

Countywide Plan Map Amendment Application Form

Local Government Contact Information

Requesting Local Government:	
Local Government Contact:	
Address:	
Phone:	
E-Mail Address:	
Local Government Case #:	
Local Government Ordinance #:	

Property Owner Contact Information

Name(s):	
Address:	
Phone:	
E-Mail Address:	

Agent Contact Information (if applicable)

Name(s):	
Address:	
Phone:	
E-Mail Address:	

Characteristics of the Subject Property

Site Address(s):	
Total Acreage of the Amendment Area:	
Existing Use(s):	
Proposed Use(s):	
Parcel Identification #:	
Legal Description of the Amendment Area:	
Countywide MAX Index Score:	
Grid Cell MAX Index Score:	

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 |
| <input type="checkbox"/> Coastal High Hazard Area | |

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?

If so, provide the name and address of the person(s):

If so, is the interest contingent or absolute?

If so, what specific interest is held?

Does a contract exist for the sale of the subject property?

If so, is the contract contingent or absolute?

If so, provide the names of all parties to the contract:

Are there any options to purchase the subject property?

If so, provide the names of all parties to the option:

Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):

Proposed Countywide Plan Map Category(ies):

Amendment tier (subject to confirmation):

- ☐ Tier I ☐ Tier II ☐ Tier III ☐ To be determined

Local Future Land Use Plan Map Information

Current Local Future Land Use Plan Map Category(ies):

Proposed Local Future Land Use Plan Map Category(ies):

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:

Public Hearing Date:	
Verdict and Vote:	
Please note if any public comment was made and elaborate as applicable:	

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 - 01 Jul 2025
Presenter: Whitney Clark, Community Development
Staff Whitney Clark, Planner I
Contact:

Ext. 7233

wclark@largo.com

TITLE

Ordinance No. 2025-04 - First Reading - Future Land Use Map Amendment For A 13.92-Acre Property Located At 201 Highland Avenue North From Institutional (I) To Residential/Office/Retail (R/O/R)

SUMMARY:

The City of Largo is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for an approximately 13.92-acre City-owned property located at 201 Highland Avenue North (PIN: 35-29-15-71824-000-0010). The subject property is currently classified as Institutional (I) on the City of Largo Future Land Use Map (FLUM) and Public/Semi-Public (P/SP) on the Countywide Plan Map. The City is seeking to change the land use classification of the subject property to reflect a Residential/Office/Retail (R/O/R) classification on the City's FLUM and a Retail and Services (R&S) classification on the Countywide FLUM.

In 1996, the City of Largo purchased the subject property with the intent of utilizing the existing structures for City operations including an approximately 67,000 square foot (sf) building for City Hall, a 34,250 sf building for the Police Department, and an 8,500 sf building used as the Emergency Operations Center (EOC). Due to upcoming costly repairs, vulnerability to storm damage, and space limitations for anticipated personnel growth, the existing City Hall facilities were deemed no longer suitable. To align with the City's goal of investment in the redevelopment of the West Bay Drive corridor and to address current and future issues with the City Hall facilities, in 2019 the City of Largo began efforts to develop "Horizon West Bay" - a new mixed-use project downtown that would include City Hall as well as retail and community spaces and a parking garage.

An internal Project Management Team was formed to identify potential redevelopment options for the current City Hall property once operations are transferred to the new building. In alignment with direction provided by the City Manager and City Commission, the team developed a general vision for the property to create a sense of place, featuring housing options, common area spaces, and the potential for limited commercial uses, such as retail, restaurant spaces, and offices along Highland Avenue. To achieve this vision, the initial step in the process was to approve a ballot initiative to allow the City Commission to sell the property as required by the City Charter for the sale of City-owned properties more than 1.50 acres. The referendum question was posed to the City electorate in the general election held in November of 2024 and was ultimately approved.

While no specific concept plans have been created or approved, the City is seeking to amend the land use classification of the subject property from Institutional (I) to Residential/Office/Retail (R/O/R) prior to selling the property to expand the number of allowable uses to align with those approved by the voters in the referendum. If the subject FLUMA were approved, any future development on the property would be required to undergo a site plan review sequence prior to the completion of any site work. Through this process, multiple City, County, and State Departments or Divisions would be required to review and approve a proposed project before a Development Order could be issued. The City would also be required to host a Neighborhood Information Meeting to share information about the project and gather feedback from stakeholders that could potentially influence the final site design.

The proposed FLUMA is consistent with the goals, objectives, and policies of the adopted Largo Comprehensive Plan and Comprehensive Development Code (CDC), the Forward Pinellas Countywide Rules, and Chapter 163 of the Florida Statutes. The Planning Board reviewed this small-scale amendment at a public hearing on June 5, 2025, and recommended approval by a vote of 5-0. If approved by the City Commission on first reading, the amendment will be submitted to Forward Pinellas for review by the Planners Advisory Committee (PAC), the Forward Pinellas Board, and the Countywide Planning Authority (CPA). Afterward, the amendment would be presented to the City Commission for second

and final reading alongside the request to amend the Declaration. If both items are approved by the City Commission, staff anticipates the amendment would be completed by December of 2025.

CITY ATTORNEY REVIEWED:

Yes

CONSISTENT WITH:

Comprehensive Plan

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE ORDINANCE NO. 2025-04 ON FIRST READING, TRANSMIT THE AMENDMENT TO THE COUNTYWIDE PLANNING AUTHORITY (CPA), AND SCHEDULE A SECOND READING AFTER REVIEW BY THE CPA.

ATTACHMENTS:

[Ordinance No. 2025-04](#)

[Exhibit A - Case Map](#)

[Exhibit B Map - Existing FLUM](#)

[Exhibit C Map](#)

[Exhibit D - Executed Referndum Ordinance No. 2024-57](#)

[Business Impact Estimate - Ordinance No. 2025-04](#)

[FLUMA-25-0003 Approved Planning Board Staff Report](#)

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN FUTURE LAND USE MAP CLASSIFICATION OF THE WITHIN DESCRIBED TRACT OF LAND LOCATED AT 201 HIGHLAND AVENUE NORTH FROM INSTITUTIONAL (I) TO RESIDENTIAL/OFFICE/RETAIL (R/O/R), 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 FORWARD PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Legislature passed 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, provides the process by which local governments may adopt amendments to their comprehensive plans; and

WHEREAS, public hearings have been held in consideration of the City'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; and

WHEREAS, the City Commission has been authorized by the City's electorate at a referendum election held on November 5, 2024, to convey fee simple title to the property described below, which is approximately 14 acres of city-owned property, to a buyer selected by the City Commission for a mixed-use development, which may include residential, retail, restaurants, professional offices, public safety operations, and recreational uses serving a primary use, as outlined in Ordinance No. 2024-57 in Exhibit 'D'; and

WHEREAS, the City Commission wishes to amend the City of Largo Comprehensive Plan Future Land Use Map to provide for a land use designation for the subject property that will allow the uses approved at the referendum election.

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 re-designated on the City of Largo Comprehensive Plan Future Land Use Map from Institutional (I) as depicted in Exhibit 'B' to Residential/Office/Retail (R/O/R) as depicted in Exhibit 'C'.

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

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST; THENCE S 89°08'15" E, 797.01 FEET TO THE NORTHWEST CORNER OF LARGO LAKE VILLAS UNIT THREE, AS RECORDED IN PLAT BOOK 56, PAGE 47 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S 00°48'58" W, 912.34 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FIFTH AVENUE NE (100 FEET WIDE) AS SHOWN ON THE PLAT OF LARGO LAKE VILLAS UNIT TWO, RECORDED IN PLAT BOOK 57, PAGE 58 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE, WITH SAID RIGHT-OF-WAY LINE, S 89°11'02" E, 24.56 FEET; THENCE S 00°10'21" W, 100.01 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, SAME BEING A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID FIFTH AVENUE NE; THENCE, CONTINUE WITH SAID RIGHT-OF-WAY LINE, S 89°11'02" E 520.0 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF HIGHLAND AVENUE (100 FEET WIDE); THENCE, WITH SAID RIGHT-OF-WAY LINE, S 00°10'21" W 1005.06 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY

LINE OF SECOND AVENUE NE; THENCE, WITH SAID RIGHT-OF-WAY LINE, N 89°11'02" W 655.27 FEET TO A POINT IN A LINE 35 FEET EASTERLY FROM AND PARALLEL WITH THE EAST LINE OF LOT 1, BLOCK 4, LARGO LAKE VILLAS UNIT ONE, AS RECORDED IN PLAT BOOK 53, PAGE 7, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE, WITH SAID LINE, N 00°48'58" E 100.00 FEET TO A POINT IN THE MOST EASTERLY SOUTH LINE OF SAID LARGO LAKE VILLAS UNIT ONE; THENCE WITH SAID LINE, S 89°11'02" E 16.51 FEET TO A POINT; THENCE, N14°44'14" E 95.61 FEET TO A POINT; THENCE N 00° 12'18" W 567.51 FEET TO A POINT; THENCE N 37°12'11" E 161.60 FEET TO A POINT; THENCE N 00° 10'21" E 114.69 FEET TO THE POINT OF BEGINNING.

PARCELS CONTAINS 13.9203 ACRES (606,368 SQUARE FEET) OF LAND, MORE OR LESS.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBER 35-29-15-71824-000-0010 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 the referendum approved concerning the sale of the subject property for mixed-use development, along with the City's Future Land Use Map as amended by this ordinance, shall govern the development of the property.

Section 4. 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.

Section 5. That any provisions of any previously adopted ordinances which are inconsistent or in conflict with this ordinance are repealed and superseded to the extent of such inconsistency or conflict.

Section 6. 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:

City Clerk

Mayor

REVIEWED AND APPROVED: _____

City Attorney

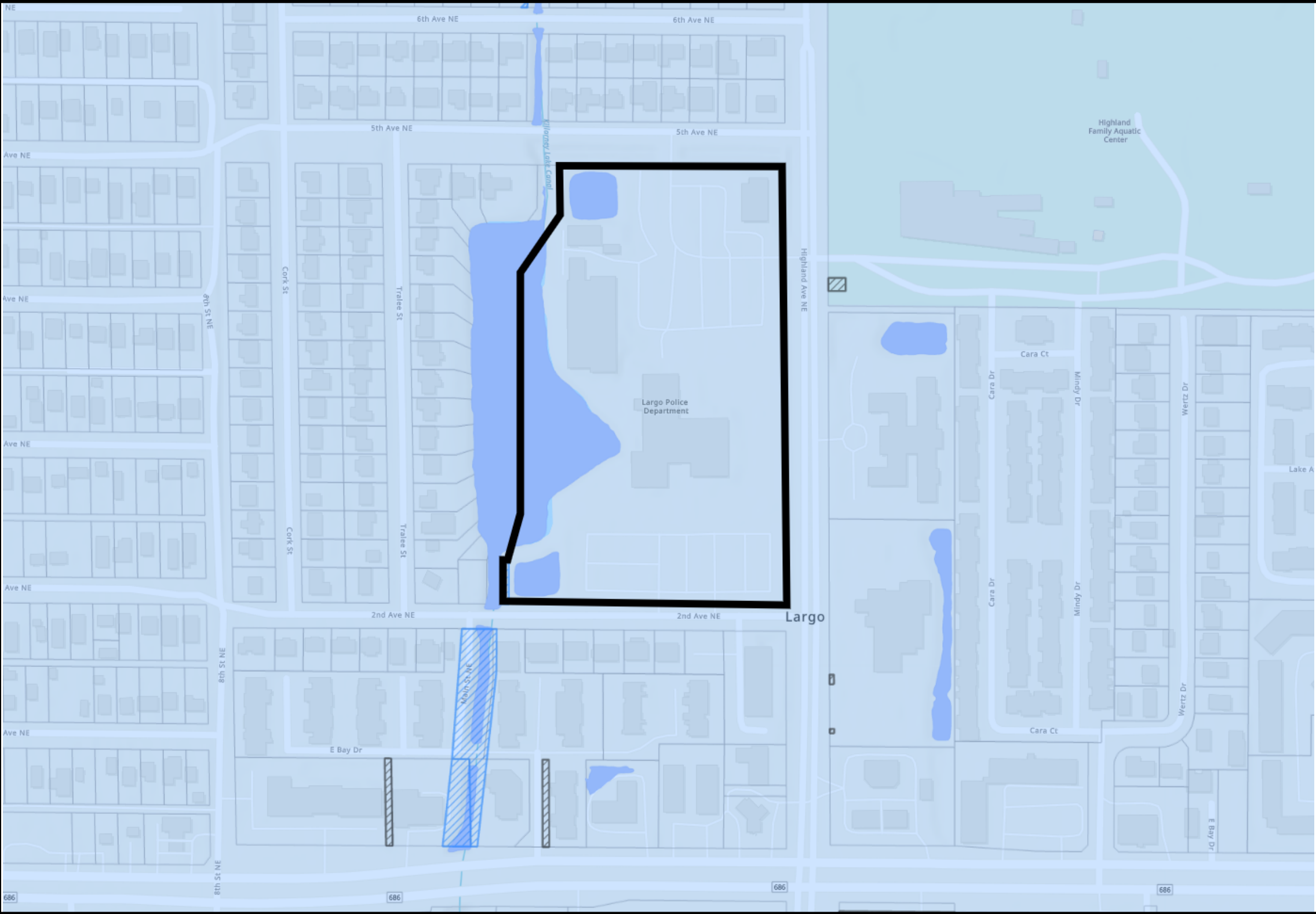


EXHIBIT A SITE LOCATION MAP

CASE #: FLUMA-25-0003

SUBJECT: 201 HIGHLAND AVENUE
NORTH FUTURE LAND USE MAP
AMENDMENT

LOCATION: 35-29-15-71824-000-0010


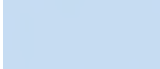
- LEGEND:**
-  Subject Property
 -  City of Largo Boundaries



