

# 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:	
What is the adjacent roadway's Level of Service (LOS) grade?	
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):	<input type="checkbox"/> Tier I <input type="checkbox"/> Tier II <input type="checkbox"/> Tier III <input type="checkbox"/> To be determined

### Local Future Land Use Plan Map Information

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

\_\_\_\_\_

## Application Checklist

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

**ORDINANCE NO. 2022-25**

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN FUTURE LAND USE MAP BY AMENDING THE CLASSIFICATION OF THE WITHIN DESCRIBED TRACTS OF LAND LOCATED AT 10050 ULMERTON ROAD, FROM RESIDENTIAL/OFFICE GENERAL (R/OG) TO RESIDENTIAL/OFFICE/RETAIL (R/O/R), CONSISTENT WITH THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

**WHEREAS**, 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 property owner's request to amend the City of Largo's Future Land Use Map and the Countywide Future Land Use Map pursuant to Section 163.3184, Florida Statutes; and

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

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

**Section 1.** That pursuant to the Pinellas Countywide Plan Rules, and Chapter 163, Part II, Florida Statutes, the following described tract of land is hereby re-designated on the City of Largo's Future Land Use Map from Residential/Office General (R/OG) as depicted in attached Exhibit "B," to Residential/Office/Retail (R/O/R) as depicted in attached Exhibit "C":

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

A PARCEL OF LAND LYING IN THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, GOLDEN CORRAL LARGO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGES 40 AND 41, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

The subject property as a whole contains 3.236 acres, more or less.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBER 11-30-15-31405-000-0010 AS DEPICTED IN ATTACHED EXHIBIT "A".

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

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

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

nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

APPROVED ON FIRST READING \_\_\_\_\_

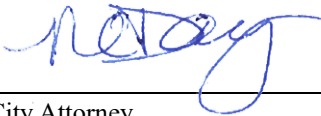
PASSED AND ADOPTED ON  
SECOND AND FINAL READING \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

REVIEWED AND APPROVED:

  
\_\_\_\_\_  
City Attorney

# EXHIBIT "A"

## Project Location Map

**Case #:** FLUM22-003

**Subject:** 10050 Ulmerton Rd  
Future Land Use Map  
Amendment

**Location:** 11-30-15-31405-000-0010

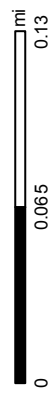
### Legend

— Project Location

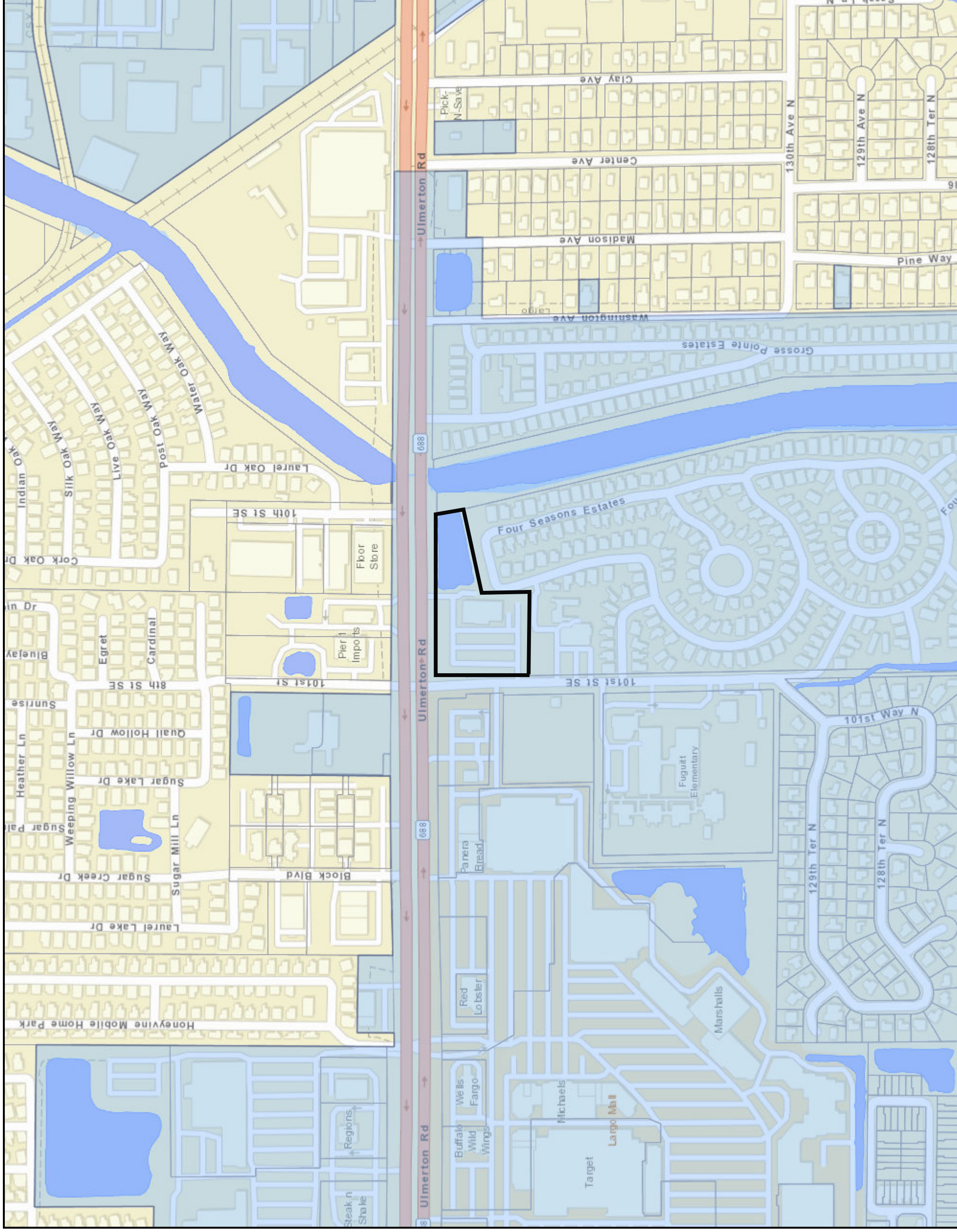
■ Largo City Limits Boundary (Area)

■ Surface Water Bodies

□ Parcels



Date: 1/16/2022



# EXHIBIT "B"

## Existing Future Land Use Map

**Case #:** FLUM22-003

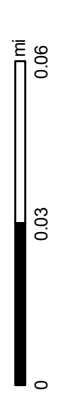
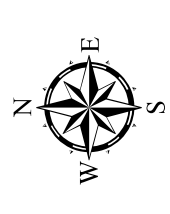
**Subject:** 10050 Ulmerton Rd  
Future Land Use Map  
Amendment

**Location:** 11-30-15-31405-000-0010

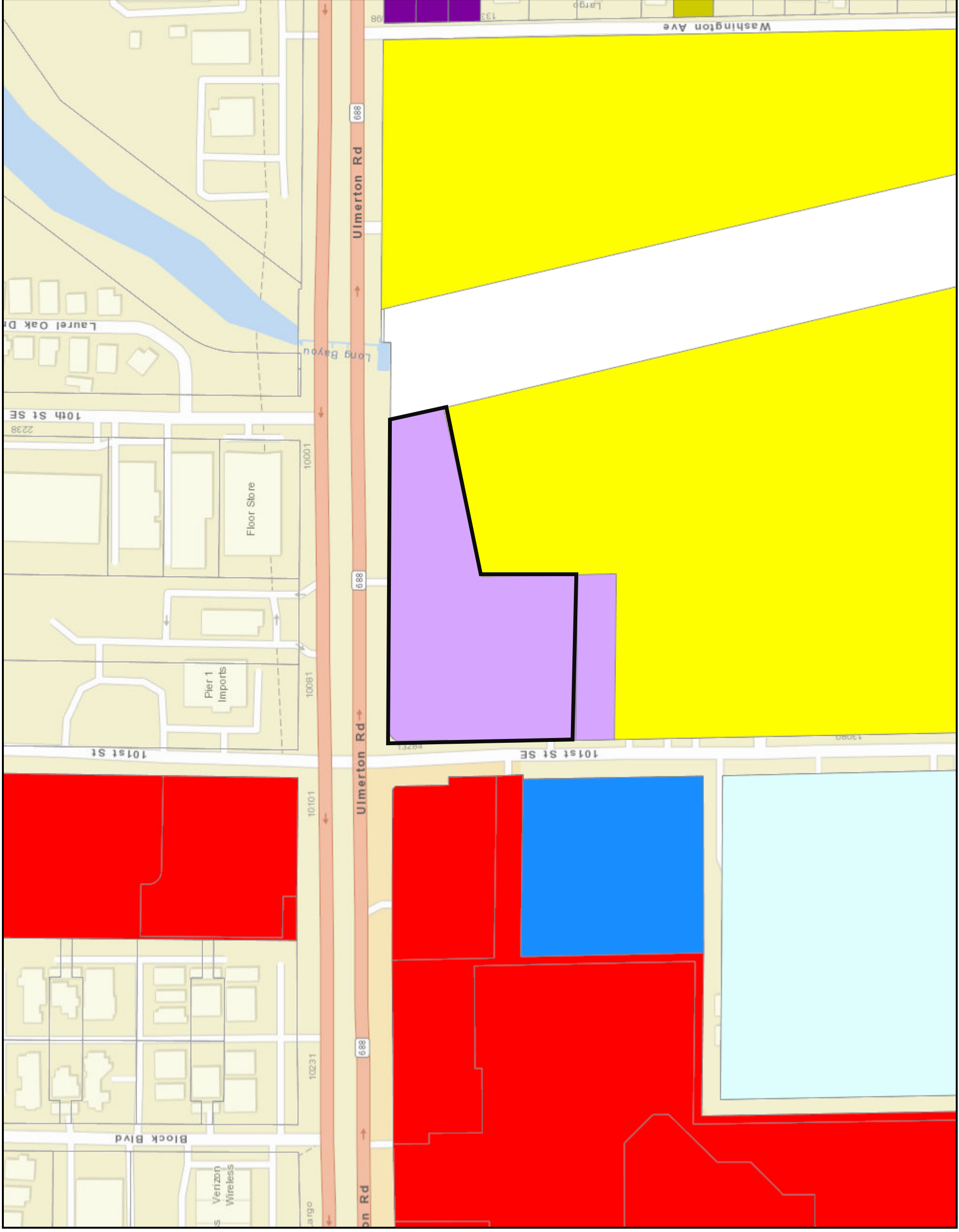
**Legend**  
— Subject Property (R/OG)

**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/O/S)
- 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)



Date: 1/16/2022



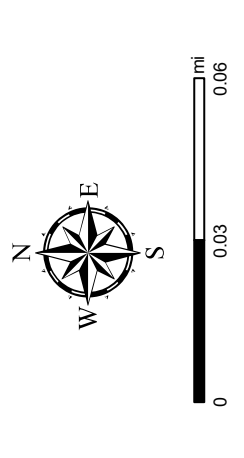
# EXHIBIT "C"

