- GI GRATE INLET
- SM SANITARY MANHOLE
- STWH STORM MANHOLE
- FLAG POLE
- GREASE TRAP MANHOLE
- HYDRANT
- PREVENTER VALVES
- CONCRETE LIGHTPOLE
- CLEANOUT
- STORM MANHOLE
- GAS VALVE
- UNDERGROUND WATER MARKER
- UNDERGROUND ELECTRIC BOX
- CONCRETE LIGHT POLE
- WOOD LIGHT POLE
- POWER POLE
- UNDERGROUND PHONE MARKER
- UNDERGROUND GAS MARKER
- GRATED WATER MONITOR
- SIGNAL SUPPORT POLE
- IRRIGATION CONTROL VALVE

DESCRIPTION:

LOT 2, RACETRAC PETROLEUM AT EAST BAY AND HIGHLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 140, PAGE 64, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SAID PARCEL CONTAINING 5.65 ACRES, MORE OR LESS.

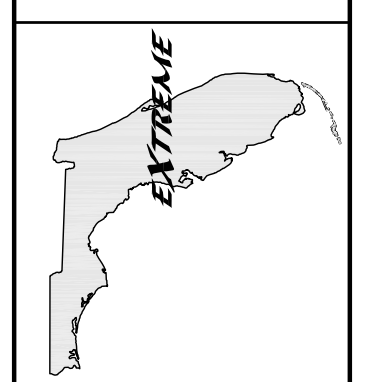
LINE	BEARING	DISTANCE
L1	S 89°11'10" E	15.00' (F)
L2	S 89°08'30" E	35.00'
L3	N 01°04'21" E	30.00'
L4	N 89°08'30" W	35.00'

SURVEYOR'S NOTES:

- 1) THIS IS A BOUNDARY, TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND ONLY, MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, AND EXCEEDS THE MINIMUM TECHNICAL STANDARD FOR HORIZONTAL AND VERTICAL ACCURACY FOR THIS PROPERTY'S EXPECTED USE. THE IMPROVEMENTS DEPICTED HEREON ARE BASED UPON A FIELD SURVEY PREPARED OCTOBER, 2011.
- 2) BEARINGS REFERENCED TO THE NORTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 35 AS BEING S 89°11'10" E, PER F.D.O.T. RIGHT OF WAY MAP, SECTION 15030-2531.
- 3) THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY AND TOPOGRAPHIC SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.
- 4) SURVEYOR RELIED ENTIRELY UPON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2061-258450, DATED 7-22-11 AT 8:00 A.M., THAT WAS FOR THE ENTIRE PARENT PARCEL. THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY. THE SURVEY SUBJECT TO THE FOLLOWING ITEMS IN SCHEDULE B-II OF REFERENCED COMMITMENT:
 - ITEMS 1-8: NOTHING PLOTTABLE AS TO MATTERS OF SURVEY.
 - ITEM 9: EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN DEED BOOK 1590, PAGE 415. (DEPICTED HEREON)
 - ITEM 10: EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 5376, PAGE 336 AND BOOK 5446, PAGE 1953. (DEPICTED HEREON)
 - ITEM 11: EASEMENT GRANTED TO PINELLAS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY INSTRUMENT RECORDED IN BOOK 6318, PAGE 2158, AS AFFECTED BY SUBORDINATION OF COUNTY UTILITY INTERESTS RECORDED IN BOOK 7861, PAGE 2254. (DEPICTED HEREON)
 - ITEM 12: RIGHTS OF LESSEE UNDER UNRECORDED LEASE TO GATOR GOLF, INC., A FLORIDA CORPORATION AS EVIDENCED IN QUIT CLAIM DEED RECORDED IN BOOK 7835, PAGE 993.
 - ITEM 13: RIGHTS OF LESSEE UNDER LEASE TO W.T.H., INC., D/B/A MISSING LINKS, A FLORIDA CORPORATION AS EVIDENCED IN QUIT CLAIM DEED RECORDED IN BOOK 7841, PAGE 631 AND BY VIRTUE OF LEASEHOLD MORTGAGE IN FAVOR OF USAMERIBANK RECORDED IN BOOK 15833, PAGE 4, AS MODIFIED BY MODIFICATION OF MORTGAGE RECORDED IN BOOK 16712, PAGE 826.
 - ITEM 14: EASEMENT GRANTED TO CITY OF LARGO, FLORIDA, A MUNICIPAL CORPORATION IN FLORIDA BY INSTRUMENT RECORDED IN BOOK 10691, PAGE 2580. (DEPICTED HEREON)
 - ITEM 15: TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
- 5) NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS, BUILDING FOUNDATIONS WERE OBSERVED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. SHRUBS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN.
- 6) THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 7) THE PARCEL SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "A & X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP 12103C, COMMUNITY PANEL NUMBER 0117 H, MAP REVISED 5-17-05.
- 8) ELEVATIONS DEPICTED HEREON BASED UPON CONTROL POINT "BAUDER", ELEVATION 69.67' (N.A.V.D. 1988). CONVERSION TO N.G.V.D. 1929 DATUM IS (+) 0.86' USING CORPSON CONVERSION VERSION 6.0.1. SITE BENCHMARKS ARE AS DEPICTED HEREON.
- 9) NO EVIDENCE OF EARTH MOVING, RECENT BUILDING, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED AT TIME OF SURVEY.
- 10) OWNERSHIP OF FENCES WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE TREES DEPICTED HEREON HAVE NOT BEEN VERIFIED BY A LICENSED ARBORIST.

- TREE LEGEND
- 12" OAK TREE AND SIZE
 - MISCELLANEOUS TREE AND SIZE
 - 4" PINE TREE AND SIZE
 - 12" PALM TREE AND SIZE
 - 18" CEDAR TREE AND SIZE
 - 14" MAGNOLIA TREE AND SIZE
 - 10" CHERRY LAUREL TREE AND SIZE

EXTREME SURVEYING OF FLORIDA, INC.
LB No. 7457
28340 PHOENIX PLACE
WESLEY CHAPEL, FLORIDA 33545
PH. (813) 973-2092
FAX. (813) 973-2122
E-Mail: alex@extreme-surveying.com



No.	DESCRIPTIONS	DATE	BY

BOUNDARY, TOPOGRAPHIC SURVEY
LOT 2, RACETRAC PETROLEUM
AT EAST BAY AND HIGHLAND

DESIGNED BY:
N/A
DRAWN BY:
AT
CHECKED BY:
ABT
SCALE: DATE:
1" = 40' 10-21-19
PARTY CHIEF:
ABT
FIELD BOOK: 52
PAGE: --
CAD FILE:
1110-100-73
JOB NUMBER:
1110-100-73
SHEET
1 of 1

Alex B. Thompson Jr., P.L.S.
Registered Land Surveyor and Mapper

Date Signed: 10-21-19
Last Date of Field Survey: 10-14-11