EXHIBIT "B"
Existing Future Land Use Map

Case #: FLUMA-25-0003























Subject: 201 HIGHLAND AVENUE
NORTH FUTURE LAND
USE MAP AMENDMENT

Location: 35-29-15-71824-000-0010

Legend

 Subject Property

Largo Future Land Use Layer

-  Commercial General (CG)
-  Clearwater-Largo Road CRD (CLR-CRD)
-  Commercial Neighborhood (CN)
-  Commercial Recreation (CR)
-  Institutional (I)
-  Industrial General (IG)
-  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 High (RH)
-  Residential Low (RL)
-  Residential Low Medium (RLM)
-  Residential Medium (RM)
-  Residential Rural (RR)
-  Residential Suburban (RS)
-  Residential Urban (RU)
-  Transportation/Utility (T/U)
-  West Bay Drive CRD (WBD-CRD)

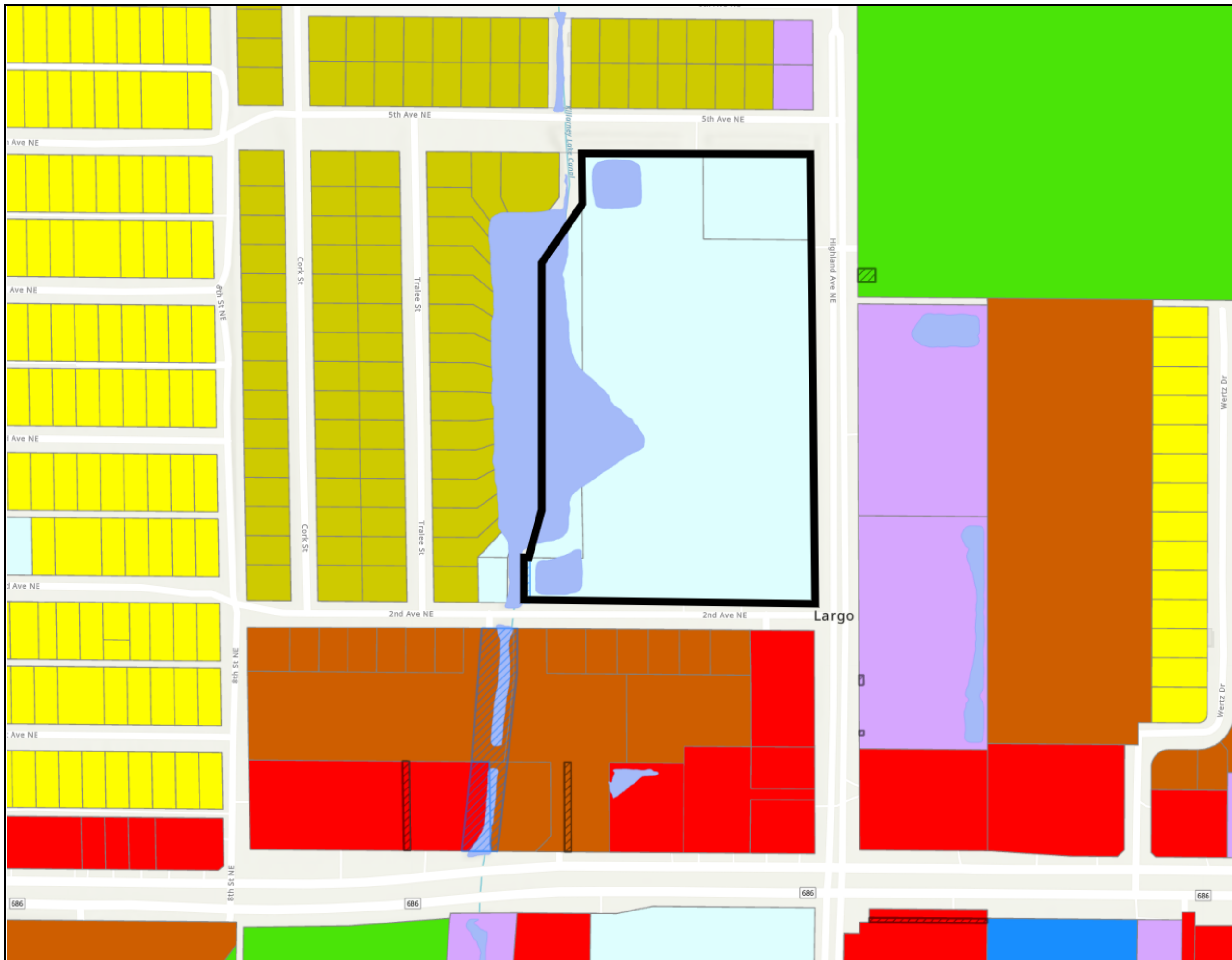
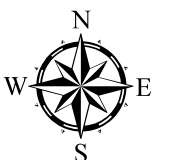




EXHIBIT "C"
Proposed Future Land Use
Map

Case #: FLUMA-25-0003
Subject: 201 HIGHLAND AVENUE
NORTH FUTURE LAND
USE MAP AMENDMENT
Location: 35-29-15-71824-000-0010

Legend

Subject Property

Largo Future Land Use Layer

- Commercial General (CG)
- Clearwater-Largo Road CRD (CLR-CRD)
- Commercial Neighborhood (CN)
- Commercial Recreation (CR)
- Institutional (I)
- Industrial General (IG)
- 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 High (RH)
- Residential Low (RL)
- Residential Low Medium (RLM)
- Residential Medium (RM)
- Residential Rural (RR)
- Residential Suburban (RS)
- Residential Urban (RU)
- Transportation/Utility (T/U)
- West Bay Drive CRD (WBD-CRD)



ORDINANCE NO. 2024-57

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA SUBMITTING TO THE CITY ELECTORS A REFERENDUM QUESTION PURSUANT TO SECTION 2.12(b)(1) OF THE CITY CHARTER AUTHORIZING THE CITY COMMISSION TO CONVEY FEE SIMPLE TITLE TO CITY OWNED PROPERTY TO A BUYER SELECTED BY THE CITY COMMISSION OF APPROXIMATELY 14 ACRES OF REAL PROPERTY OWNED BY THE CITY LOCATED 201 HIGHLAND AVENUE NORTH IN ACCORDANCE WITH THE LIMITATIONS SET FORTH IN THIS ORDINANCE; PROVIDING FOR A REFERENDUM ELECTION TO BE HELD IN CONJUNCTION WITH THE REGULAR CITY ELECTION TO BE HELD ON NOVEMBER 5, 2024; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Largo (the "City") owns real property consisting of approximately 14 acres located at 201 Highland Avenue, Largo, which is legally described in Exhibit A to this ordinance (the "Property"), where the current city hall and police station are located; and

WHEREAS, the City is constructing a new city hall as part of the Horizon West Bay project, in downtown that would eliminate the necessity for the current city hall; and

WHEREAS, the City Commission wishes to sell all or a portion of the Property to allow for redevelopment for a use that would be beneficial to the community; and

WHEREAS, the City Charter contains certain limitations on the power of the City Commission to convey City owned property; and

WHEREAS, specifically, section 2.12(b)(1) of the City Charter requires referendum approval for any conveyance of fee simple title to any real property owned by the City which exceeds one and one-half (1.5) acres in area; and

WHEREAS, the Property is more than one and one-half (1.5) acres in area; and

WHEREAS, the City Commission wishes to call an election to allow the City's electorate to authorize the City Commission to sell all or a portion of the Property in accordance with this ordinance;

WHEREAS, the City Commission wishes to call an election to allow the city's electorate to vote to authorize the City Commission to convey the fee simple title to the Property in accordance with section 2.12(b)(1) of the City Charter at the next regular city election on November 8, 2024.

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

Section 1. The above recitals are factual, correct, and incorporated by reference as the findings of the City Commission memorializing the factual basis and public purpose for proposing the amendments pursuant to section 166.031, Florida Statutes.

Section 2. If a majority of voters voting at the referendum election called by this ordinance approve the referendum question, the City Commission, after no fewer than two properly noticed public hearing shall be authorized to sell all or a portion of the Property as the City Commission deems appropriate, for a price and under terms and conditions approved by the City Commission that are not inconsistent with this ordinance. The City Commission shall take action in its capacity as the conveyors of the Property to limit the potential uses of the Property to a development, which may only include a mix of uses, including residential, both single family and multi-family, professional offices, retail and restaurants, with no single occupant exceeding ten thousand (10,000) interior square feet, recreational uses, that are incidental to and primarily intended to serve a primary use, and facilities for a new police, fire rescue and other public safety operations.

Section 3. The question to appear on the referendum ballot authorizing the City Commission to convey fee simple title to the Property under the terms of this ordinance at the regular city election scheduled for November 5, 2024 shall be as follows:

Authority of City Commission to Convey City Owned Real Property

Shall the City Commission be authorized to convey fee simple title to all or a portion of approximately 14 acres of city-owned property located at 201 Highland Avenue North, as legally described in Exhibit A to Ordinance No. 2024-57, for a mixed-use development which may only include residential, retail, restaurants, professional offices, public safety operations, and recreational uses serving a primary use, as determined by the City Commission in accordance with Ordinance No. 2024-57?

_____ YES - For the conveyance

_____ NO - Against the conveyance

Section 4. The City Clerk is directed to notify the Pinellas County Supervisor of Elections that the referendum items provided above shall be considered at the city's regular general election to be held on November 8, 2024.

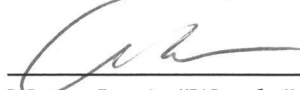
Section 5. This Ordinance shall be published in accordance with the requirements of law and shall take effect immediately upon its passage and enactment. The authorization of the City Commission to convey all or a portion of the Property shall take effect only upon approval of a majority of the city electors voting at the referendum election on this issue.