## Proposed Future Land Use Map

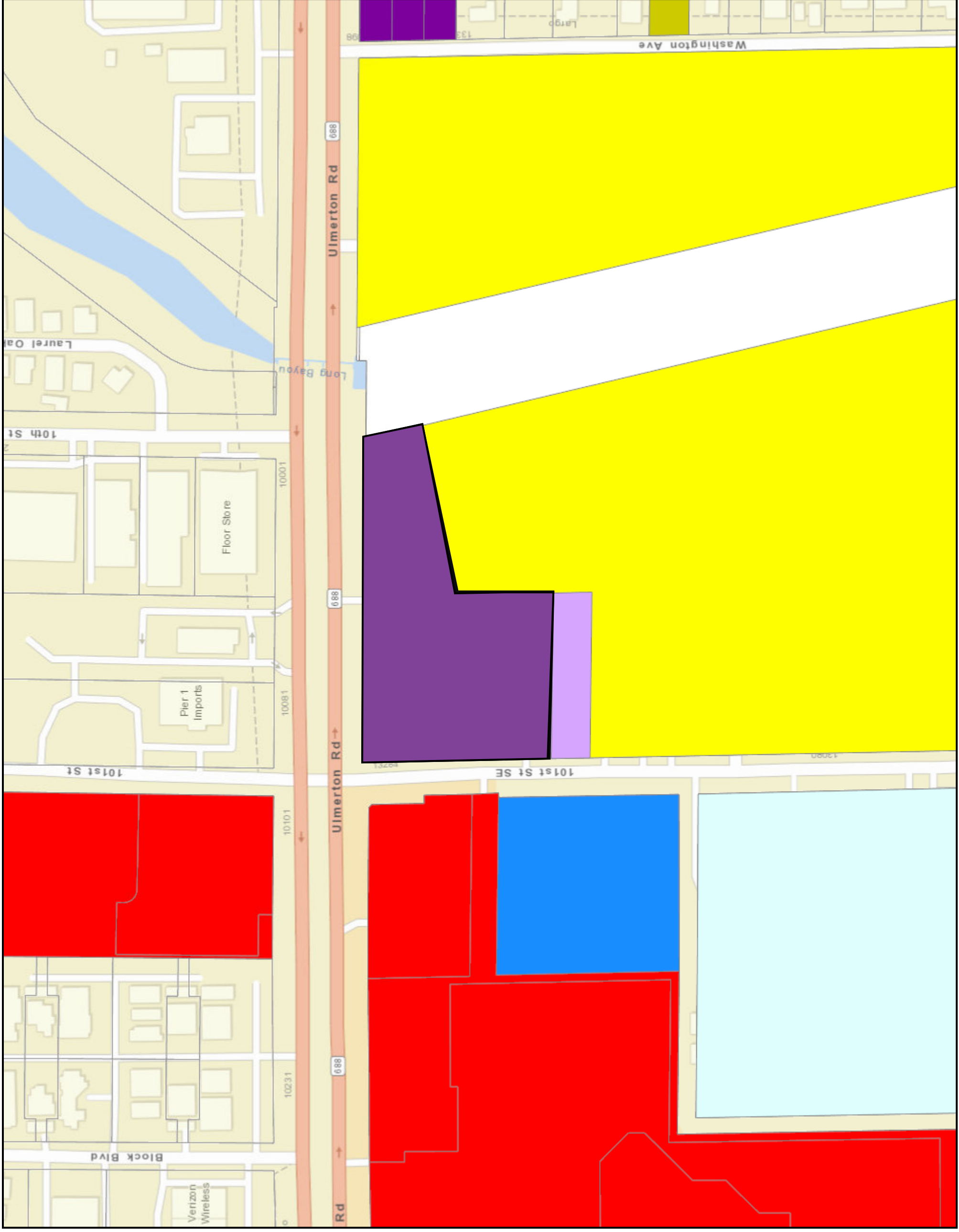
**Case #:** FLUM22-003  
**Subject:** 10050 Uimerton Rd Future Land Use Map Amendment  
**Location:** 11-30-15-31405-000-0010

**Legend**  
 — Subject Property (R/O/R)

- 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)



Date: 1/16/2022







**City Commission Directive**  
**Tuesday, April 5, 2022**  
**@ 6:00 p.m.**

**CALL TO ORDER**

**INVOCATION & PLEDGE OF ALLEGIANCE**

**A. CEREMONIAL**

1. National Public Safety Telecommunicators Week Proclamation
2. Fair Housing Month Proclamation
3. National Library Week Proclamation

**B. CITIZEN COMMENT**

**C. APPROVAL OF AGENDA/MINUTES**

4. Approval Of Agenda - Regular Meeting of April 5, 2022 - **APPROVED 7-0**
5. Approval Of Minutes – Regular Meeting of March 15, 2022 - **APPROVED AS AMENDED 7-0**

**D. CONSENT DOCKET**

(Previously budgeted or administrative matters that require approval by the City Commission.) - **APPROVED 7-0**

6. Reappointment Of Darlene Sheets And Laura Guroian As Members Of The Community Redevelopment Agency Advisory Board
7. Approval Of The General Public Services Subrecipient Agreement With Homeless Leadership Alliance Of Pinellas In The Amount Of \$104,441.47
8. Approval Of First Amendment To Agreement For Psychological Services With Tampa Bay Psychology Associates, LLC In The Estimated Amount of \$420,000
9. Resolution No. 2324 - Supporting A Federal Earmark Request Of \$1.5 Million Through The Office Of Congressman Charlie Crist For Partial Roof Replacement And Solar Panel Installation At Largo Public Library

**E. PUBLIC HEARINGS**

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

10. Ordinance No. 2022-26 - Second Reading - Amending the FY 2022 Budget By Appropriating Expenditures In The Amount of \$40,000 Within The Police Department State Forfeiture Trust Fund Budget- **ADOPTED 7-0**
11. Ordinance No. 2022-28 - Second Reading - Establishing Election Parameters for the

November 8, 2022 Municipal General Election - **ADOPTED 7-0**

12. Resolution No. 2319 - Adoption of the State Housing Initiatives Partnership (SHIP) 2022-2025 Local Housing Assistance Plan (LHAP) - **ADOPTED 7-0**
13. Approval Of DA21-004 - Development Agreement Between Seminole Square Partners, LLC, 2075 S., LLC, And The City Of Largo, Florida For The Property Located At 2075 Seminole Boulevard - **APPROVED WITH CONDITIONS 7-0**

## F. LEGISLATIVE MATTERS

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

14. Ordinance No. 2022-22 - First Reading - 1199 East Bay Drive Future Land Use Map Amendment - **APPROVED 7-0, P/H AFTER CPA REVIEW**
15. Ordinance No. 2022-23 - First Reading - Approving FLUM22-001 - Bayhead Action Park Future Land Use Map Amendment - **APPROVED 7-0, P/H AFTER CPA REVIEW**
16. Ordinance No. 2022-25 - First Reading - Approving FLUM22-003 - 10050 Ulmerton Road Future Land Use Map Amendment - **APPROVED 7-0, P/H AFTER CPA REVIEW**
17. Ordinance No. 2022-30 - First Reading - Amending Fees Charged For Services Provided By The Recreation, Parks And Arts Department - **APPROVED 7-0, P/H ON 05/03**
18. Ordinance No. 2022-31 - First Reading - Amending The FY 2022 Budget By Appropriating \$30,000 Within The Community Development Department General Fund - **APPROVED 7-0, P/H ON 05/03**

## 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. Commissioner Gerard asked staff to work with FDOT regarding the traffic/access concerns for the property located at 2075 Seminole Boulevard.
2. The City Commission asked staff to work with Pinellas County regarding the flooding issues of the properties surrounding 2075 Seminole Boulevard.
3. Commissioner Fenger asked staff to research if other complaints have been received regarding car radios in residential areas.
4. Commissioner Gerard asked staff to research the safety hazards of the 8th Ave SW trail intersection.

## 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.

# City Commission

## AGENDA ITEM REPORT



**Meeting:** City Commission - 05 Apr 2022  
**Presenter:** Diane Friel, Community Development  
**Staff Contact:** Diane Friel, Planner II

Ext. 7319

dfriel@largo.com

### TITLE

Ordinance No. 2022-25 - First Reading - Approving FLUM22-003 - 10050 Ulmerton Road Future Land Use Map Amendment

### SUMMARY:

The applicant/owner, 10050 Ulmerton Road, LLC is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for property located at 10050 Ulmerton Road totaling 3.24 acres, more or less (the "Site"). The Site is located in the Largo Mall Activity Center (LMAC) which is one of three Major Activity Centers in the City of Largo. The Applicant is requesting an amendment to the City's underlying Future Land Use Map (FLUM) from Residential Office/General (R/OG) to Residential/Office/Retail (R/O/R). The requested FLUMA will not amend the City's LMAC overlay boundaries or the Forward Pinellas Countywide Plan Map which will remain designated as Activity Center (AC).

The 3.24-acre property is situated south of Ulmerton Road and east of 101st Street SE. Official records from the County and City indicate that the parcel (Parcel ID 11-30-15-31405-000-0010) is under the ownership of 10050 Ulmerton Road, LLC and classified as a "Restaurant, Cafeteria". The Site had been occupied by the Golden Corral, a sit-down restaurant for 20 years before closing during the peak of the COVID-19 pandemic. The use of the Site as a sit-down restaurant is not allowed by right under the Residential/Office General (R/OG) land use classification and the City's land development code in effect at the time allowed the restaurant to be established on the R/OG property through the conditional use approval process; however, subsequent code amendments have removed the ability to redevelop the site as a restaurant given the existing R/OG FLUM classification.

It is the applicant's intent to redevelop the Site and possibly as another restaurant use. The LMAC is an overlay governed by a Special Area Plan (SAP) that guides the redevelopment of the Largo Mall area. The SAP designation recognizes the LMAC's regional importance and provides a framework for the evolution of this Activity Center, including the possibility of more intense mixed-use development with more concentrated densities and intensities compared to other parts of Ulmerton Road. Both the City of Largo's Future Land Use Map (FLUM) and the Countywide Plan Map were amended in 2014, to designate the LMAC boundaries as a special overlay and designated Activity Center. The LMAC SAP outlines permitted uses, density/intensity standards, and identification of land development regulations (LDRs). The LMAC LDRs are outlined in Chapter 7 of the Largo Comprehensive Development Code (CDC).

The LMAC, including the Site, is a high-intensity, heavily commercialized area, with an existing variety of retail, restaurant, and service uses along Ulmerton Road. To the direct southeast of the Site, and generally to the south and the north across Ulmerton, are residential uses. The proximity of the residential uses to the LMAC, including the Site, promote pedestrian or bicycle traffic to the Site and the LMAC as a whole. There is also a bus route stop – the Ulmerton Rd/Largo Shopping Mall stop – less than a block from the Site, which provides public transit to the LMAC. This is consistent with the vision of the Largo Comprehensive Plan, which envisions Major Activity Centers such as the LMAC to be a "mixed-use area that creates a walkable environment, which makes it convenient for residents and employees to travel by public transit, bicycle, foot or car." The requested R/O/R future land use designation is more appropriate for a Major Activity Center than is the current R/OG land use classification. The Comprehensive Plan characterizes the R/O/R designation as appropriate "in and adjacent to activity centers where mixed use development allows interaction between uses and encourages mass transit and non vehicular trips." The R/OG classification is appropriate for "locations where it would serve as a transition from an urban activity center or more intensive non-residential use to low density residential or public/semi public use." Since the Site lies within the boundaries of the LMAC, the R/O/R designation is appropriate and is consistent with the Comprehensive Plan's vision for Major Activity Centers.

The request to change the Future Land Use Map from R/OG to R/O/R is consistent with several Objectives and Policies of the Comprehensive Plan and will enable a higher and better use of an underutilized and underdeveloped site. The subject property meets the general criteria for the R/O/R land use classification as it is located on a major/principal arterial, and is abuts 101st Street SE which is a signalized intersection. Ulmerton Road carries both local and regional commuter traffic and is served by Pinellas Suncoast Transit Authority (PSTA) fixed-route buses. The predominant future land use classification is Commercial General (CG) along Ulmerton Road between 101st Street SE and Seminole Blvd. There is a large Mobile Home Park Community (Four Seasons Estates) and Fuguitt Elementary School located south of the Site. The Mobile Home Park and school are accessed from 101st Street SE. Though fronting Ulmerton Road, the site has no direct access to the principal arterial. To date, the egress and ingress for the Site is off 101st Street SE a local road that is also the only access for a single-family neighborhood further south of the elementary school. R/O/R is less intense than a Commercial General (CG) future land use classification; however, some intensive, auto-oriented commercial uses are conditionally allowed or allowed by right, as identified in CDC, Table 6-1: Allowable Uses within Land Use Classifications. Some of the uses allowed in R/O/R (either conditionally or by right) may create impacts to the abutting neighborhood. However, the Site has a signalized intersection and a transition from the proposed higher intensity classification of R/O/R to a less intense land use classification of R/OG to the south of the Site, which further buffers the mobile home park.

The Site is located within Zone AE, Special Flood Hazard Area (SFHA), and within the Coastal High Hazard Area (CHHA). The change from R/OG to R/O/R will increase permissible density on the site from 15 units per acre to 18 units per acre. However, the City of Largo limits residential redevelopment of sites within the SFHA to a maximum of 7.5 units per acre through CDC Section 7.6.1.B(1). Given the 3.24-acre parcel size, the site could support 24 units at 7.5 UPA, regardless of the FLUM classification. Therefore, there will be no increase in the permissible residential density of the site. The FLUM change of R/OG to R/O/R will result in a decrease to permissible Floor Area Ratio, from .5 FAR to .4 FAR. The site would support 70,349 s.f. of development at .5 FAR under the R/OG classification, but would support 56,279.2 s.f. of development at .4 FAR under the proposed R/O/R classification, resulting in a 14,070 s.f. decrease of potential development. Pursuant to the Countywide Rules, 4.2.7.1, an amendment within the CHHA that increases density or intensity must show mitigation of such increase under specific balancing factors. Although permissible intensity is decreasing from .5 to .4, the density remains the same under the SFHA restrictions in CDC Section 7.6.1 at a maximum of 7.5 units per acre. The applicant provided justifications under the balancing criteria of Countywide Rules 4.2.7.1. and has noted that the subject property is within Level B Evacuation Zone and has access to adequate emergency shelter space as well as evacuation routes therefore the proposed amendment does not create any significant negative impact(s).