APPROVED ON FIRST READING: June 4, 2024

PASSED AND ENACTED
ON SECOND AND
FINAL READING:

July 16, 2024

CITY OF LARGO, FLORIDA



Mayor Louis "Woody" L. Brown

ATTEST:

Reviewed and Approved:



Alan S. Zimmet, City Attorney



Diane Bruner, City Clerk



EXHIBIT A

City of Largo Business Impact Estimate

This form must be completed and submitted to legal with the request to review the ordinance. The signed form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: AN ORDINANCE OF THE CITY OF LARGO, FLORIDA SUBMITTING TO THE CITY ELECTORS A REFERENDUM QUESTION PURSUANT TO SECTION 2.12(b)(1) OF THE CITY CHARTER AUTHORIZING THE CITY COMMISSION TO CONVEY FEE SIMPLE TITLE TO CITY OWNED PROPERTY TO A BUYER SELECTED BY THE CITY COMMISSION OF APPROXIMATELY 14 ACRES OF REAL PROPERTY OWNED BY THE CITY LOCATED 201 HIGHLAND AVENUE NORTH IN ACCORDANCE WITH THE LIMITATIONS SET FORTH IN THIS ORDINANCE; PROVIDING FOR A REFERENDUM ELECTION TO BE HELD IN CONJUNCTION WITH THE REGULAR CITY ELECTION TO BE HELD ON NOVEMBER 8, 2024; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

Question 1. Does the proposed ordinance meet one or more of the exceptions listed below? If so, then please check the applicable exception below and move to Question 2. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by section 166.041(4), Florida Statutes, for the proposed ordinance. If there is no applicable exception, proceed with completing the business impact estimate at Question 3.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Question 2. Based on the exception you selected above and in accordance with the provisions of the controlling law, please provide an explanation below of why the ordinance meets the exception(s).

Question 3. If there is no applicable exception, proceed with completing the below Business Impact Estimate. In accordance, the City hereby publishes the following information:

A. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals and welfare of the City):

The ordinance calls a referendum election seeking approval of the conveyance of fee simple title to the current City Hall site located at 201 Highland Avenue North pursuant to section 2.12(b)(1) of the city charter.

B. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

None

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

None

(3) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

None

(4) Any other direct economic impacts of the proposed ordinance on private, for-profit businesses in the City that are not covered by (1), (2), or (3):

None

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance:

None

D. Additional information the governing body deems useful (what steps did the City take to answer A, B, and C?):

Reviewed and Approved:



City Attorney's Office

City of Largo

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

Question 1. Does the proposed ordinance meet one or more of the exceptions listed below? If so, then please check the applicable exception below and move to Question 2. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by section 166.041(4), Florida Statutes, for the proposed ordinance. If there is no applicable exception, proceed with completing the business impact estimate at Question 3.

- ☐ The proposed ordinance is required for compliance with federal or state law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes, and development agreements, as authorized by the Florida Local Government Development Agreement Act under sections 163.3220-163.3243, Florida Statutes;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Question 2. Based on the exception you selected above and in accordance with the provisions of the controlling law, please provide an explanation below of why the ordinance meets the exception(s).

Question 3. If there is no applicable exception, proceed with completing the below Business Impact Estimate. In accordance, the City hereby publishes the following information:

A. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals and welfare of the City):

B. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

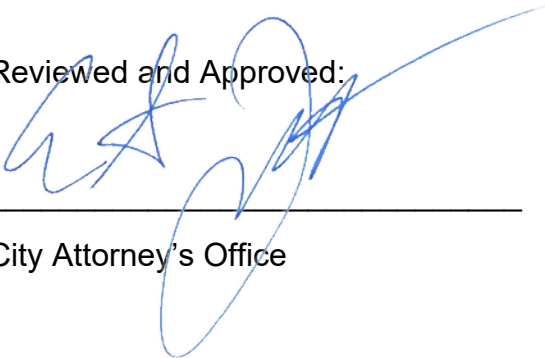
(3) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

(4) Any other direct economic impacts of the proposed ordinance on private, for-profit businesses in the City that are not covered by (1), (2), or (3):

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance:

D. Additional information the governing body deems useful (what steps did the City take to answer A, B, and C?):

Reviewed and Approved:

A handwritten signature in blue ink, appearing to be "CA" followed by a large flourish, is written over a horizontal line.

City Attorney's Office

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: May 15, 2025
To: Community Development
Staff Contact: Whitney Clark, Planner I
Subject/Case: FLUMA-25-0003 (Ordinance No. 2025-04) 201 Highland Avenue North Future Land Use Map Amendment

Agenda Date: Planning Board - 05 Jun 2025

INTRODUCTION:

The City of Largo is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for an approximately 13.92-acre city-owned property located at 201 Highland Avenue North. The subject property is currently classified as Institutional (I) on the City of Largo Future Land Use Map (FLUM) and Public/Semi-Public (P/SP) on the Countywide Plan Map. Through this amendment, the City is seeking to change the land use classification of the subject property to reflect a Residential/Office/Retail (R/O/R) classification on the City's FLUM and a Retail & Services (R&S) classification on the Countywide FLUM.

PURPOSE AND INTENT / BACKGROUND:

The subject 13.92-acre parcel is located at 201 Highland Avenue North (PIN: 35-29-15-71824-000-0010), immediately west of Highland Avenue North, north of 2nd Avenue Northeast, and south of 5th Avenue Northeast. In 1996, the City of Largo purchased the property with the intent of utilizing the existing structures for city operations, including an approximately 67,140 square foot office building for City Hall, a 34,250 square foot building occupied by the Police Department, and an 8,567 square foot building used as the Emergency Operations Center (EOC). An approximately 1.1-acre portion of the property that connects to the Killarney Lake Canal, located along the western property line, was conveyed to the State of Florida, Department of Environmental Protection for a conservation easement in 1989 (Exhibit G).

Due to upcoming costly repairs, vulnerability to storm damage, and space limitations for anticipated personnel growth, the current City Hall facility on Highland Avenue was deemed to be no longer suitable. To align with the City's goal of investment in the redevelopment of the West Bay Drive corridor and to address current and future issues with the City Hall facilities, in 2019 the City of Largo began efforts to develop "Horizon West Bay" – a new mixed-use project downtown that would include City Hall as well as retail and community spaces and a parking garage.

An internal Project Management Team was formed to identify potential redevelopment options for the current City Hall property once operations are transferred to the new building. In alignment with direction provided by the City Manager and City Commission, the team developed a general vision for the property to create a sense of place, featuring housing options, community access spaces, and the potential for limited commercial uses, such as retail, restaurant spaces, and offices along Highland Avenue. To achieve this vision, the initial step in the process was to approve a ballot initiative to allow the City Commission to sell the property as required by the City Charter for the sale of city-owned properties more than 1.50 acres. The referendum question was posed to the city electorate in the general election held in November of 2024 and was ultimately approved.

While no specific concept plans have been created or approved, the City is seeking to amend the land use classification of the subject property from Institutional (I) to Residential/Office/Retail (R/O/R) prior to selling the property to expand the number of allowable uses to align with those approved by the voters in the referendum. If the subject FLUMA were approved, any future development on the property would be required to undergo a site plan review sequence prior to the completion of any site work. Through this process, multiple City, County,

and State Departments or Divisions would be required to review and approve a proposed project before a Development Order could be issued. The city would also be required to host a Neighborhood Information Meeting to share information about the project and gather feedback from stakeholders that could potentially influence the final site design.

APPLICABLE CDC CHAPTERS/SECTIONS:

Chapter 4: Hearing Procedures in General, Section 4.5: Level IV, Comprehensive Plan Future Land Use Map Amendment
 Chapter 5: Land Use Classification
 Chapter 6: Allowable Uses, Table 6-1
 Chapter 7: Special Designations and Overlays, Section 7.6: Overlay Districts
 Chapter 8: General Development Standards and Impact Fees, Table 8-1

APPLICANT INFORMATION:

NAME: City of Largo
 ADDRESS: PO BOX 296
 CITY/STATE/ZIP CODE: Largo, FL 33779
 APPLICANTS STATUS: Property Owner

SITE INFORMATION:

ADDRESS: 201 Highland Avenue North, Largo FL 33770
 LOCATION: West of Highland Avenue, north of 2nd Avenue Northeast, and south of 5th Avenue Northeast
 PARCEL ID NUMBERS: 35-29-15-71824-000-0010
 LOT SIZE: 13.92 Acres
 EXISTING LAND USE: City Government (Non-residential)
 FUTURE LAND USE: Institutional (I)

Existing Land Use and FLUM of Adjacent Properties

Adjacent to	Existing Land Use	FLUM
North	Animal Grooming Office and Low Density Residential	Residential/Office General (R/OG) and Residential Low (RL)
East	Assisted Living Facility, Medical Offices, and Recreation	Residential/Office General (R/OG) and Recreation/Open Space (R/OS)
South	Medical Offices and Medium Density Residential	Residential Medium (RM) and Commercial General (CG)
West	Waterway and Low Density Residential	Institutional (I) and Residential Low (RL)

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 Chapter 163, Part II, Florida Statutes and the Countywide Rules.

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

Table FLUE-1 in the Comprehensive Plan describes the Residential/Office/Retail (R/O/R) land use classification as, “generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive nonresidential use to residential, office or public/semi-public use; and in areas where the size and scale of development will accommodate mixed residential, office and retail use. These areas are typically in close proximity to and served by the arterial and major thoroughfare highway network, in and adjacent to activity centers where mixed use development allows interaction between uses and encourages mass transit and nonvehicular trips.”

The subject property is located immediately adjacent to three roadways: Highland Avenue North, 2nd Avenue Northeast, and 5th Avenue Northeast. Highland Avenue, a collector roadway, connects directly to East Bay Drive—a principal arterial roadway—at a signalized intersection just south of the property. Sidewalks along Highland Avenue, 2nd Avenue Northeast, and East Bay Drive, along with eight nearby bus stops located within a quarter-mile radius, offer safe and convenient multimodal transportation options for both residents and visitors.

The site also lies near the eastern boundaries of the West Bay Drive Community Redevelopment District (WBD-CRD) and the Downtown Multimodal Activity Center (DMAC), areas where higher densities and enhanced multimodal connectivity are encouraged.

Surrounding properties are designated on the City of Largo Future Land Use Map (FLUM) as Commercial General (CG), Residential/Office General (R/OG), Residential Medium (RM), Residential Low (RL), and Recreation/Open Space (R/OS). These properties are developed with a mix of medium- to high-intensity uses, including medical offices, assisted living facilities, medium-density residential, and community recreation spaces. Properties located closer to the intersection of Highland Avenue and East Bay Drive are primarily classified as CG, R/OG, and RM, and are developed with higher-intensity uses such as gas stations, auto repair shops, retail stores, restaurants, and religious institutions.

Although some of these higher-intensity uses are generally permitted under the Residential/Office/Retail (R/O/R) land use designation, the subject property would be limited to specific uses as defined by the referendum.

If the land use map amendment is approved, the site could support a mixed-use development that includes residential units, professional offices, public safety facilities, recreational amenities, and limited retail and restaurant space. This proposed development would align with Future Land Use Element (FLUE) Objective 2.1, which emphasizes the value of compact, mixed-use developments that integrate housing with retail, services, and employment opportunities to meet both neighborhood and citywide needs.

Given the size of the property, the character of the surrounding area, and its proximity to multimodal transportation options, staff believes the site meets the locational criteria for the R/O/R Future Land Use classification as outlined in Table FLUE-1.

The proposed change to the classified use of the property from I to R/O/R is consistent with the following additional goals, objectives, and policies of the FLUE contained in the City of Largo Comprehensive Plan: Forwarding Our Future 2040:

1. FLUE, Goal 1: Achieve a viable and healthy balance of land uses to improve the quality of life and support the vision, mission and values of Largo.
2. 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.
3. 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
4. FLUE, Objective 1.3: Create a planning framework and implementation strategy that will enhance the livability and accessibility of Largo; promote public health and placemaking principles; strengthen community identity, improve economic sustainability and enhance the aesthetics of the City.
5. FLUE, Policy 1.3.1: Require all development to meet the locational criteria contained in Table FLUE-1.
6. 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.
7. FLUE, Policy 1.3.3: Continue to strengthen community character using urban design standards/principles to achieve economic sustainability, strengthen community pride, protect natural resources and increase accessibility through, but not limited to: Crime Prevention through Environmental Design (CPTED); Low Impact Development (LID); Mixed-Use Development; Placemaking Principles; Form-Based Codes; Smart Growth Principles; Complete streets Principles; and Transit-Oriented Development.
8. FLUE, Policy 1.3.4: Involve residents, business owners and other applicable stakeholders in the early stages of any development to foster local ideas and address local concerns for the proposed planning areas.
9. FLUE, Goal 2: Revitalize, (re)develop and reconnect the City by transcending its interrelated planning system to achieve a future land use pattern that includes a full range of employment, shopping, civic and leisure opportunities.
10. FLUE, Objective 2.1: Include a broad mix of uses, shared/joint uses, and compact developments, that will provide opportunities for housing while also addressing neighborhood and citywide demand for retail, services and employment.

11. FLUE, Policy 2.1.6: Through partnerships and effective collaboration with local governments and Pinellas County/Forward Pinellas, continue to coordinate and (re)develop any interrelated planning system in accordance with Goal 16.0: Planning and Urban Design Principles of the Countywide Plan Strategies.
12. FLUE, Objective 2.2: Devote effort to redevelopment and infill of existing commercial or residential areas that will provide alternatives to sprawl; conserve land; support and maximize each interrelated planning system.
13. FLUE, Policy 2.2.1: Facilitate and support incremental infill and (re)development in the interrelated planning system by way of: urban design standards, bonus density and height, compact infill development, pedestrian-oriented site configurations and building designs, development guidelines, and capital improvement projects proposals to address safety and connectivity issues whenever feasible.
14. FLUE, Policy 2.2.2: Identify and promote infill development in established or built-out neighborhoods, often using vacant land or rehabilitating existing properties, to encourage many benefits, including financial savings for Largo, increased property values for residents and businesses and economic stabilization of distressed neighborhoods.
15. FLUE, Policy 2.2.3: Continue to implement redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure exists to support redevelopment.
16. Goal 3: Plan for active living to provide residents with safe, convenient, and interconnected mobility options within neighborhoods, corridors, centers and other special area districts; and continue to guide Largo's participation in all planning efforts, intergovernmental and interagency coordination in accordance to the other elements of Forwarding Our Future 2040.
17. FLUE, Policy 3.1.1: Ensure land use regulations remain consistent with City initiatives and programs, county-wide and regional long-range multi-modal transit plans, to improve a vibrant mix of uses and street-level activity. Where possible, land development patterns, including land use, density/intensity, urban form and related planning considerations, should be established in advance of transit service to establish transit-ready conditions.

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

The requested Future Land Use Map Amendment proposes a change to an area that comprises less than 50 acres, meeting the statutory criteria for a small scale amendment. The request does not involve a text change to the goals, objectives, and policies of the City's Comprehensive Plan. Additionally, the subject property is not located within an area of critical state concern.

III. Consistency with the Countywide Rules

Section 2.3.3.4 Category/Symbol, Retail & Services (R&S) – Locational characteristics of the Forward Pinellas Countywide Rules, describes and characterizes the R&S classification as a, "category (which is) generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; 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."

On the Countywide Plan Map, the subject site is classified as Public/Semi-Public (P/SP) and is surrounded by properties classified as Office (O), Retail & Services (R&S), Residential Medium (RM), Residential Low (RL) and Recreation/Open Space (R/OS). The area is characterized by a mix of high intensity commercial development, like medical offices, gas stations, auto repair shops, churches, self-storage centers, retail, and restaurant uses, and low to medium density residential development.

Highland Avenue, located east of the subject site, is designated as a Supporting Corridor on the Countywide Land Use Strategy Map. Additionally, East Bay Drive, which directly connects to Highland Avenue through a signalized intersection, is identified as a Primary Corridor. Within a quarter mile of the subject site, East Bay Drive connects to the West Bay Drive Community Redevelopment District (WBD-CRD), a Major Activity Center.

As described in the Countywide Rules, the R&S category is intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities, and may include residential uses as part of the mix of uses.

Permitted Uses Not Subject to Acreage Thresholds – 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.

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

Transportation: According to the Florida Department of Transportation (FDOT) Open Data Hub, Highland Avenue, located east of the site, carries approximately 9,900 annual average daily trips (AADT). Utilizing the trip generation rates outlined in the Forward Pinellas Countywide Rules, the generalized trip rate for properties classified as Retail & Services (R&S) is 433 trips per day per acre. For municipal/public facilities uses on properties categorized as Public/Semi-Public (P/SP), the generalized trip rate is 835 trips per day per acre. In theory, the project area currently generates approximately 11,623 daily trips. If the property were to be reclassified to R&S, the estimated number of daily trips would decrease by 5,596 trips, resulting in an overall average of 6,027 daily trips.

Sanitary Sewer: The subject property is serviced by the City of Largo sanitary sewer system. The proposed land use classification may result in an increased generation of wastewater. When applicable, proposed development will be subject to review and approval 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.

Potable Water: The property will continue to be served with potable water from Pinellas County Utilities. When applicable, any new development on the subject property will tie into the existing Pinellas County Utilities potable water network. If the property were to be redeveloped with a more intense use, demand for potable water could increase. Continued compliance must be maintained in line 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 (next ten-year planning period), through the Pinellas County Ten-Year Water Supply Facilities Work Plan.

Drainage: Upon submittal of a future project application, the applicant will be required to comply with the standards of the Largo Comprehensive Development Code and Southwest Florida Water Management District (SWFWMD) 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 are maintained by property owners. Discharges into public stormwater systems are the responsibility of the jurisdictional authority. In the event further 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 SWFWMD. 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:

- Flood Control
 - 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.
 - 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.
- Water Quality
 - Stormwater ponds, or other similar Stormwater Management Systems, shall be designed to treat the first half inch of runoff unless it is an impaired water body; then the SWFWMD guidelines are followed.

Solid Waste: Solid waste services are currently provided by the City of Largo and will continue to be provided by the City for use on this site. An increased demand for solid waste services may occur following the proposed FLUMA. Continued compliance must be maintained in line 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.

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 FLUMA. Service is provided by Fire Station #38 located directly north of the subject property. Fire, rescue, and emergency response services in Pinellas County are provided by first responder agreements. Currently, accessibility to the property is acceptable and a fire hydrant is present within the maximum distance permitted.

Financing Municipal Services: The major revenues collected from properties within the City limits 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 revenues collected from properties are distributed into the City's General Fund, Wastewater Fund, Stormwater Fund, and/or the Solid Waste Fund. Additionally, the City would collect development fees at the time of any future development review and permitting, which includes: site plan review fees, infrastructure permit fees, recreation impact and facility fees, reclaimed water fees (if applicable), and more. 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/are 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 identify all new capital and municipal improvements that may be necessary in providing any unforeseen infrastructure, transportation, or other needs.

Other: Should the property receive approval for the FLUM change and be redeveloped in the future, City services not listed above are or will be available to the property 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 property is located.

To further ensure that the standards established in the CDC are met, any development proposed now or in the future, will be reviewed and approved by staff during the site plan review process. Any proposed uses must also be consistent with CDC Table 6-1 Allowable Uses Within Land Use Classifications.

II. Demonstration of Need

The current City Hall building, located on a portion of the subject property, houses the offices of several City Departments, Building and Permitting Services, and the Commission Chambers. Due to necessary costly repairs, poor storm resilience, and limited space for future growth, the existing facilities are no longer suitable. In 2022, the city began construction on a new mixed-use project, Horizon West Bay, in Downtown Largo that will contain the new city hall facilities in addition to retail, restaurant, and community spaces.

Since the current facilities will soon be vacant, an internal project management team was formed to explore how the site could potentially be repurposed to align with the neighborhood's character and provide overall community benefit. After deliberating, the project team identified that the site would be well-suited for a mixed-use development that fosters a sense of place by integrating housing, community spaces, and light commercial uses. In 2024, the City pursued a ballot initiative proposing that the City Commission could have the authority to sell the subject property with specific conditions. This was necessary as the City Charter includes a provision specifying that the sale of any city-owned property greater than 1.5 acres must be approved by voters via a referendum. The ballot question included the specific conditions that any sale would be restricted to a mixed-use development which could only include residential, retail, restaurant, professional office, public safety, and accessory recreational uses. In the November 2024 election, the City's voters approved the proposed sale by a margin of about 57% to 43%.

The current Institutional (I) Future Land Use Map classification of the subject property does not permit all the uses approved by voters through the referendum. As such, the City of Largo is seeking to amend the Future Land Use Map to reflect a Residential/Office/Retail (R/O/R) classification. While this classification typically allows heavy commercial uses such as car washes, self-storage facilities, and drive-thru restaurants, these use types would not be allowed on the property as any future uses on the site would be restricted to those approved through the referendum.

III. Parcels Ability to Develop in Compliance with CDC Standards

Upon submission of any future (re)development plans, staff will review the submission to ensure that all applicable 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 classification.

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

As shown in Exhibit F, portions of the subject property are located within FEMA-designated Flood Zone AE Special Flood Hazard Area (SFHA) with High Flood Risk (Coastal Floodplain) and Flood Zone X – Area of Minimal Flood Hazard (0.2% annual chance of flood hazard).

In accordance with Section 4.5.3.B(5) of the City of Largo Comprehensive Development Code (CDC), increases in residential density or intensity are prohibited in CHHA areas unless explicitly permitted under the Pinellas Countywide Rules. As provided in Section 4.2.7.1 of the Countywide Rules, the Pinellas Planning Council and the Countywide Planning Authority may approve such amendments only after finding that the proposal meets a set of balance criteria, including access to emergency shelter, infrastructure capacity, clustering outside the CHHA, and resilient building practices.

The City has considered these criteria in its planning for the subject site and believes that the proposed amendment complies with both local and countywide planning policies, while avoiding an increase in allowable residential density within the CHHA. Further details are provided in the following section addressing the balance criteria.

- A. **Access to Emergency Shelter Space and Evacuation Routes:** The subject property is located within Hurricane Evacuation Zone C and is located just north of East Bay Drive, a designated evacuation route. Largo High School, located approximately half a mile west of the subject site, is one of Pinellas County's emergency shelters that could be opened during an evacuation.
- B. **Utilization of Existing and Planned Infrastructure:** The site currently has adequate access to infrastructure including roadways, utilities, sewage systems, power lines, water supply.
- C. **Utilization of Existing Disturbed Areas:** Any future development on the site as a result of this FLUMA would be placed in a way to mitigate the disturbance of natural areas.
- D. **Maintenance of Scenic Qualities and Improvement of Public Access to Water:** The requested amendment could encourage the redevelopment of the property into a mixed-use development designed to serve the community and increase access to green space.
- E. **Water Dependent Use:** The requested amendment is not for a use that is water dependent.
- F. **Part of a Community Redevelopment Plan:** The requested amendment area is not included in a Community Redevelopment Plan.
- G. **Overall Reduction of Density of Intensity:** The portions of the property located within the CHHA would not be permitted residential density greater than the 2.5 dwelling units per acre that is currently allowed pursuant to Section 7.6.1.A(1)a of the City of Largo Comprehensive Development Code (CDC).
- H. **Clustering of Uses:** Any future development on the property could be clustered on the portions of the site located outside of the CHHA.
- I. **Resilient Building:** Any future structures on the site would be required to conform with elevation certification requirements if applicable.
- J. **Integral Part of the Comprehensive Planning Process:** The requested amendment has been initiated by the City of Largo as an integral part of the City's comprehensive planning process.

V. Scenic/Noncommercial Corridor

N/A.

PUBLIC NOTIFICATION REQUIREMENTS:

MAILED WRITTEN NOTIFICATION: May 6, 2025

PUBLISHED NEWSPAPER NOTIFICATION: May 21, 2025

POSTED PROPERTY NOTICE: May 29, 2025

STAFF RECOMMENDATION:

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. Staff recommends APPROVAL of FLUMA-25-0003 (Ordinance No. 2025-04).

Agenda Item #2.

SUGGESTED MOTIONS FOR THE PLANNING BOARD:

I MOVE TO **APPROVE** FLUMA-25-0003 (ORDINANCE NO. 2025-04) – A FUTURE LAND USE MAP AMENDMENT FOR A 13.92 ACRE PARCEL LOCATED AT 201 HIGHLAND AVENUE NORTH, FINDING THAT THE PROPOSED AMENDMENT MEETS THE REQUIREMENTS OF CDC SECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS, SUBJECT TO ALL STAFF RECOMMENDATIONS.

I MOVE TO **DENY** FLUMA-25-0003 (ORDINANCE NO. 2025-04) – A FUTURE LAND USE MAP AMENDMENT FOR A 13.92-ACRE PARCEL LOCATED AT 201 HIGHLAND AVENUE NORTH, FINDING THAT THE PROPOSED AMENDMENT DOES NOT MEET THE REQUIREMENTS OF CDC SECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS.