The proposed Comprehensive Plan FLUMA is consistent with the goals, objectives, and policies of the adopted Largo Comprehensive Plan, CDC, Pinellas Countywide Plan Rules, and Chapter 163, Florida Statutes. The Planning Board reviewed this small-scale FLUMA at a public hearing held on March 3, 2022 and recommended approval, 7-0 (per recorded minutes). If approved by the City Commission, this amendment will be submitted to Forward Pinellas, Planners Advisory Committee (PAC), and the Countywide Planning Authority (CPA) for review. Thereafter, the amendment will be presented to the City Commission for second and final reading. If approved by the City Commission, staff anticipates the amendment to be completed by August 2022.

#### **CITY ATTORNEY REVIEWED:**

Yes

#### **CONSISTENT WITH:**

Comprehensive Plan

#### **POTENTIAL MOTION / DIRECTION REQUESTED:**

I MOVE TO APPROVE/DISSAPPROVE ORDINANCE NO. 2022-25 ON FIRST READING AND TRANSMIT THE AMENDMENT TO THE COUNTYWIDE PLANNING AUTHORITY (CPA) AND SCHEDULE A SECOND READING AFTER REVIEW BY THE CPA.

#### **ATTACHMENTS:**

[Ordinance No. 2022-25](#)

[FLUM22-003 - Planning Staff Report - 3Mar2022](#)

**ORDINANCE NO. 2022-25**

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN FUTURE LAND USE MAP BY AMENDING THE CLASSIFICATION OF THE WITHIN DESCRIBED TRACTS OF LAND LOCATED AT 10050 ULMERTON ROAD, FROM RESIDENTIAL/OFFICE GENERAL (R/OG) TO RESIDENTIAL/OFFICE/RETAIL (R/O/R), CONSISTENT WITH THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

**WHEREAS**, 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 property owner's request to amend the City of Largo's Future Land Use Map and the Countywide Future Land Use Map pursuant to Section 163.3184, Florida Statutes; and

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

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

**Section 1.** That pursuant to the Pinellas Countywide Plan Rules, and Chapter 163, Part II, Florida Statutes, the following described tract of land is hereby re-designated on the City of Largo's Future Land Use Map from Residential/Office General (R/OG) as depicted in attached Exhibit "B," to Residential/Office/Retail (R/O/R) as depicted in attached Exhibit "C":

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

A PARCEL OF LAND LYING IN THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, GOLDEN CORRAL LARGO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGES 40 AND 41, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

The subject property as a whole contains 3.236 acres, more or less.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBER 11-30-15-31405-000-0010 AS DEPICTED IN ATTACHED EXHIBIT "A".

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

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

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

nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

APPROVED ON FIRST READING \_\_\_\_\_

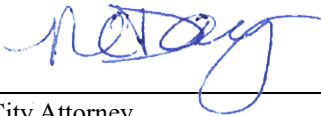
PASSED AND ADOPTED ON  
SECOND AND FINAL READING \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

REVIEWED AND APPROVED:

  
\_\_\_\_\_  
City Attorney

# EXHIBIT "A"

## Project Location Map

**Case #:** FLUM22-003

**Subject:** 10050 Ulmerton Rd  
Future Land Use Map  
Amendment

**Location:** 11-30-15-31405-000-0010

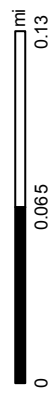
### Legend

— Project Location

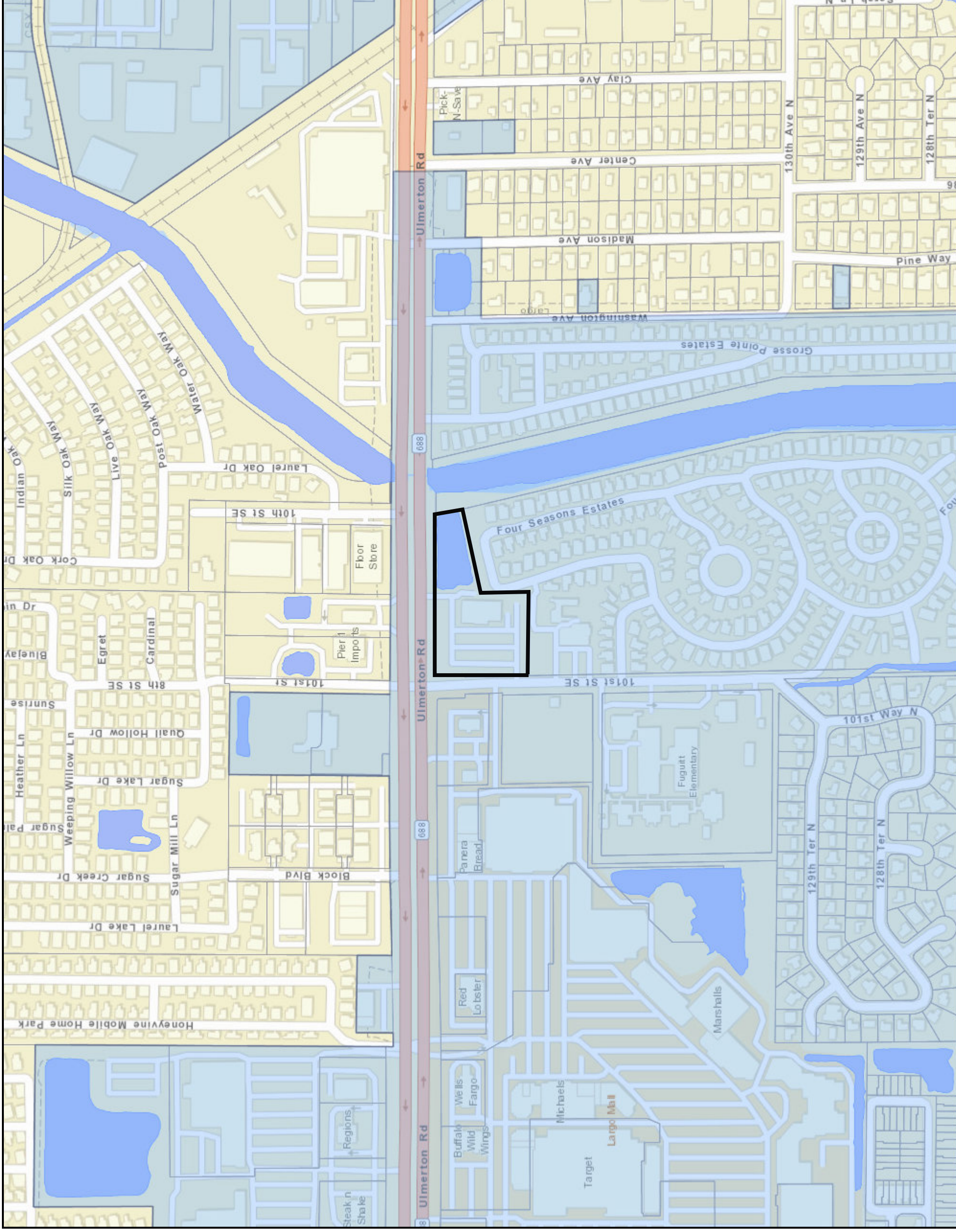
■ Largo City Limits Boundary (Area)

■ Surface Water Bodies

□ Parcels



Date: 1/16/2022



# EXHIBIT "B"

## Existing Future Land Use Map

**Case #:** FLUM22-003

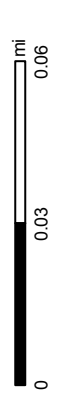
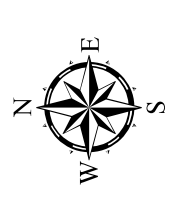
**Subject:** 10050 Ulmerton Rd  
Future Land Use Map  
Amendment

**Location:** 11-30-15-31405-000-0010

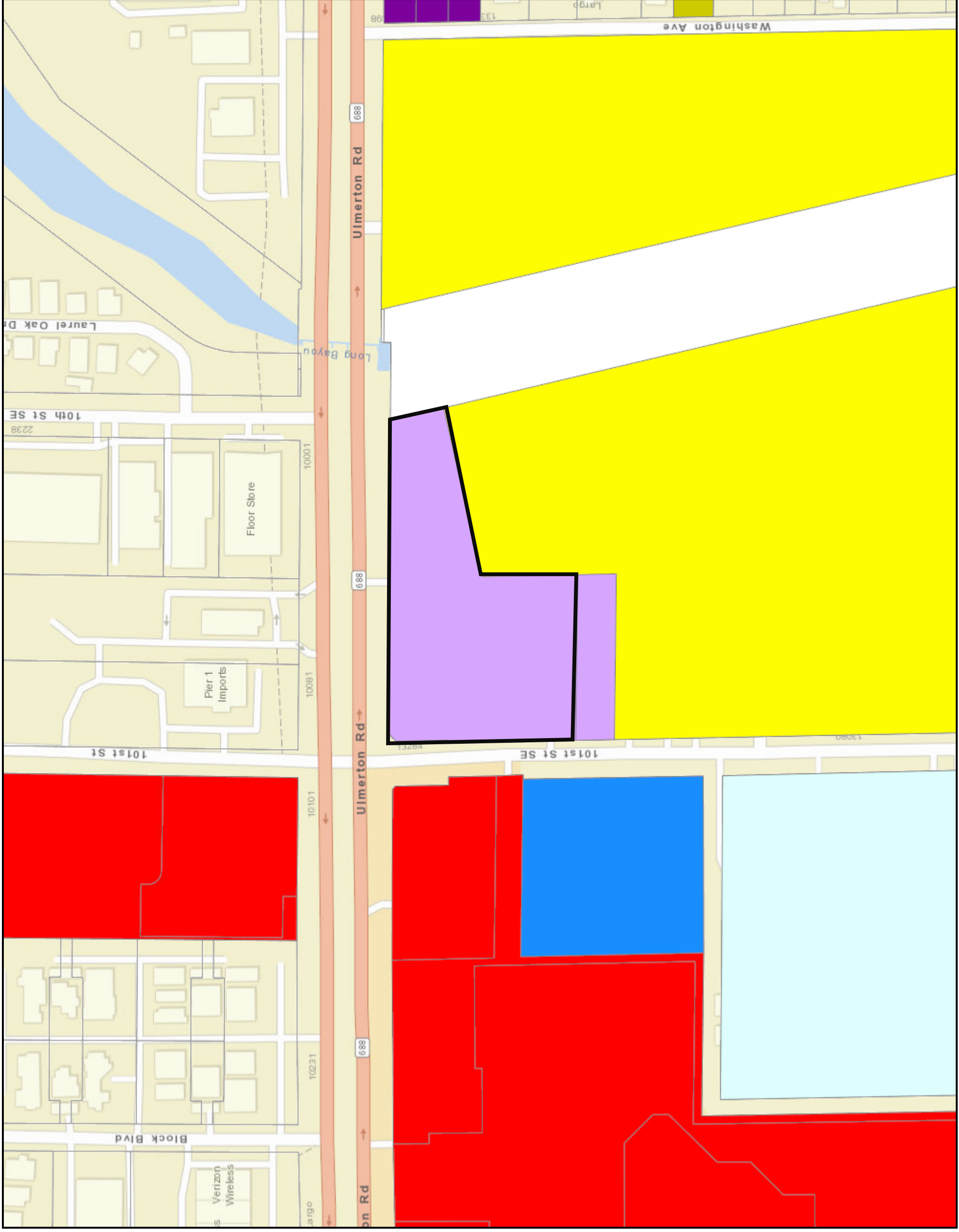
**Legend**  
— Subject Property (RIOG)

**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/O/S)
- 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)



Date: 1/16/2022





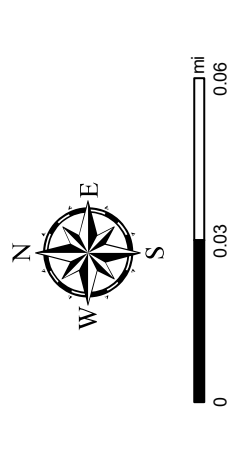
# EXHIBIT "C"