RECOMMENDATION:

RECOMMENDATION:

☒ Approval (Vote 5-0)
☐ Approval with conditions (Vote _____)
☐ Denial (Vote _____)


Chairperson

Approved By:

Status:

SUPPORTING DOCUMENTS:

- [Ordinance No. 2025-04 w-ASZ signature \(02835968\)](#)
- [BIE Ordinance No. 2025-04 w-ASZ signature \(02835970\)](#)
- [Exhibit A - Case Map](#)
- [Exhibit B- Existing FLUM Map](#)
- [Exhibit C - Future FLUM MAP](#)
- [Exhibit D - Executed Referndum Ordinance No. 2024-57](#)
- [Exhibit E - Existing Countywide FLUM Map](#)
- [Exhibit F - FEMA Flood Map](#)
- [Exhibit G - Conservation Easement Documentation](#)

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN FUTURE LAND USE MAP CLASSIFICATION OF THE WITHIN DESCRIBED TRACT OF LAND LOCATED AT 201 HIGHLAND AVENUE NORTH FROM INSTITUTIONAL (I) TO RESIDENTIAL/OFFICE/RETAIL (R/O/R), 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 FORWARD PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Legislature passed 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, provides the process by which local governments may adopt amendments to their comprehensive plans; and

WHEREAS, public hearings have been held in consideration of the City'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; and

WHEREAS, the City Commission has been authorized by the City's electorate at a referendum election held on November 5, 2024, to convey fee simple title to the property described below, which is approximately 14 acres of city-owned property, to a buyer selected by the City Commission for a mixed-use development, which may include residential, retail, restaurants, professional offices, public safety operations, and recreational uses serving a primary use, as outlined in Ordinance No. 2024-57 in Exhibit 'D'; and

WHEREAS, the City Commission wishes to amend the City of Largo Comprehensive Plan Future Land Use Map to provide for a land use designation for the subject property that will allow the uses approved at the referendum election.

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 re-designated on the City of Largo Comprehensive Plan Future Land Use Map from Institutional (I) as depicted in Exhibit 'B' to Residential/Office/Retail (R/O/R) as depicted in Exhibit 'C'.

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

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST; THENCE S 89°08'15" E, 797.01 FEET TO THE NORTHWEST CORNER OF LARGO LAKE VILLAS UNIT THREE, AS RECORDED IN PLAT BOOK 56, PAGE 47 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S 00°48'58" W, 912.34 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FIFTH AVENUE NE (100 FEET WIDE) AS SHOWN ON THE PLAT OF LARGO LAKE VILLAS UNIT TWO, RECORDED IN PLAT BOOK 57, PAGE 58 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE, WITH SAID RIGHT-OF-WAY LINE, S 89°11'02" E, 24.56 FEET; THENCE S 00°10'21" W, 100.01 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, SAME BEING A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID FIFTH AVENUE NE; THENCE, CONTINUE WITH SAID RIGHT-OF-WAY LINE, S 89°11'02" E 520.0 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF HIGHLAND AVENUE (100 FEET WIDE); THENCE, WITH SAID RIGHT-OF-WAY LINE, S 00°10'21" W 1005.06 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY

LINE OF SECOND AVENUE NE; THENCE, WITH SAID RIGHT-OF-WAY LINE, N 89°11'02" W 655.27 FEET TO A POINT IN A LINE 35 FEET EASTERLY FROM AND PARALLEL WITH THE EAST LINE OF LOT 1, BLOCK 4, LARGO LAKE VILLAS UNIT ONE, AS RECORDED IN PLAT BOOK 53, PAGE 7, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE, WITH SAID LINE, N 00°48'58" E 100.00 FEET TO A POINT IN THE MOST EASTERLY SOUTH LINE OF SAID LARGO LAKE VILLAS UNIT ONE; THENCE WITH SAID LINE, S 89°11'02" E 16.51 FEET TO A POINT; THENCE, N14°44'14" E 95.61 FEET TO A POINT; THENCE N 00° 12'18" W 567.51 FEET TO A POINT; THENCE N 37°12'11" E 161.60 FEET TO A POINT; THENCE N 00° 10'21" E 114.69 FEET TO THE POINT OF BEGINNING.

PARCELS CONTAINS 13.9203 ACRES (606,368 SQUARE FEET) OF LAND, MORE OR LESS.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBER 35-29-15-71824-000-0010 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 the referendum approved concerning the sale of the subject property for mixed-use development, along with the City's Future Land Use Map as amended by this ordinance, shall govern the development of the property.

Section 4. 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.

Section 5. That any provisions of any previously adopted ordinances which are inconsistent or in conflict with this ordinance are repealed and superseded to the extent of such inconsistency or conflict.

Section 6. 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:

City Clerk

Mayor

REVIEWED AND APPROVED: _____

City Attorney

City of Largo

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

--

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

Question 1. Does the proposed ordinance meet one or more of the exceptions listed below? If so, then please check the applicable exception below and move to Question 2. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by section 166.041(4), Florida Statutes, for the proposed ordinance. If there is no applicable exception, proceed with completing the business impact estimate at Question 3.

- ☐ The proposed ordinance is required for compliance with federal or state law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes, and development agreements, as authorized by the Florida Local Government Development Agreement Act under sections 163.3220-163.3243, Florida Statutes;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Question 2. Based on the exception you selected above and in accordance with the provisions of the controlling law, please provide an explanation below of why the ordinance meets the exception(s).

Question 3. If there is no applicable exception, proceed with completing the below Business Impact Estimate. In accordance, the City hereby publishes the following information:

A. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals and welfare of the City):

B. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

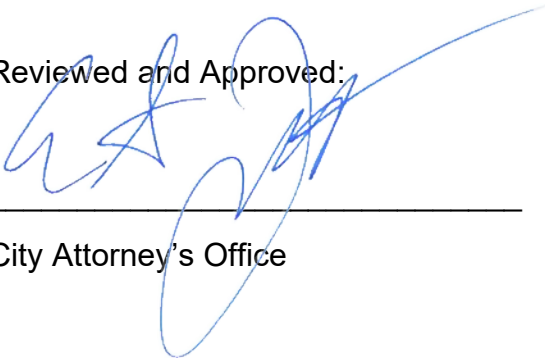
(3) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

(4) Any other direct economic impacts of the proposed ordinance on private, for-profit businesses in the City that are not covered by (1), (2), or (3):

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance:

D. Additional information the governing body deems useful (what steps did the City take to answer A, B, and C?):

Reviewed and Approved:

A handwritten signature in blue ink, appearing to be "CA" followed by a large, stylized flourish.

City Attorney's Office

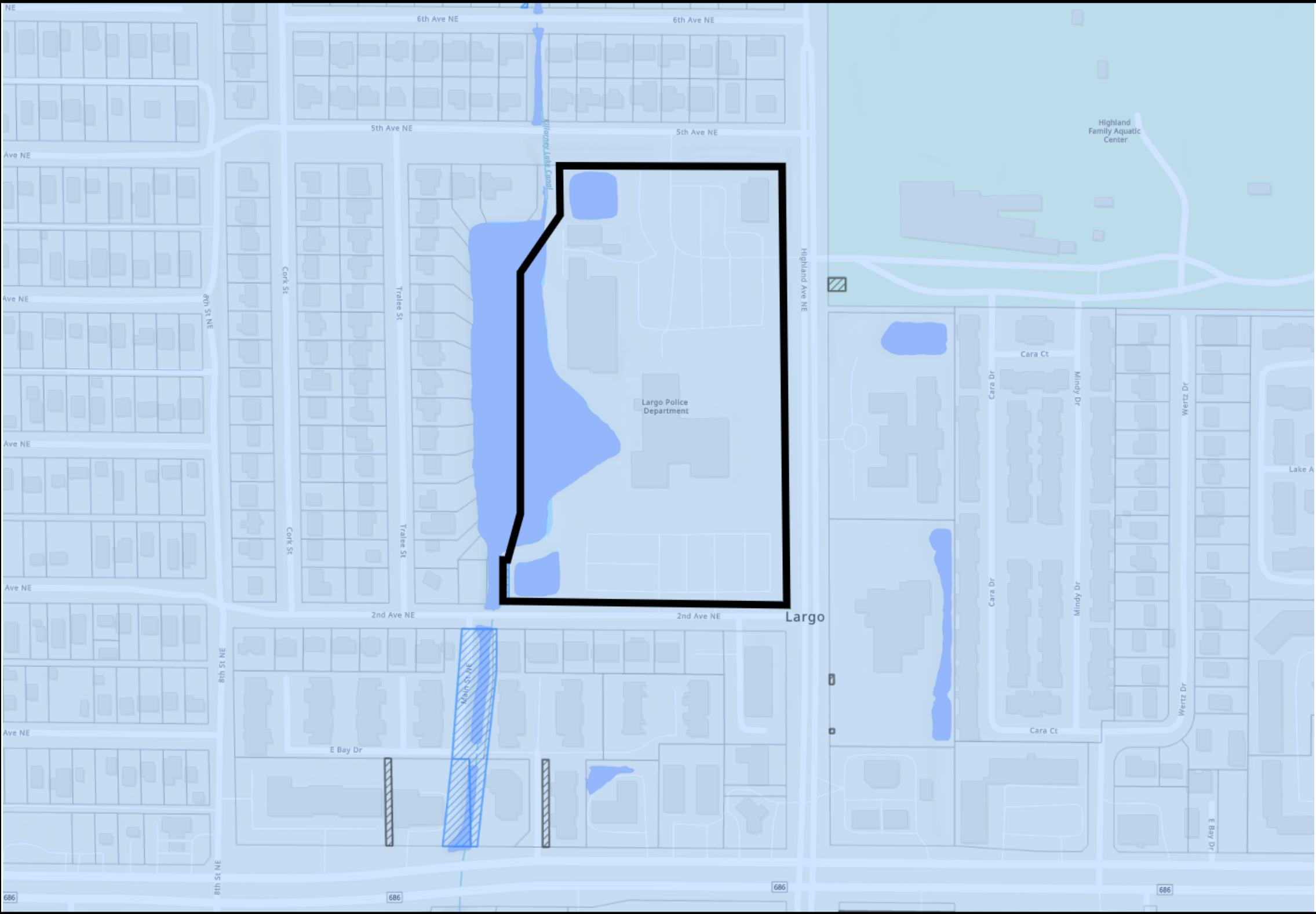


EXHIBIT A SITE LOCATION MAP

CASE #: FLUMA-25-0003

SUBJECT: 201 HIGHLAND AVENUE
NORTH FUTURE LAND USE MAP
AMENDMENT

LOCATION: 35-29-15-71824-000-0010


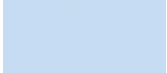
- LEGEND:**
-  Subject Property
 -  City of Largo Boundaries



EXHIBIT "B"
Existing Future Land Use Map

Case #: FLUMA-25-0003























Subject: 201 HIGHLAND AVENUE
NORTH FUTURE LAND
USE MAP AMENDMENT

Location: 35-29-15-71824-000-0010

Legend

 Subject Property

Largo Future Land Use Layer

-  Commercial General (CG)
-  Clearwater-Largo Road CRD (CLR-CRD)
-  Commercial Neighborhood (CN)
-  Commercial Recreation (CR)
-  Institutional (I)
-  Industrial General (IG)
-  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 High (RH)
-  Residential Low (RL)
-  Residential Low Medium (RLM)
-  Residential Medium (RM)
-  Residential Rural (RR)
-  Residential Suburban (RS)
-  Residential Urban (RU)
-  Transportation/Utility (T/U)
-  West Bay Drive CRD (WBD-CRD)

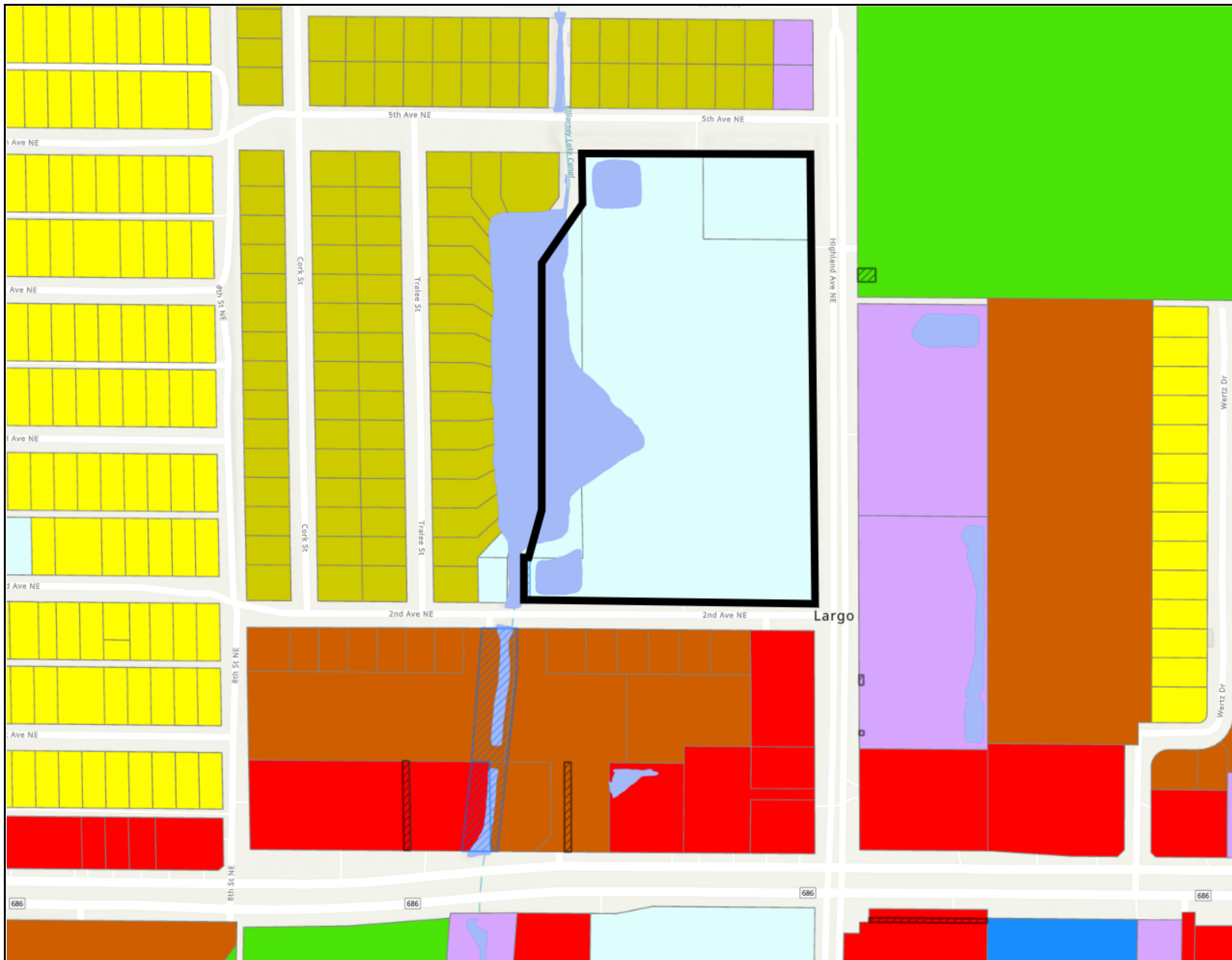
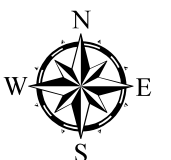


EXHIBIT "C"
Proposed Future Land Use
Map

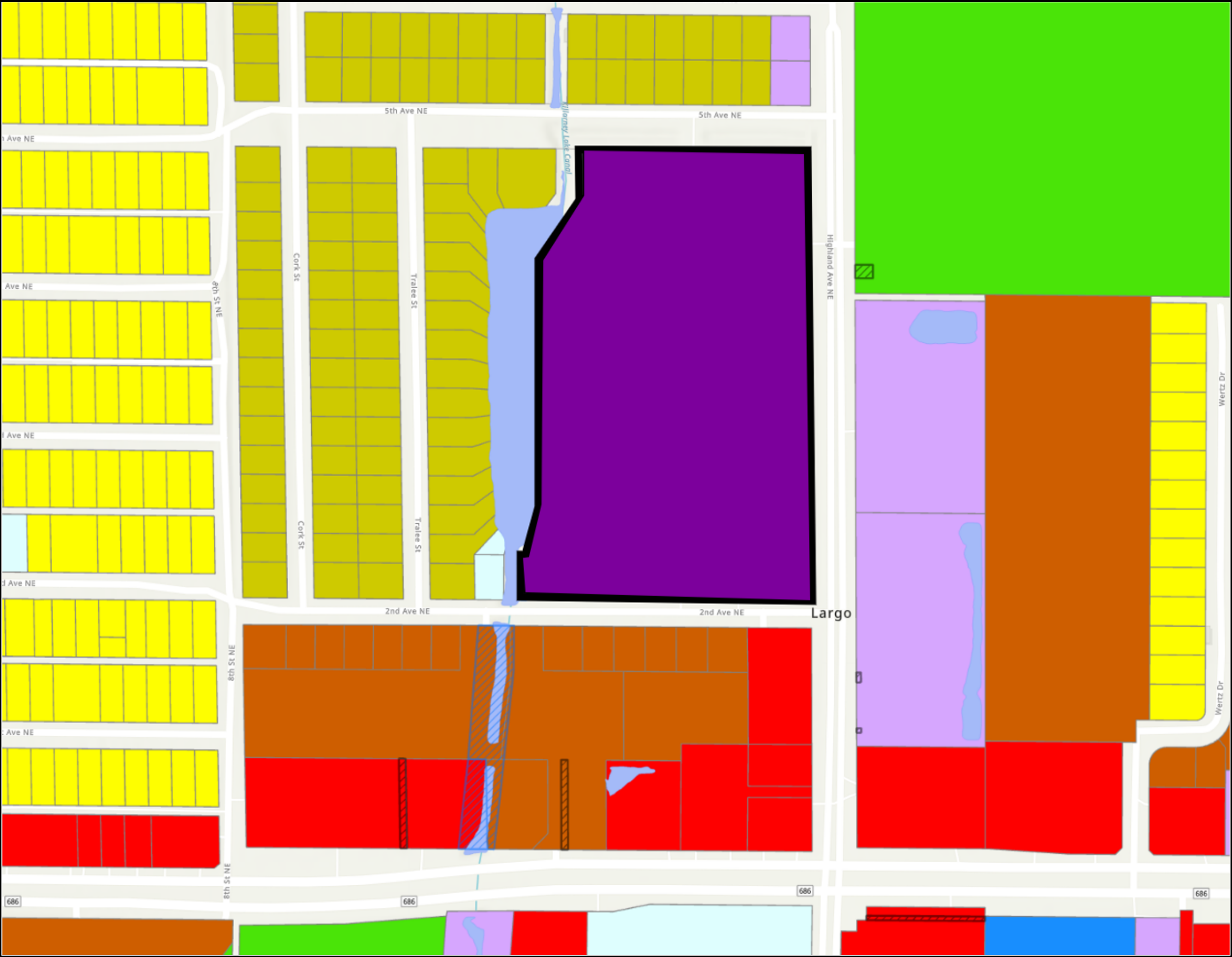
Case #: FLUMA-25-0003
Subject: 201 HIGHLAND AVENUE
NORTH FUTURE LAND
USE MAP AMENDMENT
Location: 35-29-15-71824-000-0010

Legend

Subject Property

Largo Future Land Use Layer

- Commercial General (CG)
- Clearwater-Largo Road CRD (CLR-CRD)
- Commercial Neighborhood (CN)
- Commercial Recreation (CR)
- Institutional (I)
- Industrial General (IG)
- Industrial Limited (IL)
- Preservation (P)
- Residential/Office/Retail (R/O/R)
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- Residential Medium (RM)
- Residential Rural (RR)
- Residential Suburban (RS)
- Residential Urban (RU)
- Transportation/Utility (T/U)
- West Bay Drive CRD (WBD-CRD)



ORDINANCE NO. 2024-57

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA SUBMITTING TO THE CITY ELECTORS A REFERENDUM QUESTION PURSUANT TO SECTION 2.12(b)(1) OF THE CITY CHARTER AUTHORIZING THE CITY COMMISSION TO CONVEY FEE SIMPLE TITLE TO CITY OWNED PROPERTY TO A BUYER SELECTED BY THE CITY COMMISSION OF APPROXIMATELY 14 ACRES OF REAL PROPERTY OWNED BY THE CITY LOCATED 201 HIGHLAND AVENUE NORTH IN ACCORDANCE WITH THE LIMITATIONS SET FORTH IN THIS ORDINANCE; PROVIDING FOR A REFERENDUM ELECTION TO BE HELD IN CONJUNCTION WITH THE REGULAR CITY ELECTION TO BE HELD ON NOVEMBER 5, 2024; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Largo (the "City") owns real property consisting of approximately 14 acres located at 201 Highland Avenue, Largo, which is legally described in Exhibit A to this ordinance (the "Property"), where the current city hall and police station are located; and

WHEREAS, the City is constructing a new city hall as part of the Horizon West Bay project, in downtown that would eliminate the necessity for the current city hall; and

WHEREAS, the City Commission wishes to sell all or a portion of the Property to allow for redevelopment for a use that would be beneficial to the community; and

WHEREAS, the City Charter contains certain limitations on the power of the City Commission to convey City owned property; and

WHEREAS, specifically, section 2.12(b)(1) of the City Charter requires referendum approval for any conveyance of fee simple title to any real property owned by the City which exceeds one and one-half (1.5) acres in area; and

WHEREAS, the Property is more than one and one-half (1.5) acres in area; and

WHEREAS, the City Commission wishes to call an election to allow the City's electorate to authorize the City Commission to sell all or a portion of the Property in accordance with this ordinance;

WHEREAS, the City Commission wishes to call an election to allow the city's electorate to vote to authorize the City Commission to convey the fee simple title to the Property in accordance with section 2.12(b)(1) of the City Charter at the next regular city election on November 8, 2024.

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

Section 1. The above recitals are factual, correct, and incorporated by reference as the findings of the City Commission memorializing the factual basis and public purpose for proposing the amendments pursuant to section 166.031, Florida Statutes.

Section 2. If a majority of voters voting at the referendum election called by this ordinance approve the referendum question, the City Commission, after no fewer than two properly noticed public hearing shall be authorized to sell all or a portion of the Property as the City Commission deems appropriate, for a price and under terms and conditions approved by the City Commission that are not inconsistent with this ordinance. The City Commission shall take action in its capacity as the conveyors of the Property to limit the potential uses of the Property to a development, which may only include a mix of uses, including residential, both single family and multi-family, professional offices, retail and restaurants, with no single occupant exceeding ten thousand (10,000) interior square feet, recreational uses, that are incidental to and primarily intended to serve a primary use, and facilities for a new police, fire rescue and other public safety operations.

Section 3. The question to appear on the referendum ballot authorizing the City Commission to convey fee simple title to the Property under the terms of this ordinance at the regular city election scheduled for November 5, 2024 shall be as follows:

Authority of City Commission to Convey City Owned Real Property

Shall the City Commission be authorized to convey fee simple title to all or a portion of approximately 14 acres of city-owned property located at 201 Highland Avenue North, as legally described in Exhibit A to Ordinance No. 2024-57, for a mixed-use development which may only include residential, retail, restaurants, professional offices, public safety operations, and recreational uses serving a primary use, as determined by the City Commission in accordance with Ordinance No. 2024-57?

_____ YES - For the conveyance

_____ NO - Against the conveyance

Section 4. The City Clerk is directed to notify the Pinellas County Supervisor of Elections that the referendum items provided above shall be considered at the city's regular general election to be held on November 8, 2024.

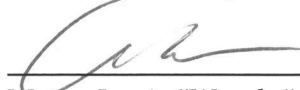
Section 5. This Ordinance shall be published in accordance with the requirements of law and shall take effect immediately upon its passage and enactment. The authorization of the City Commission to convey all or a portion of the Property shall take effect only upon approval of a majority of the city electors voting at the referendum election on this issue.