## Proposed Future Land Use Map

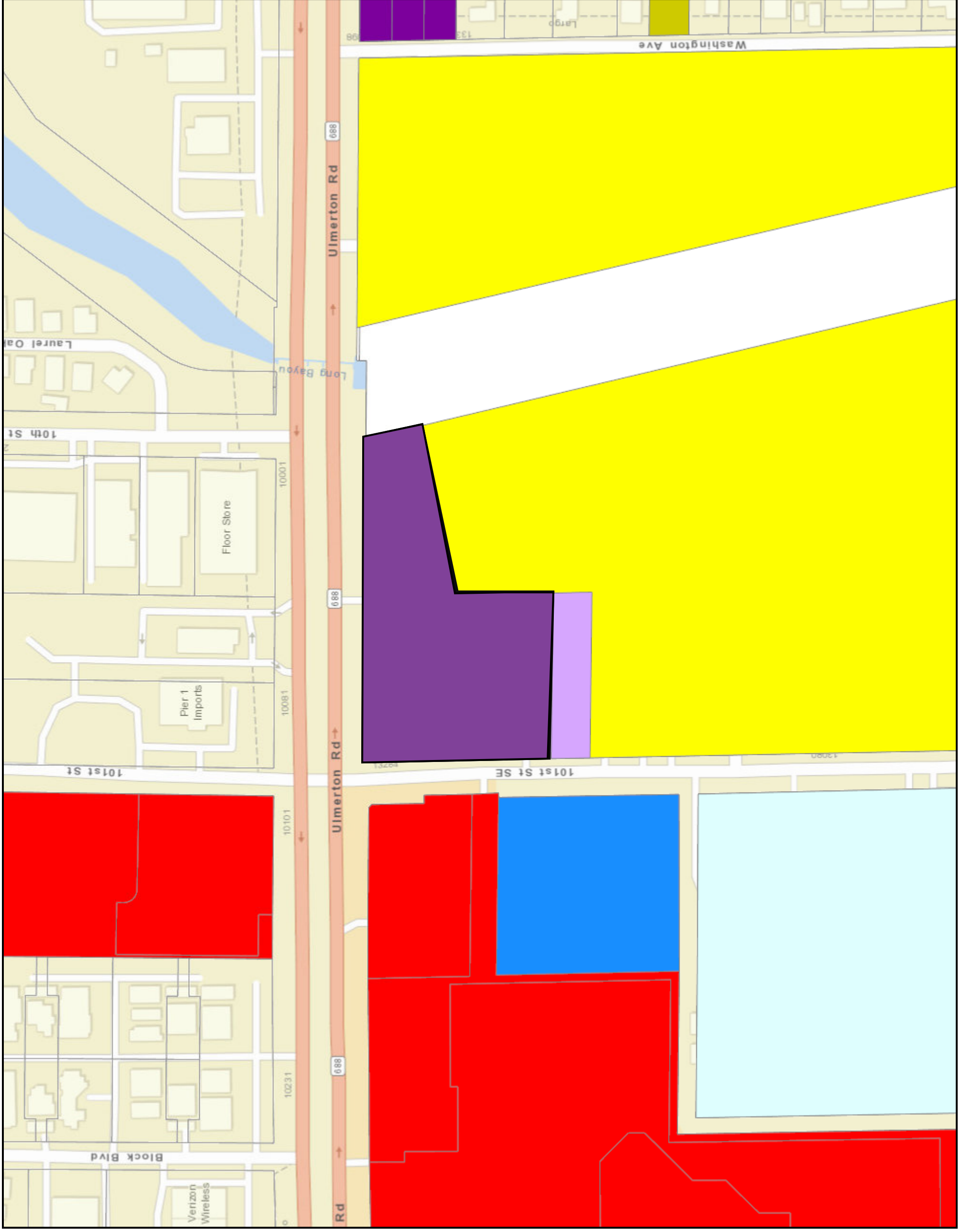
**Case #:** FLUM22-003  
**Subject:** 10050 Ulmerton Rd Future Land Use Map Amendment  
**Location:** 11-30-15-31405-000-0010

**Legend**  
 — Subject Property (R/O/R)

- 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)



Date: 1/16/2022



# 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:** Feb 16, 2022 **Agenda Date:** Planning Board - 03 Mar 2022  
**To:** Community Development  
**Staff Contact:** Diane Friel, Planner II  
**Subject/Case:** FLUM22-003 (Ordinance No. 2022-25) - 10050 Ulmerton Road Future Land Use Map Amendment

### INTRODUCTION:

The applicant, 10050 Ulmerton Road, LLC (the "Applicant") and the property owner, is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for property located at 10050 Ulmerton Road totaling 3.24 acres, more or less (the "Site"). The Site is located in the Largo Mall Activity Center (LMAC) which is one of three Major Activity Centers in the City of Largo. The Applicant is requesting an amendment to the City's underlying Future Land Use Map (FLUM) from Residential Office/General (R/OG) to Residential/Office/Retail (R/O/R). The requested FLUMA will not amend the City's LMAC overlay boundaries or the Forward Pinellas Countywide Plan Map which will remain designated as Activity Center (AC).

The LMAC is an overlay governed by a Special Area Plan (SAP) that guide redevelopment of the Largo Mall area. The SAP designation recognizes the LMAC's regional importance and provide a framework for the evolution of this Activity Center, including the possibility of more intense mixed use development with more concentrated densities and intensities compared to other parts of Ulmerton Road. Both the City of Largo's Future Land Use Map (FLUM) and the Countywide Plan Map were amended in 2014, to designate the LMAC boundaries as a special overlay and designated Activity Center. The LMAC SAP outlines permitted uses, density / intensity standards, and identification of land development regulations (LDRs). The LMAC LDRs are outlined in Chapter 7 of the Largo Comprehensive Development Code (CDC).

### PURPOSE AND INTENT / BACKGROUND:

The Site consists of approximately 3.24 acres located at 10050 Ulmerton Road situated south of Ulmerton Road and east of 101st Street SE (Parcel ID 11-30-15-31405-000-0010). Official records from the County and City indicate that the Site is under ownership of 10050 Ulmerton Road, LLC and classified as a "Restaurant, Cafeteria". The Site has been used as a Golden Corral sit-down restaurant, the use of which temporarily ceased during the peak of the COVID-19 pandemic. Buffet-style chains, such as Golden Corral, have been especially vulnerable to the pandemic due to the fact that most states banned self-serve operations early on to try and stop the spread of coronavirus.

The use of the Site as a sit-down restaurant was not allowed by right under the Residential/Office General (R/OG) land use classification. The restaurant was permitted to be established on the R/OG property through the conditional use approval process in effect at the time. The City of Largo Planning Board approved the Golden Corral restaurant as a conditional use on August 5, 1999, and a Development Order (D3-22-99S) was approved on March 10, 1999. The Golden Corral was constructed and remained in operation until around late summer of 2020. The City issued Business Tax Receipt (BTR18-3014) expired September 30, 2020. It is important to note that the City's current CDC does not allow restaurants (by right or through a conditional use approval) to be located on parcel's with a R/OG land use classification.

Pursuant to CDC Section 4.2.6.B., in the event an approved conditional use is abandoned or discontinued for a period of two (2) continuous years, the conditional use shall become invalid and the Applicant must subsequently reapply for the use, through the conditional use approval process, and receive Planning Board approval prior to allowing the use to continue. Based on the expiration of its most recent Business Tax Receipt and the two (2) year abandonment clause, the Golden Corral restaurant may re-establish at the Site on or before September 30, 2022; however, the Applicant notified the City

of its intent to exercise the tolling period and extension of time granted by Executive Orders related to COVID-19 (Executive Order 20-52) and Hurricane Elsa (Executive Order 21-150) as allowed by Section 252.363(1), Florida Statutes. Based on the dates that Executive Orders were in effect, the Applicant maintains an additional 894 days should be added to the date of expiration.

Per the City's CDC Section 4.2.6.C., the conditional use approval is valid only for the site plan approved as part of the application. After the conditional use is approved, the DCO may approve minor modifications to the approved site plan, if necessary, to accommodate any regulatory requirements or site conditions subsequently revealed during the permitting review process. The Applicant is requesting the FLUMA from R/OG to R/O/R to bring the Site into conformity and consistency with the surrounding area. The Site is located in the Largo Mall Activity Center (LMAC), which is identified as a Major Activity Center in the City's Comprehensive Plan (**Exhibit A1**) .

The LMAC, including the Site, is a high intensity, heavily commercialized area, with an existing variety of retail, restaurant, and service uses along Ulmerton Road. To the direct southeast of the Site, and generally to the south and the north across Ulmerton, are residential uses. The proximity of the residential uses to the LMAC, including the Site, promote pedestrian or bicycle traffic to the Site and the LMAC as a whole. There is also a bus route stop – the Ulmerton Rd/Largo Shopping Mall stop – less than a block from the Site, which provides public transit to the LMAC. This is consistent with the vision of the Largo Comprehensive Plan, which envisions Major Activity Centers such as the LMAC to be a “mixed-use area that creates a walkable environment, which makes it convenient for residents and employees to travel by public transit, bicycle, foot or car.” The requested R/O/R future land use designation is more appropriate for a Major Activity Center than is the current R/OG land use classification. The Comprehensive Plan characterizes the R/O/R designation as appropriate “in and adjacent to activity centers where mixed use development allows interaction between uses and encourages mass transit and non vehicular trips.” The R/OG classification is appropriate for “locations where it would serve as a transition from an urban activity center or more intensive non-residential use to low density residential or public/semi public use.” Since the Site lies within the boundaries of the LMAC, the R/O/R designation is appropriate and is consistent with the Comprehensive Plan's vision for Major Activity Centers.

**APPLICABLE CDC CHAPTERS/SECTIONS:**

1. Chapter 4: Hearing Procedures in General, Section 4.5: Level IV, Comprehensive Plan Future Land Use Map Amendment
2. Chapter 4: Hearing Procedures in General, Section 4.2 - Level III, Conditional Use Review
3. Chapter 5: Land Use Classification
4. Chapter 6: Allowable Uses
5. Chapter 7: Special Designation & Overlays
  - o Map 7-1: Major Activity Centers in Largo, as identified by the Strategic Plan
6. Chapter 8: General Development Standards & Impact Fees

**SITE INFORMATION:**

ADDRESS: 10050 Ulmerton Road, Largo, FL 33771  
 LOCATION: South of Ulmerton Road, east of 101st Street SE  
 PARCEL ID NUMBERS: 11-30-15-31405-000-0010  
 LOT SIZE: 3.24 acres mol (140,974 sq. ft.)  
 EXISTING LAND USE: Former Golden Corral Restaurant  
 FUTURE LAND USE: Residential/Office General (R/OG)

Existing Land Use and FLUM of Adjacent Properties		
Adjacent to	Existing Land Use	FLUM
North	Ulmerton Road (Principal Arterial), Commercial Uses	Unincorporated Residential/Office/Retail (R/O/R) and Employment (E)
South	Mobile Home Park Clubhouse	Residential/Office General (R/OG)
East	Mobile Home Park & Lake Seminole By-pass Canal	Residential Urban (RU)
West	101st Street SE (Local Street), Restaurant with Drive-Thru	LMAC & Commercial General (CG)

## PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY:

1. D3-22-99S: Conditional Use Golden Corral - Approved August 3, 1999
2. D3-22-99S: Development Order Golden Corral - Approved on March 10, 2000

## COMPREHENSIVE DEVELOPMENT CODE REQUIREMENTS:

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

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

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

1. The Site is currently classified by the Largo Comprehensive Plan: Forwarding Our Future 2040, Future Land Use Map as Residential/Office General (R/OG). Future Land Use Element (FLUE), Policy 1.1.1 of the Comprehensive Plan, requires that the City maintain consistency of the Future Land Use Map (MAP 1) and the Countywide Plan Map Categories, where Map 1 provides the City of Largo's adopted Land Use Classification as identified in Table FLUE-1. **The request to change the Future Land Use Map from R/OG to Residential/Office/Retail (R/O/R) is consistent with several Objectives and Policies of the Comprehensive Plan and will enable a higher and better use of an underutilized and underdeveloped site. The Site is located in the Largo Mall Activity Center (LMAC) which is one of three Major Activity Centers in the City of Largo. The Applicant is requesting an amendment to the City's underlying Future Land Use Map (FLUM) from Residential Office/General (R/OG) to Residential/Office/Retail (R/O/R). The requested FLUMA will not amend the City's LMAC overlay boundaries or the Forward Pinellas Countywide Plan Map which will remain designated as Activity Center (AC). The LMAC is an overlay governed by a Special Area Plan (SAP) that guide redevelopment of the Largo Mall area. The SAP designation recognizes the LMAC's regional importance and provide a framework for the evolution of this Activity Center, including the possibility of more intense mixed use development with more concentrated densities and intensities compared to other parts of Ulmerton Road. Both the City of Largo's Future Land Use Map (FLUM) and the Countywide Plan Map were amended in 2014, to designate the LMAC boundaries as a special overlay and designated Activity Center. The LMAC SAP outlines permitted uses, density / intensity standards, and identification of land development regulations (LDRs). The LMAC LDRs are outlined in Chapter 7 of the Largo Comprehensive Development Code (CDC). The amendment will maintain consistency of the Future Land Use Map and result in minimal impacts to the surrounding uses as further described below.**
2. Allowing the requested change to R/O/R would be consistent with the intent of Policy 1.1.1 (stated above) whereas, Table FLUE-1 describes Residential/Office/Retail (R/O/R) as, "generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive non-residential 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 non vehicular trips. The Comprehensive Development Code (CDC), Chapter 5 further states that R/O/R classification is "applied to those areas considered appropriate for development with uses intended to provide commercial goods and services on a citywide basis where public facilities and municipal services are limited. No outdoor activities or storage are allowed within this land use designation. Uses in this designation have the potential for moderate to heavy traffic generation, extended hours of operation, noise due to collection and delivery vehicles, and large outdoor air conditioning units, odors emanating from solid waste containers, and loss of privacy for abutting residential developments. These potential negative impacts upon surrounding uses must be properly mitigated through larger landscaping buffers, noise and odor reduction, and other applicable mitigating measures. **The subject property meets the general criteria for the R/O/R land use classification as it is located on a major/principal arterial, and is abuts 101st Street SE which is a signalized intersection. Ulmerton Road carries both local and regional commuter traffic and is served by Pinellas Suncoast Transit Authority (PSTA) fixed route buses. The predominate future land use classification is Commercial General (CG) along Ulmerton Road between 101st Street SE and Seminole Blvd. There is a large Mobile Home Park Community (Four Seasons Estates) and Fuguitt Elementary School located south of the Site. The Mobile**

Home Park and school are accessed from 101st Street SE. Though fronting Ulmerton Road, the site has no direct access to the principal arterial. To date, the egress and ingress for the Site is of 101st Street SE a local road that also the only access for a single family neighborhood further south of the elementary school. R/O/R is less intense than a Commercial General (CG) future land use classification; however, some intensive, auto-oriented commercial uses are conditionally allowed or allowed by right, as identified in CDC, Table 6-1: Allowable Uses within Land Use Classifications. Some of the uses allowed in R/O/R (either conditionally or by right) may create impacts to the abutting neighborhood. However, the Site has a signalized intersection and a transition from the proposed higher intensity classification of R/O/R to a less intense land use classification of R/OG to the south of the Site, which further buffers the mobile home park.

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 of the Comprehensive Plan: Forwarding Our Future 2040:
  - a. 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.
  - b. 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.
  - c. 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.
  - d. FLUE, Objective 1.3: Create a planning framework and implementation strategy that will enhance the livability and accessibility of Largo; promote public health and place-making principles; strengthen community identity, improve economic sustainability and enhance the aesthetics of the City.
  - e. FLUE, Policy 1.3.1: Require all development to meet the locational criteria contained in Table FLUE-1.
  - f. 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.
  - g. 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; Place-making Principles; Form-Based Codes; Smart Growth Principles; Complete Streets Principles; and Transit-Oriented Development.
  - h. 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.
  - i. 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.
  - j. FLUE, Objective 2.1: Include 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.
  - k. 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.
  - l. 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.
  - m. 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 project proposals to address safety and connectivity issues whenever feasible.

- n. 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.
- o. 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.
- p. 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.
- q. FLUE, Policy 3.1.1: Ensure land use regulations remain consistent with City initiatives and programs, countywide 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 Ch. 163, Part II, Florida Statutes:

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

III. Consistency with the Countywide Rules:

- 1. Section 2.3.3.15 Category/Symbol, Activity Center (AC) - Locational characteristics of the Countywide Rules, describes and characterizes "Activity Centers are intended to encompass areas developed in a radial pattern within walking distance (1/4 to 1/2 mile) of a central point or hub served by transit. The Activity Center plan category includes five subcategories: Transit Station Centers; Major Center; Community Center; Neighborhood Center; and Special Center. as, "the category 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."

**As stated previously, the requested FLUMA will not change the subject property from Activity Center on the Countywide Plan Map and is consistent with Section 2.3.3.15.**

- 2. Permitted Uses Not Subject to Acreage Thresholds – See applicable underlying categories

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

**I. Impacts of Public Facilities and Services**

- 1. **Transportation:** A more detailed and accurate analysis of realistic traffic generation can be obtained using the ITE Trip Generation, 11th Edition rates. Given the historical use of this property as a sit-down restaurant, we have evaluated the 9,952 SF restaurant using ITE Land Use Code 932 (High Turnover Sit-Down Restaurant). The traffic generation using ITE is as follows:

- 1,067 daily trips
- 95 AM peak hour trips
- 90 PM peak hour trips

As shown above, the actual use as a sit-down restaurant corresponds most closely with the R/O/R category traffic generation (1067 daily trips vs 1,401 daily trips) as opposed to the R/OG category traffic generation. The land use plan amendment from R/OG to R/O/R would result in similar traffic generation and is therefore reasonable for this site. According to the Forward Pinellas 2020 Level of Service Report, the adjacent segment of Ulmerton Road (Starkey Rd -101st Street) operates at LOS D carrying 57,000 vehicles per day AADT. The segment of Ulmerton Road (101st Street -113th

- Street) to the west operates at LOS C carrying 53,500 vehicles per day AADT. There is ample capacity to support any potential increase in traffic.
2. **Sanitary Sewer:** There is a wastewater pump station east of the subject property. The proposed land use classification will result in increased generation of wastewater. When applicable, proposed development will be reviewed and approved by staff during the site plan review process, and shall continue to comply with Comprehensive Plan, Sanitary Sewer Subelement, Policy 1.2.6: Operate the wastewater treatment plant at or below 90% of design capacity on an annual average.
  3. **Potable Water:** The subject property will continue to be served by 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. Potable water demand is expected to increase with the change of use, and shall continue to comply with Comprehensive Plan, Water Conservation Subelement, Policy 1.1.3: Sustain the level of service standard for potable water that is 120 gallons per capita per day (gcpd) until the year 2026 (next ten-year planning period), through the Pinellas County Ten-Year Water Supply Facilities Work Plan.
  4. **Drainage:** Upon submittal of a future project application, the applicant will have to comply with the standards of the Largo Comprehensive Development Code and Southwest Florida Water Management District regulations. The City provides stormwater drainage facilities and services throughout the City's planning service area in order to protect the health, safety and welfare of the inhabitants of the City. The existing or future drainage conveyance systems on private property is maintained by the property owner(s). Discharges into public stormwater systems are the responsibility of the jurisdictional authority. In the event 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 Southwest Florida Water Management District. As contained in the Comprehensive Plan, Stormwater Subelement, Policy 1.1.1: The City shall utilize the following Level of Service (LOS) standards for flood control and water quality:
    - a. Flood Control:
      - i. 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.
      - ii. Stormwater Management systems that have no positive outfall shall be designed for a 100-year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.
    - b. Water Quality:
      - i. Stormwater ponds, or other similar Stormwater Management Systems, shall be designed to treat the first ½ inch of runoff unless it is an impaired water body; then the SWFWMD guidelines are followed.
  5. **Solid Waste:** Solid waste services are currently provided by the City of Largo and will continue to be provided by the City for the use on site. An increase in solid waste is expected as a result of the future land use map amendment, and shall continue to comply with Comprehensive Plan, Solid Waste Subelement, Policy 1.1.1: Comply with the LOS Standard for solid waste disposal of 1.30 tons of solid waste disposed per person per year in accordance with Pinellas County's adopted LOS Standard, while striving to reduce this number.
  6. **Fire Protection, Rescue and Emergency Medical Services:** The property is currently located in the Largo Fire District. Largo's Fire and Rescue Services have the ability to serve the property currently and following the proposed future land use map amendment. Service is provided by Fire Station #38 and #39, located approximately two miles to the east or west of the Site. Fire, rescue and emergency response services in Pinellas County are provided by first responder agreements. Current accessibility to the property are acceptable and a fire hydrant is within the maximum distance.
  7. **Financing Municipal Services:** The major revenues that are collected from properties within the City limits (including the subject property) include ad-valorem taxes, stormwater fees, sanitary sewer monthly fees and impact fees, solid waste collection fees, communication service taxes, municipal utility taxes, franchise fees, and local business tax receipt fees. The revenues collected from properties are distributed into the City's General Fund, Wastewater Fund, Stormwater Fund and/or the Solid Waste Fund. In addition, the City will collect development fees at the time of any future

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

8. **Other:** Should the property receive approval for the FLUM change, and the property is redeveloped in the future, City services not listed above are or will be available to the properties on substantially the same basis and in the same manner as such services are provided within the rest of the City. Based on the information presented above, the City has the ability to provide municipal services to the area where the properties are located. The current future land use classification for the 3.24 acres m.o.l. subject property is Residential/Office General (R/OG). If approved through this FLUMA process, the proposed Residential/Office/Retail (R/O/R) classification would permit a broader span of uses. The subject property is within the LMAC Special Area Plan (SAP) boundary. Being located about a half a mile from Seminole Boulevard, the Site is on the eastern edge of the LMAC. The LMAC SAP is intended to regulate allowable uses, development standards, design standards, delineate incentives and provide a framework for public infrastructure improvements within the area in order to create a mixed use, transit-oriented development pattern. The plan will include the existing conditions, economic analysis, land use, transportation and mobility recommendations of the area.

## **II. Demonstration of Need**

1. The Site has successfully operated as a restaurant, under a conditional use permit issued by the City for same. Subsequent code amendments have removed the ability to operate under a conditional use permit in the future. The Site is successful as a restaurant type use and it exists in outer ring of one of the walkability zones of the LMAC SAP. A restaurant use is a logical use for this parcel because of its location in relation to the SAP boundaries, the surrounding residential uses, and the individual retail, services, bigbox, and other uses within the SAP. The existing R/OG category, due to code changes, no longer allows a conditional use for a restaurant. Therefore, in order to bring the Site's actual and historic use into harmony with the SAP and the code, this FLUM amendment is required.
2. The proposed future land use amendment will support the LMAC by encouraging mixed-use development intended to provide commercial goods and services locally and regionally. The proposed R/O/R future land use will recognize the existing uses as allowed uses in conformance to Section 5.2.4: Description and Locational Characteristics of Individual Land Use Classifications and Table 6-1: Allowable Uses within Land Use Classifications of the CDC. R/O/R will allow for future incremental, infill (re)development of the appropriate uses in the LMAC consistent with the development standards for the Site.

## **III. Parcels Ability to Develop in Compliance of CDC Standards**

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

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

1. The subject property is located within Zone AE, Special Flood Hazard Area (SFHA), FIRM Panel Number 12103C0119G;
2. The subject property is located within the Coastal High Hazard Area (CHHA). The change from R/OG to R/O/R will increase permissible density on the site from 15 units per acre to 18 units per acre. However, the City of Largo limits residential redevelopment of sites with the SFHA to a maximum of 7.5 units per acre through CDC Section 7.6.1.B(1). At a size of 3.24 acres, the site could support 24 units at 7.5 UPA, regardless of the FLUM classification. Therefore, there will be no increase to the residential density of the site. The FLUM change of R/OG to R/O/R will result in a decrease to permissible Floor Area Ratio, from .5 FAR to .4 FAR. The site would support 70,349 s.f. of development at .5 FAR under the R/OG classification, but would support 56,279.2 s.f. of development at .4 FAR under the proposed R/O/R classification, resulting in a 14,070 s.f. decrease



of potential development. Pursuant to the Countywide Rules, 4.2.7.1, an amendment within the CHHA that increases density or intensity must show mitigation of such increase under specific balancing factors. Although permissible intensity is decreasing from .5 to .4, the density remains the same under the SFHA restrictions in CDC Section 7.6.1 at a maximum of 7.5 units per acre. The Applicant provides the following justifications under the balancing criteria of 4.2.7.1 (Exhibit E1).

- 3. The subject property is within Level B Evacuation Zone and has access to adequate emergency shelter space as well as evacuation routes; and
- 4. The proposed amendment does not create any significant negative impact(s).