APPROVED ON FIRST READING: June 4, 2024

PASSED AND ENACTED
ON SECOND AND
FINAL READING:

July 16, 2024

CITY OF LARGO, FLORIDA



Mayor Louis "Woody" L. Brown

ATTEST:

Reviewed and Approved:



Alan S. Zimmet, City Attorney



Diane Bruner, City Clerk



EXHIBIT A

City of Largo Business Impact Estimate

This form must be completed and submitted to legal with the request to review the ordinance. The signed form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: AN ORDINANCE OF THE CITY OF LARGO, FLORIDA SUBMITTING TO THE CITY ELECTORS A REFERENDUM QUESTION PURSUANT TO SECTION 2.12(b)(1) OF THE CITY CHARTER AUTHORIZING THE CITY COMMISSION TO CONVEY FEE SIMPLE TITLE TO CITY OWNED PROPERTY TO A BUYER SELECTED BY THE CITY COMMISSION OF APPROXIMATELY 14 ACRES OF REAL PROPERTY OWNED BY THE CITY LOCATED 201 HIGHLAND AVENUE NORTH IN ACCORDANCE WITH THE LIMITATIONS SET FORTH IN THIS ORDINANCE; PROVIDING FOR A REFERENDUM ELECTION TO BE HELD IN CONJUNCTION WITH THE REGULAR CITY ELECTION TO BE HELD ON NOVEMBER 8, 2024; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

Question 1. Does the proposed ordinance meet one or more of the exceptions listed below? If so, then please check the applicable exception below and move to Question 2. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by section 166.041(4), Florida Statutes, for the proposed ordinance. If there is no applicable exception, proceed with completing the business impact estimate at Question 3.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Question 2. Based on the exception you selected above and in accordance with the provisions of the controlling law, please provide an explanation below of why the ordinance meets the exception(s).

Question 3. If there is no applicable exception, proceed with completing the below Business Impact Estimate. In accordance, the City hereby publishes the following information:

A. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals and welfare of the City):

The ordinance calls a referendum election seeking approval of the conveyance of fee simple title to the current City Hall site located at 201 Highland Avenue North pursuant to section 2.12(b)(1) of the city charter.

B. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

None

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

None

(3) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

None

(4) Any other direct economic impacts of the proposed ordinance on private, for-profit businesses in the City that are not covered by (1), (2), or (3):

None

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance:

None

D. Additional information the governing body deems useful (what steps did the City take to answer A, B, and C?):

Reviewed and Approved:



City Attorney's Office

EXHIBIT "E"
Existing Countywide Future
Land Use Map
Case #: FLUMA-25-0003
Subject: 201 Highland Avenue N
Future Land Use Map
Amendment
Location: 35-29-15-71824-000-0010

- Legend**
- Subject Property
- Countywide Future Land Use Layer
- Activity Center
 - Employment
 - Industrial
 - Multimodal Corridor
 - Office
 - Preservation
 - Public/Semi-Public
 - Recreation/Open Space
 - Residential High
 - Residential Low Medium
 - Residential Medium
 - Residential Very Low
 - Resort
 - Retail/Services

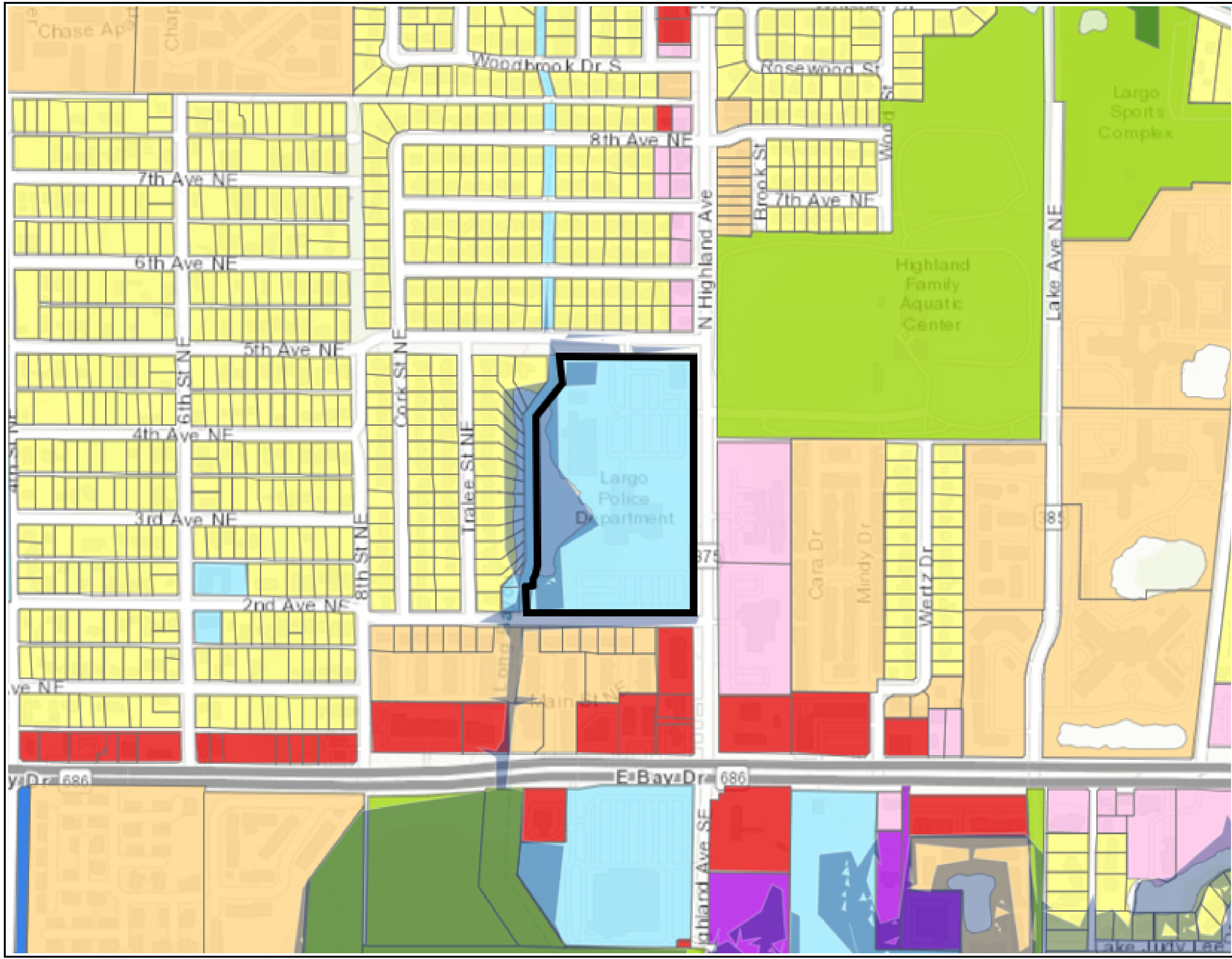


Exhibit F - FEMA Flood Map



OF RECORDING

REC 19.50

DS

INT

FEES

MTF

P/C

REV

TOTAL 19.50

89175128

OR7044PG1721

KARLEEN F. DE BLAKE
CLERK OF CIRCUIT COURT
PINELLAS COUNTY, FL.

09 JUL 18 PM 1:54

CONSERVATION EASEMENT

In consideration of the premises and mutual covenants, terms, conditions and restrictions contained herein and other good and valuable consideration the receipt of which is hereby acknowledged, Western Reserve Life Assurance Co. of Ohio as owner of the property described as follows:

See Exhibit A, attached hereto

On behalf of itself and its successors, heirs and assigns, grants and gives unto State of Florida, Department of Environmental Regulation

a conservation easement pursuant to Florida Statute 704.06 over the above described property of the grantor:
The following acts and activities are expressly prohibited within the boundaries of this conservation easement:

(a) Construction or placing of buildings, roads, signs, billboards or other advertising, or other structures on or above the ground.

(b) Construction or placing of utilities on below or above the ground without appropriate local, state, and federal permits or other authorizations. Provided, however, that nothing herein shall prevent the existence, maintenance and repair of the underground and above-ground pipes and components of the sprinkler system and the cooling tower line installed on the property prior to the grant of this easement.

(c) Dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, or unsightly or offensive materials.

(d) Removal or destruction of trees, shrubs, or other vegetation.

(e) Excavation, dredging, or removal of loam, peat, gravel soil rock, or other material substances in such manner as to affect the surface.

RETURN TO: PETER BROWN CONSTRUCTION, P O BOX 2068, LARGO, FLA. 34649

(f) Surface use except for purposes that permit the land or water areas to remain in its natural condition.

(g) Activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.

(h) Acts or used detrimental to such retention of land or water areas.

DATED this 4th day of May, 1989
in Largo, Florida.

WITNESS:

Ellen Montamine

WESTERN RESERVE LIFE ASSURANCE
CO. OF OHIO

ATTEST:

Norman W. Allen
Norman W. Allen, Secretary

By: Thomas E. Morgan
Thomas E. Morgan, President
26005335 N58 07-18-89 11:52:48
01 EAS-WESTERN RESERVE LIFE
RECORDING 1 \$19.50

CORPORATE ACKNOWLEDGMENT.

TOTAL: \$19.50
CHECK AMT. TENDERED: \$19.50
CHANGE: \$0.00

STATE OF FLORIDA) ss.
COUNTY OF PINELLAS)

On the 4th day of May, 1989, before me personally appeared Thomas E. Morgan to me known who being by me duly sworn did depose and say that he resides in Florida, that he is the President of Western Reserve Life Assurance Co. of Ohio, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.

My commission expires:
NOTARY PUBLIC, State of Florida
My Commission Expires February 19, 1990.

Sally C. Stewart
NOTARY PUBLIC



SUNCOAST LAND SURVEYING, INC. (813)854-1342

201 STATE ROAD 584 • SUITE E • OLDSMAR, FLORIDA 34677

EXHIBIT A

SHEET 1 OF 2

May 11, 1989

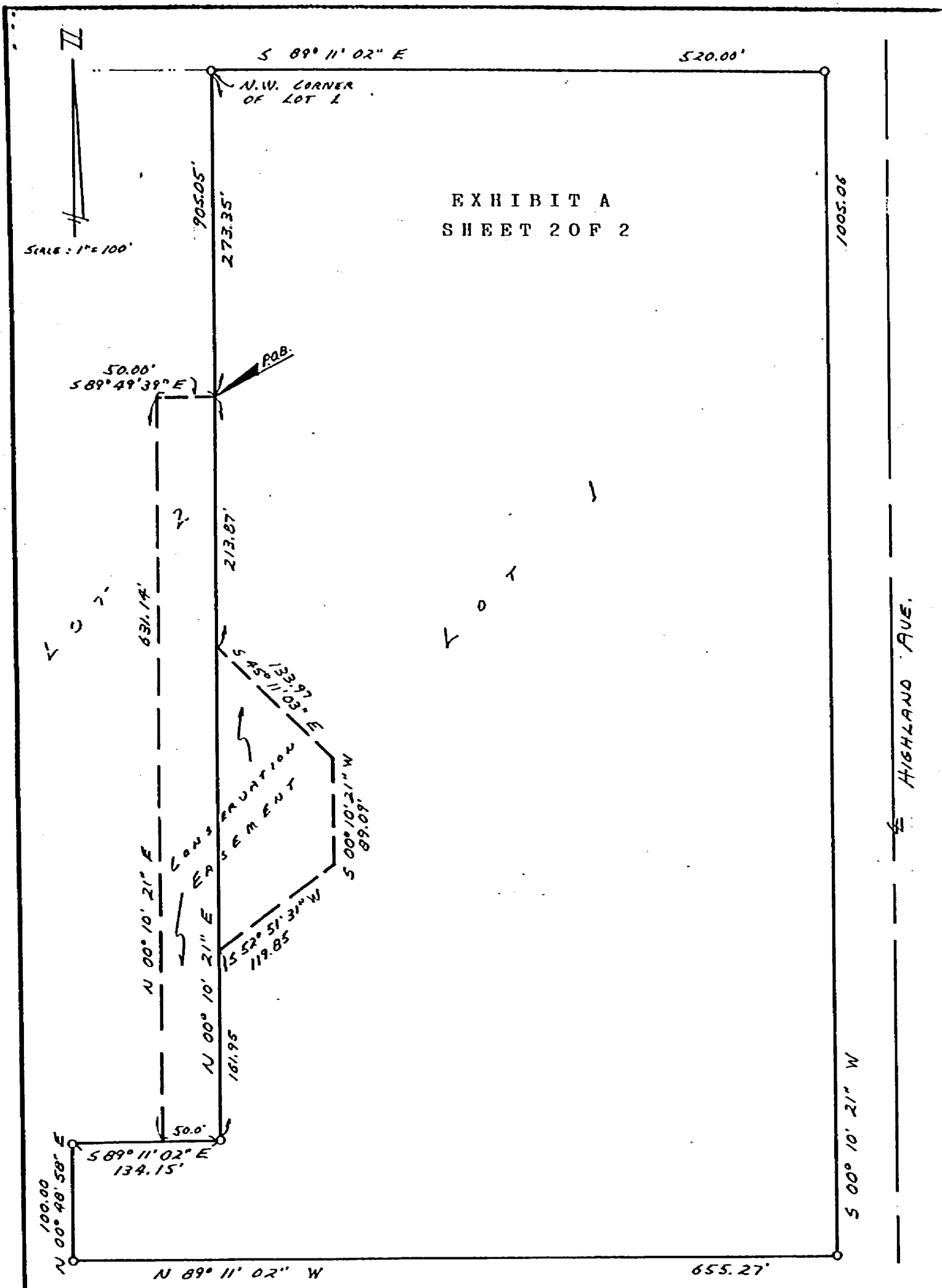
DESCRIPTION: (Conservation Easement)