**V. Scenic/Noncommercial Corridors**

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

**PUBLIC NOTIFICATION REQUIREMENTS:**

MAILED WRITTEN NOTIFICATION: February 1, 2022  
PUBLISHED NEWSPAPER NOTIFICATION: February 16, 2022  
POSTED PROPERTY NOTICE: February 24, 2022

**STAFF RECOMMENDATION:**

Overall, the proposed Comprehensive Plan Future Land Use Map (FLUM) Amendment is consistent with the goals, objectives, and policies of the adopted Largo Comprehensive Plan, Comprehensive Development Code, Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes. Staff recommends approval.

**SUGGESTED MOTIONS FOR THE PLANNING BOARD:**

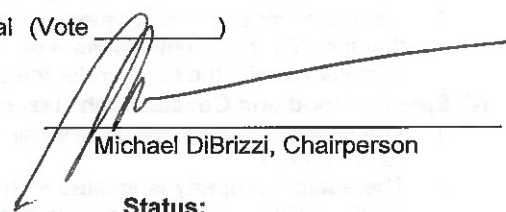
I MOVE TO APPROVE FLUM22-003 (ORDINANCE NO. 2022-25) - 10050 ULMERTON ROAD FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED FUTURE LAND USE MAP AMENDMENT MEETS THE REQUIREMENTS OF CDC SUBSECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS SUBJECT TO ALL STAFF RECOMMENDATIONS.

I MOVE TO DENY FLUM22-003 (ORDINANCE NO. 2022-25) - 10050 ULMERTON ROAD FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED FUTURE LAND USE MAP AMENDMENT DOES NOT MEET THE REQUIREMENTS FOR CDC SUBSECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS.

**RECOMMENDATION:**

RECOMMENDATION:

- Approval (Vote 7-0)
- Approval with conditions (Vote \_\_\_\_\_)
- Denial (Vote \_\_\_\_\_)



Michael DiBrizzi, Chairperson

Approved By:

Alicia Parinello, Planning Division Manager

Status:

Approved - 16 Feb 2022

**SUPPORTING DOCUMENTS:**

- [Ord 2022-25](#)
- [Exhibit A - Location](#)

[Exhibit A1 LMAC](#)  
[Exhibit B - Existing FLUM](#)  
[Exhibit C - Proposed FLUM](#)  
[Exhibit D - Aerial Map](#)  
[Exhibit E - Narrative](#)  
[Exhibit E1 - Narrative Addendum](#)  
[Survey](#)

**ORDINANCE NO. 2022-25**

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN FUTURE LAND USE MAP BY AMENDING THE CLASSIFICATION OF THE WITHIN DESCRIBED TRACTS OF LAND LOCATED AT 10050 ULMERTON ROAD, FROM RESIDENTIAL/OFFICE GENERAL (R/OG) TO RESIDENTIAL/OFFICE/RETAIL (R/O/R), CONSISTENT WITH THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

**WHEREAS**, 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 property owner's request to amend the City of Largo's Future Land Use Map and the Countywide Future Land Use Map pursuant to Section 163.3184, Florida Statutes; and

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

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

**Section 1.** That pursuant to the Pinellas Countywide Plan Rules, and Chapter 163, Part II, Florida Statutes, the following described tract of land is hereby re-designated on the City of Largo's Future Land Use Map from Residential/Office General (R/OG) as depicted in attached Exhibit "B," to Residential/Office/Retail (R/O/R) as depicted in attached Exhibit "C":

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

A PARCEL OF LAND LYING IN THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, GOLDEN CORRAL LARGO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGES 40 AND 41, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

The subject property as a whole contains 3.236 acres, more or less.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBER 11-30-15-31405-000-0010 AS DEPICTED IN ATTACHED EXHIBIT "A".

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

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

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

nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

APPROVED ON FIRST READING \_\_\_\_\_

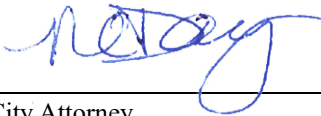
PASSED AND ADOPTED ON  
SECOND AND FINAL READING \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

REVIEWED AND APPROVED:

  
\_\_\_\_\_  
City Attorney

# EXHIBIT "A"

## Project Location Map

**Case #:** FLUM22-003

**Subject:** 10050 Ulmerton Rd  
Future Land Use Map  
Amendment

**Location:** 11-30-15-31405-000-0010

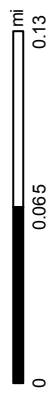
### Legend

— Project Location

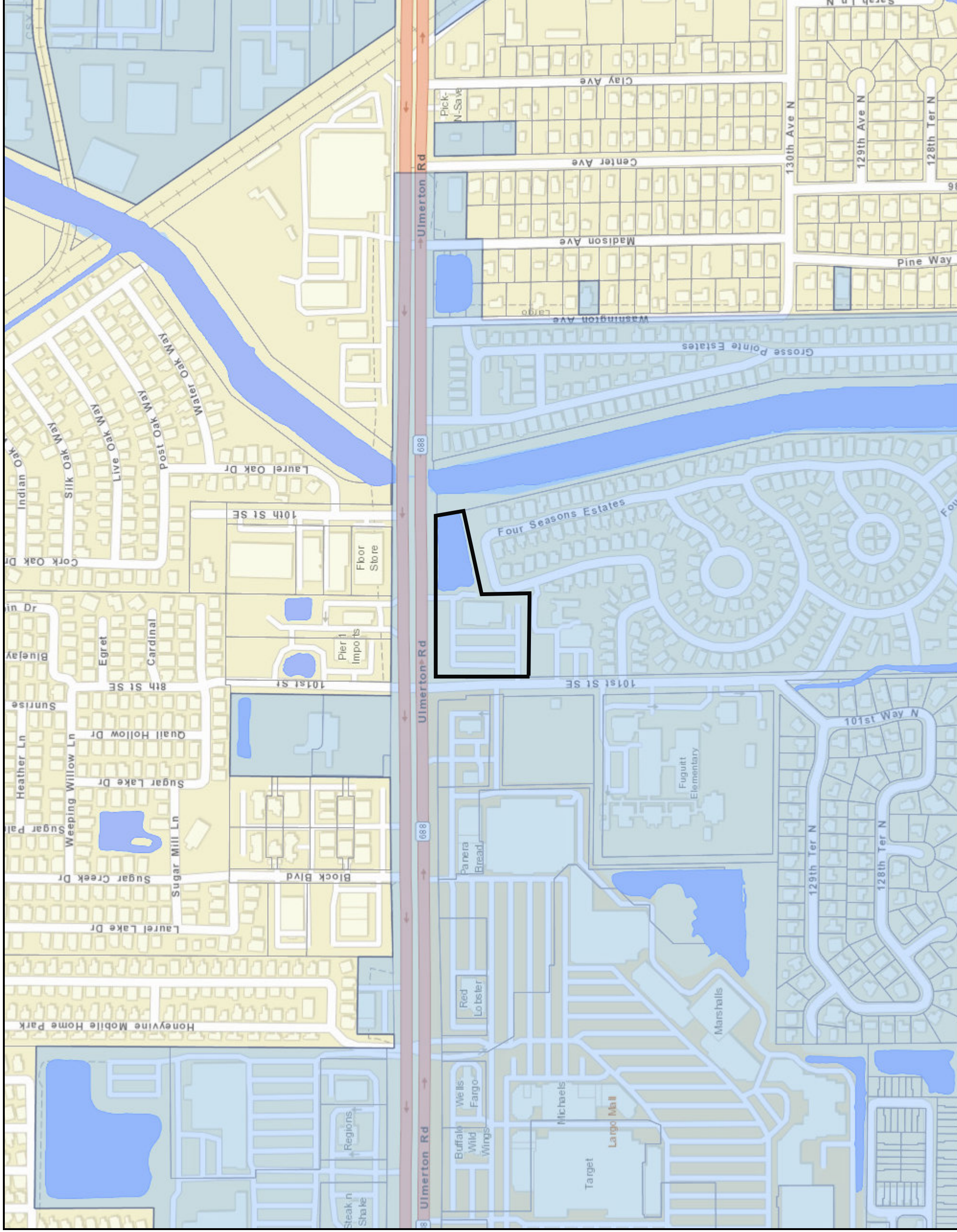
■ Largo City Limits Boundary (Area)

■ Surface Water Bodies

□ Parcels



Date: 1/16/2022



# EXHIBIT "B"

## Existing Future Land Use Map

**Case #:** FLUM22-003

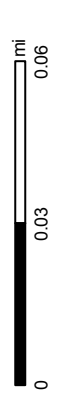
**Subject:** 10050 Ulmerton Rd  
Future Land Use Map  
Amendment

**Location:** 11-30-15-31405-000-0010

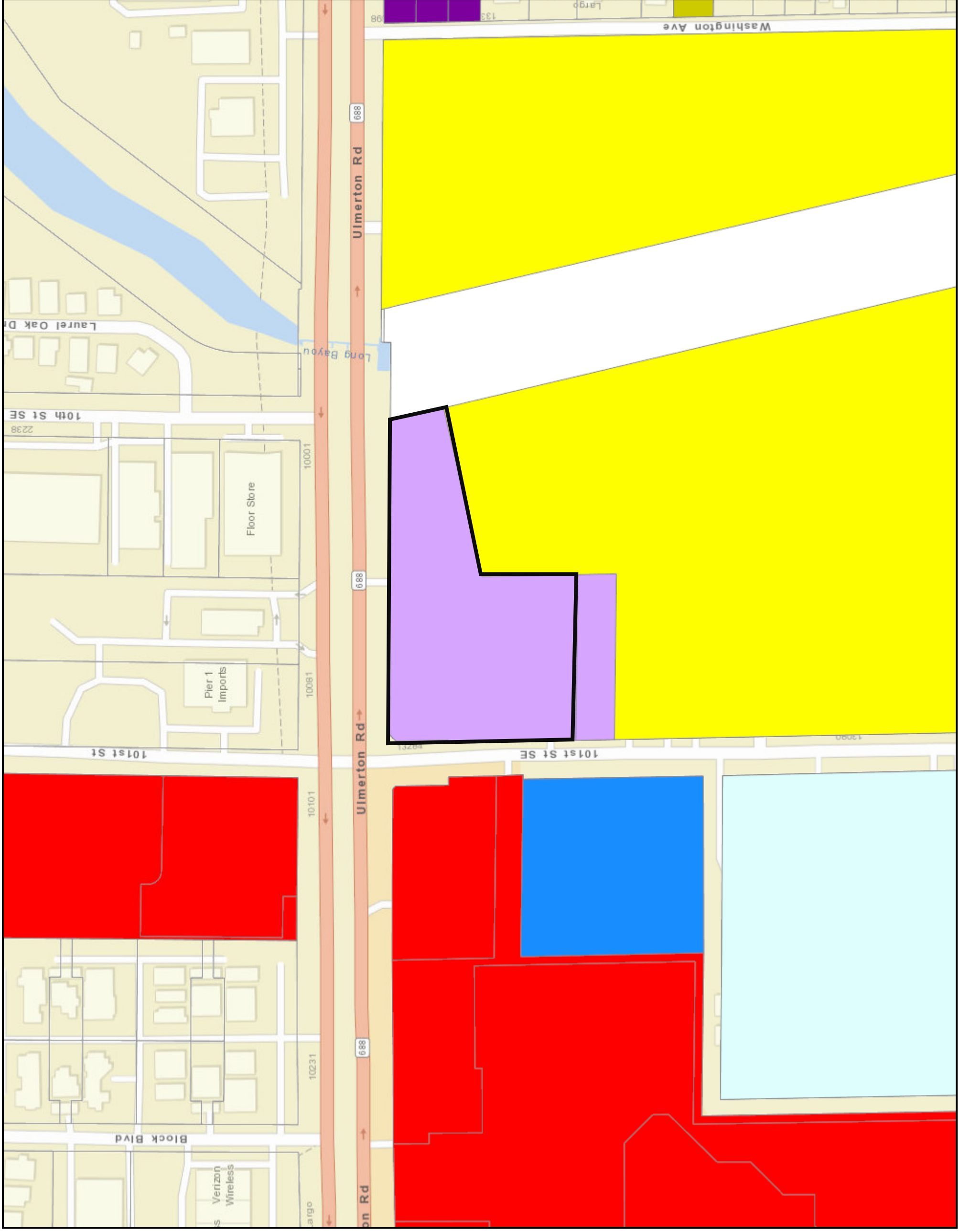
**Legend**  
— Subject Property (R/OG)

**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/O/S)
- 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)



Date: 1/16/2022



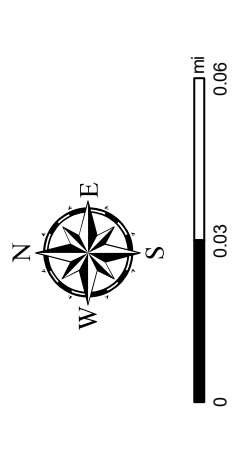
# EXHIBIT "C"

## Proposed Future Land Use Map

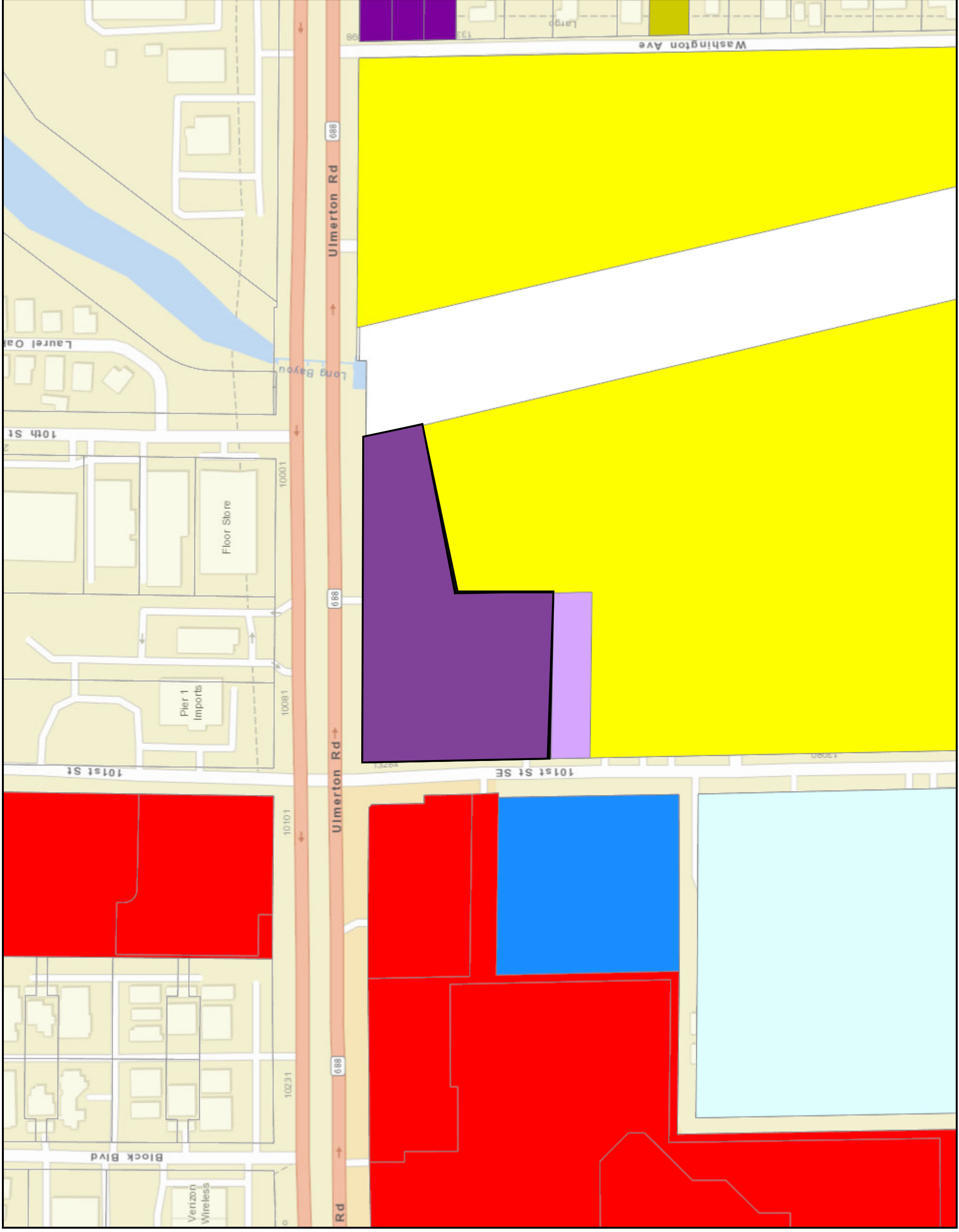
**Case #:** FLUM22-003  
**Subject:** 10050 Ulmerton Rd Future Land Use Map Amendment  
**Location:** 11-30-15-31405-000-0010

**Legend**  
 — Subject Property (R/O/R)

- 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)



Date: 1/16/2022



# EXHIBIT "A"





## Project Location Map

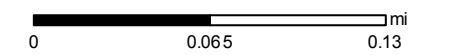
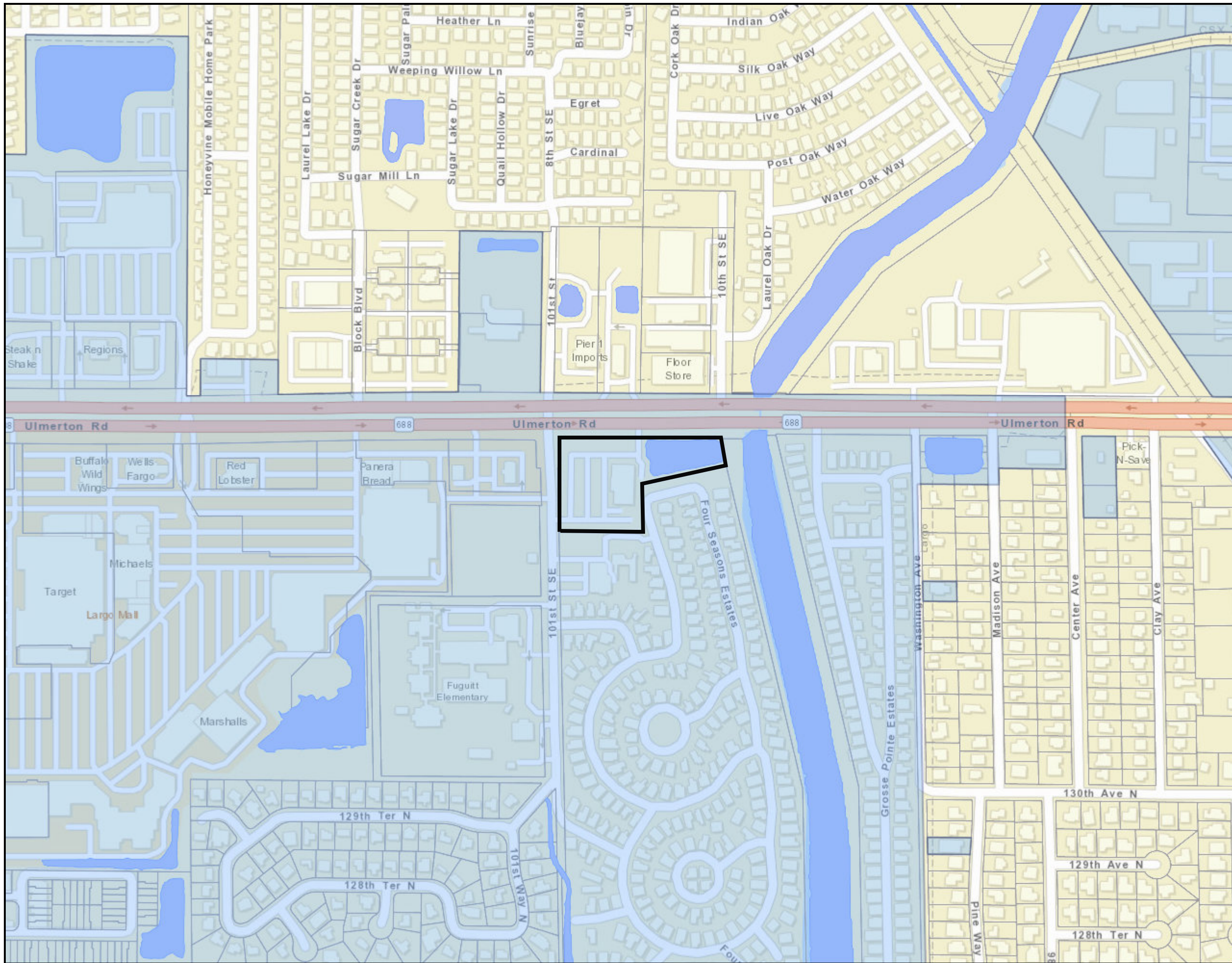
Case #: FLUM22-003

Subject: 10050 Ulmerton Rd  
Future Land Use Map  
Amendment

Location: 11-30-15-31405-000-0010

### Legend

-  Project Location
-  Largo City Limits Boundary (Area)
-  Surface Water Bodies
-  Parcels



Date: 1/16/2022





# EXHIBIT "A1" Largo Mall Activity Center

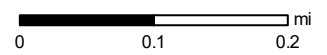
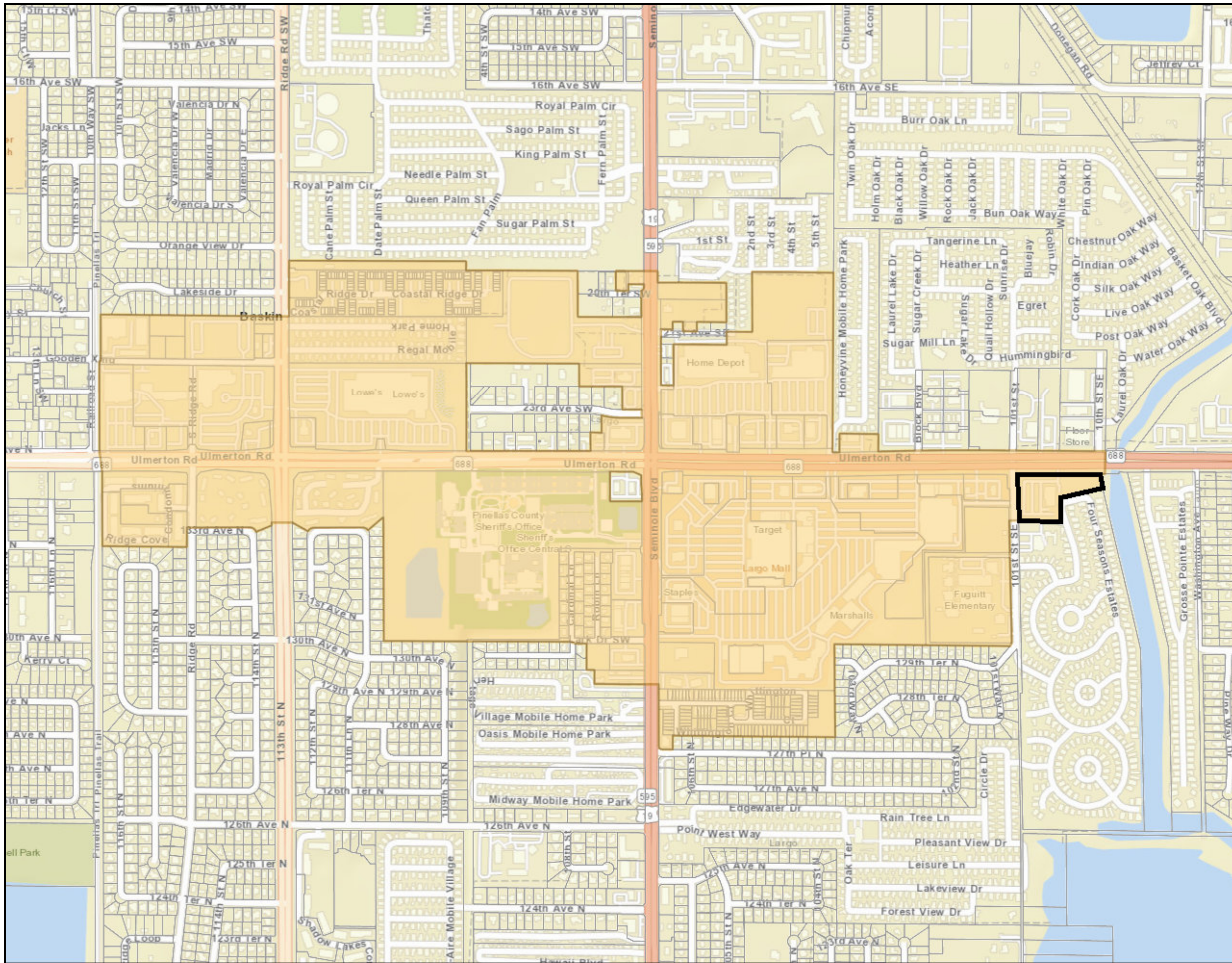
Case #: FLUM22-003