A portion of Lots 1 and 2, PIONEER WESTERN SUBDIVISION, as recorded in Plat Book 72, Page 25, Pinellas County, Florida, more particularly described as follows:

Commence at the Northwest corner of said Lot 1; thence $S00^{\circ}10'21''W$, along the west boundary thereof, 273.35 feet to the Point of Beginning; thence continue $S00^{\circ}10'21''W$, 213.87 feet; thence $S45^{\circ}11'03''E$, 133.97 feet; thence $S00^{\circ}10'21''W$, 89.09 feet; thence $S52^{\circ}51'31''W$, 119.85 feet; thence $S00^{\circ}10'21''W$, 161.95 feet; thence $N89^{\circ}11'02''W$, 50.00 feet; thence $N00^{\circ}10'21''E$, 631.14 feet; thence $S89^{\circ}49'39''E$, 50.00 feet to the POINT OF BEGINNING.

Parcel contains 1.1022 Acres, more or less.

OR 7044 PG 1723



NOT A SURVEY

SKETCH OF:
CONSERVATION EASEMENT

SURVEYOR'S CERTIFICATE

This certifies that the survey represented hereon meets the requirements of chapter 21HH-6, Florida Administrative Code.

THIS SURVEY NOT VALID UNLESS
IMPRINTED WITH AN EMBOSSED
SURVEYOR'S SEAL.

WILLIAM BOYD KISINGER, PLS
FLA. REGISTERED LAND SURVEYOR #4491

SEC. 35 TWP. 29 RGE. 15

FB. PG.

DRAWN BY: OA

PROJECT NO. 89028.02



**SUNCOAST LAND
SURVEYING, inc.**

BOUNDARY • TOPOGRAPHIC • CONSTRUCTION STAKEOUT •
201 STATE ROAD 584 • SUITE E.
OLDSMAR, FL 34677

(813) 854-1342



MINUTES

Planning Board

Thursday, June 5, 2025 @ 6:00 PM

Commission Chambers

PRESENT: Matthew Faustini, Kathleen DeNardi, Debra Hall, Kathleen Pabst Robshaw, Anthony Serrano, Michael DiBrizzi, Noah Daiker, and Jared Austin

ABSENT: Erik Eifert and Alicia Parinello

Call to Order

Chair Faustini called the Regular Meeting to order at 6:00 pm.

Opening Statement by Chair

Consideration of the Minutes

1. Approval of Minutes- May 1, 2025
Moved by Kathleen DeNardi, seconded by Debra Hall, Ms. DeNardi moved to approve the Minutes from May 1, 2025. Motion carried 5-0

PLANNING BOARD/LOCAL PLANNING AGENCY PUBLIC HEARINGS- QUASI JUDICIAL

PLANNING BOARD/LOCAL PLANNING AGENCY PUBLIC HEARINGS- ADVISORY

2. FLUMA-25-0003 (Ordinance No. 2025-04) 201 Highland Avenue North Future Land Use Map Amendment

Whitney Clark, Planner I, gave a presentation to the Board regarding a proposal by the City for a Future Land Use Map Amendment for 201 Highland Avenue North. This amendment would change the project area from Institutional (I) to Residential/Office/Retail (R/O/R). The property is approximately 14 acres, and it currently houses the Largo City Hall facilities, the Largo Police Department, and the Emergency Operations Center.

Ms. Clark provided background to the Board regarding the project area and explained that a referendum to allow the sale of the property was approved by the voters in November of 2024 outlining the following: "... a mixed-use development which may only include residential, retail, restaurants, professional offices, public safety operations, and recreational uses serving a primary use, as determined by the City Commission in accordance with Ordinance No. 2024-57."

The proposed amendment would expand the number of uses allowed on the site to include housing, retail, and restaurant uses. Light commercial uses, mixed-use, and medium density housing would be allowed on the site, but car washes, drive-thru restaurants, and self storage facilities would not be allowed.

Staff found that the proposed FLUMA was consistent with the goals, objectives, and policies of the City of Largo Comprehensive Plan and Comprehensive Development Code, Forward Pinellas Countywide Rules, and Chapter 163 of the Florida Statutes. Ms. Clark explained that this proposal will go before the City Commission for First Reading on July 15, 2025. Should the City Commission it be approved, staff will transmit the proposed Tier II FLUMA to Forward Pinellas for review.

After Board discussion and one comment from a resident, the Board voted on the FLUMA.

Moved by Kathleen DeNardi, seconded by Debra Hall, Ms. DeNardi moved to approve FLUMA-25-0003 (Ordinance No. 2025-04). Motion carried 5-0

OTHER BUSINESS

REPORT: PLANNING MANAGER

Jared Austin, Principal Planner, represented the Planning Manager. He informed the Board that the July Planning Board Meeting was rescheduled to July 10, 2025, and that there will be one item at that meeting. He also let them know that the first Planning Board retreat will take place on July 24, 2025.

ADJOURNMENT

Chair Faustini adjourned the meeting at 6:22 pm.



City Commission Directive
Tuesday, July 1, 2025
Commission Chambers @ 6:00 p.m.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

Major Ted Morris, The Salvation Army

A. CEREMONIAL

1. Proclamation Recognizing July As Parks & Recreation Month

B. CITIZEN COMMENT

C. APPROVAL OF AGENDA/MINUTES

2. Approval Of Agenda - Regular Meeting of July 1, 2025 - **APPROVED AS AMENDED 6-0 (JOHNSON ABSENT)**
3. Approval Of Minutes – Regular Meeting of June 17, 2025 - **APPROVED 6-0 (JOHNSON ABSENT)**

D. CONSENT DOCKET

(Previously budgeted or administrative matters that require approval by the City Commission.) - **APPROVED AS AMENDED 6-0 (JOHNSON ABSENT)**

4. Authorization To Enter Into A Continuing Services Contract With Carlton Fields For Employee Benefits And Retirement Legal Services
5. Renewal Of Group Medical Insurance For Plan Year October 1, 2025 Through September 30, 2026 With Public Risk Management Of Florida Health Trust In The Estimated Amount Of \$17,196,500 Upon Approval Of The Fiscal Year 2026 Adopted Budget
6. Renewal Of Group & Supplemental Life And AD&D Insurance To Minnesota Life Insurance Company For Three Years Beginning October 1, 2025, Through September 30, 2028, With An Estimated Fiscal Year 2026 Annual Amount Of \$339,763, (80% Team Member Paid) Upon Approval Of The Fiscal Year 2026 Annual Budget
7. Renewal Of Group Voluntary DMO And PPO Dental Insurance To United Healthcare In The Amount of \$423,128 (100% Team Member Paid) For A One-Year Period Beginning October 1, 2025 Through September 30, 2026 Upon Approval Of The Fiscal Year 2026 Adopted Budget
8. Award Of Contract No. 25-B-835, Bus Stop Improvements On Clearwater-Largo Road, To American Construction Services, Inc. In The Amount Of \$58,832.76 And An Owner Contingency Of \$8,824.91, Totaling An Estimated Amount Of \$67,657.67 - **APPROVED 5-1 (HOLMES NAY, JOHNSON ABSENT)**

9. Approval To Purchase 111 Composite Manhole Ring & Covers From Core & Main Inc, And Installation Services From Jennings Pipe Lining & Services, LLC In The Amount of \$409,262 In Lieu Of Department Of Environmental Protection Penalties For The Unauthorized Discharges That Occurred Between August 5, 2024 And January 17, 2025
10. Award Of RFQ No. 25-P-837, Emergency Fuel Services, To Macro Companies Inc.
11. Authorization Of The Second Amendment To Participant Agreement For Disaster Debris Collection And Removal Services As Part Of Pinellas County Cooperative Contract RFP No. 22-0617-P (AJM)
12. Award Of RFQ No. 25-B-821, Largo Central Park Restroom Infrastructure, To Tampa Contracting Services, Inc., For Construction In The Amount Of \$189,188 And An Owner Contingency Of \$50,000 For An Estimated Total Amount Of \$239,188

E. PUBLIC HEARINGS

(Procedure for Public hearings: staff presentation; reading of Ordinance title; public hearing; questions/discussion; City Commission action.)

13. Ordinance No. 2025-19 - Second Reading - Clearwater-Largo Road Community Redevelopment District Plan Amendment - **ADOPTED 6-0 (JOHNSON ABSENT)**
14. Ordinance No. 2025-22 - Second Reading - West Bay Drive Community Redevelopment District Plan Amendment - **ADOPTED 6-0 (JOHNSON ABSENT)**

F. LEGISLATIVE MATTERS

(Procedure for legislative matters: staff presentation; public input; City Commission questions/discussion; City Commission action.)

15. Ordinance No. 2025-04 - First Reading - Future Land Use Map Amendment For A 13.92-Acre Property Located At 201 Highland Avenue North From Institutional (I) To Residential/Office/Retail (R/O/R) - **APPROVED 6-0 (JOHNSON ABSENT), P/H AFTER CPA REVIEW**
16. Ordinance No. 2025-12 - First Reading - Annexation of One (1) Property, With Land Use Designation of Industrial Limited (IL) - **APPROVED 5-1 (SMITH NAY, JOHNSON ABSENT), P/H ON 08/05**

G. STAFF REPORTS

(Information only, may require City Commission direction by consensus - but does not require formal action by the City Commission. Public input will not be accepted.)

None

H. ITEMS FROM CITY ATTORNEY, COMMISSION, MAYOR, CITY MANAGER

ACTION ITEMS

1. Request by Vice Mayor Holmes for the number of bus shelters and bus stops along Clearwater-Largo Road.
2. Request by Commissioner DiBrizzi that staff look into one of the puppy stores on Ulmerton Road that has a pen of puppies outside in the right-of-way.

I. ADJOURNMENT

Any invocation offered at the start of the City Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the City Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Commission, and the City Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.



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201 Highland Avenue North FLUMA – Community Outreach Summary

Prior to initiating the City of Largo Future Land Use Map Amendment (FLUMA) process, staff hosted an informational open house at the Largo Community Center on April 30, 2025, to share the overall vision for the site, provide project details, and receive feedback from community members about the types of placemaking elements they would like to see.

To let the public know about the event, the City of Largo sent postcards to all property owners within an approximately half mile radius of the subject property. The postcards included basic information about the project in addition to a QR code that led to the project page: [Welcome to Largo, FL](#). The open house was also advertised in the City of Largo weekly newsletter.

At the event, team members were positioned at several different stations to share information about the project background, the FLUMA process, and flood and traffic concerns. Following the event, the project team met to review the feedback received. Overall, the community response was largely positive. Many attendees expressed strong support for incorporating recreational amenities and other community-focused spaces into the site design. Some participants raised concerns related to traffic congestion and potential flooding impacts, which will be taken into consideration as the planning process moves forward. In total, fifteen people attended the open house and approximately 30 people visited the project page. Should the FLUMA be approved, staff will continue to engage the community prior to any future development occurring on the site.



YOUR COMMUNITY OF CHOICE
Naturally