Subject: 10050 Ulmerton Rd  
Future Land Use Map  
Amendment

Location: 11-30-15-31405-000-0010

## Legend

-  Project Location
-  Largo Mall Activity Center (LMAC)



Date: 2/16/2022

# EXHIBIT "B"

## Existing Future Land Use Map

Case #: FLUM22-003

Subject: 10050 Ulmerton Rd  
Future Land Use Map  
Amendment

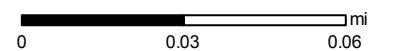
Location: 11-30-15-31405-000-0010

### Legend

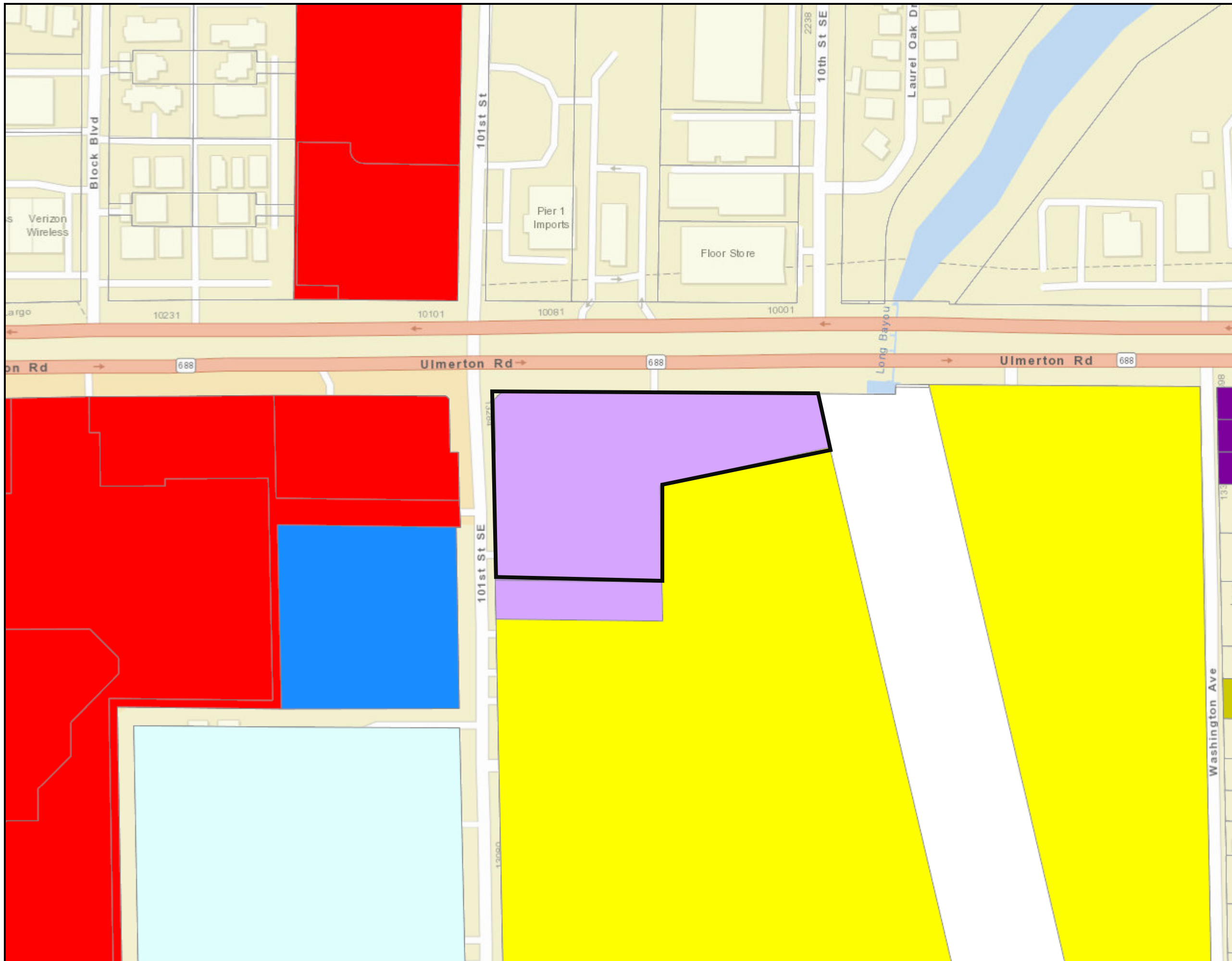
— Subject Property (R/OG)

### 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)
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- 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)



Date: 1/16/2022



# EXHIBIT "C"

## Proposed Future Land Use Map

**Case #:** FLUM22-003























**Subject:** 10050 Ulmerton Rd  
Future Land Use Map  
Amendment

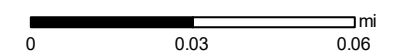
**Location:** 11-30-15-31405-000-0010

### Legend

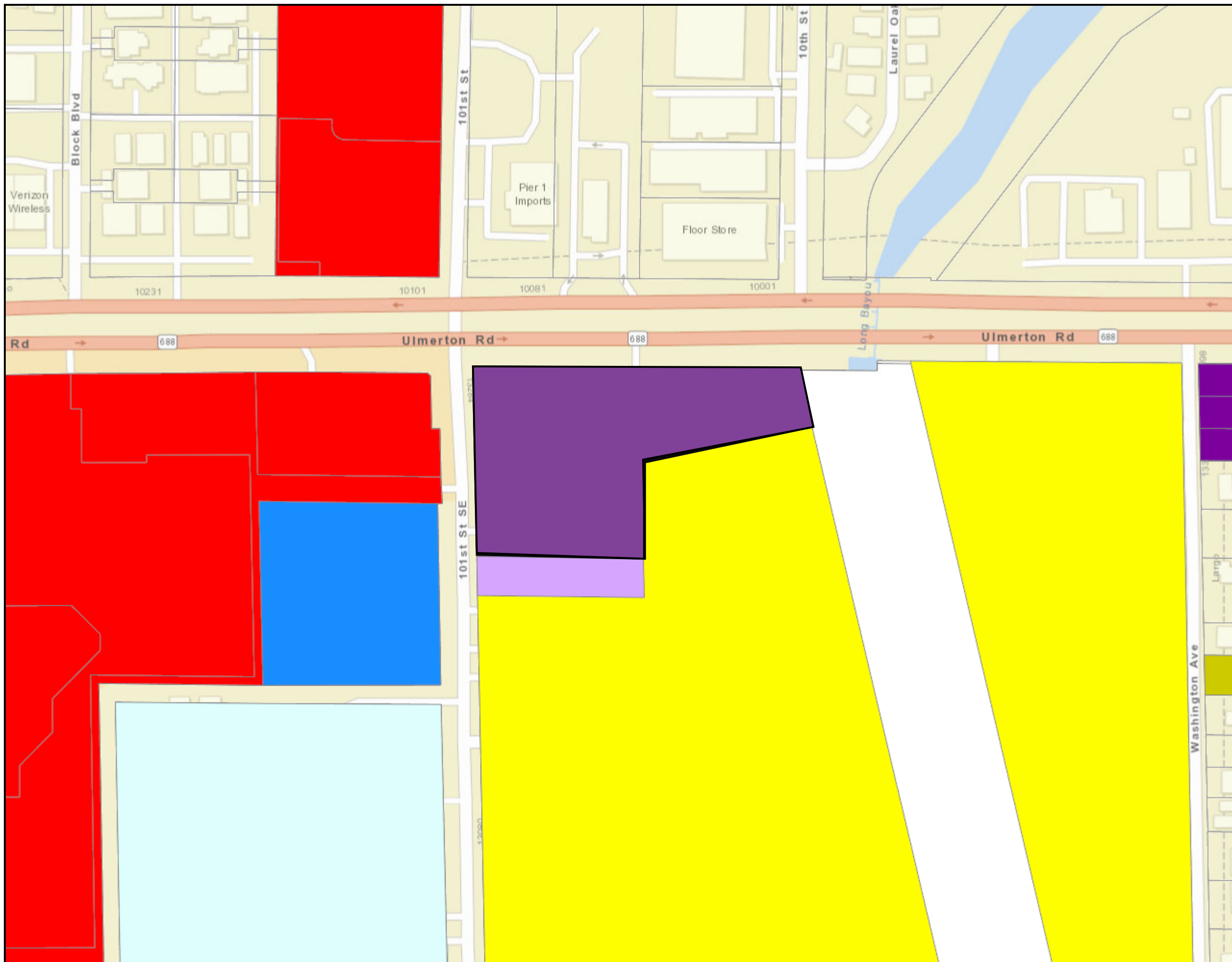
 Subject Property (R/O/R)

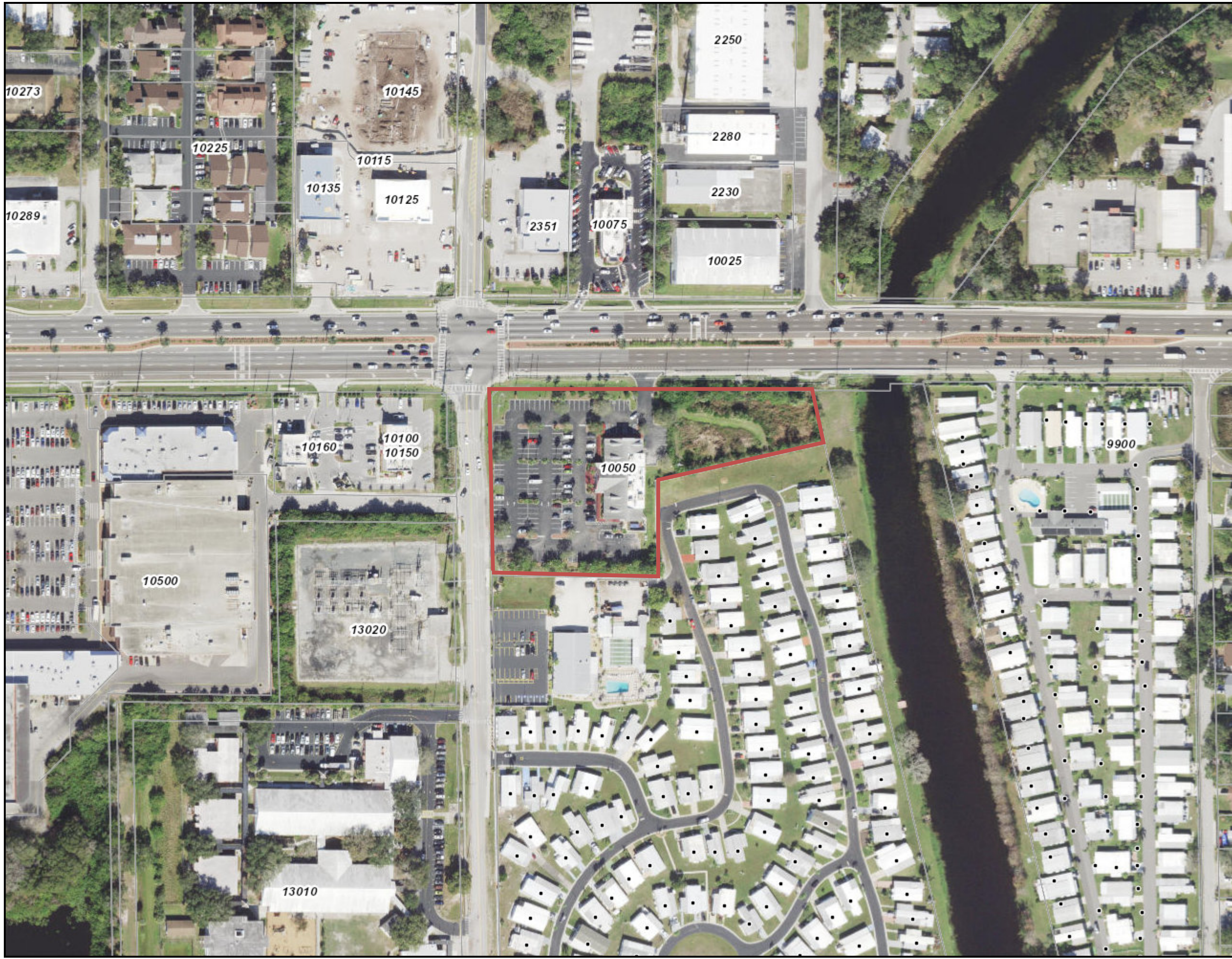
### Largo Future Land Use Layer

-  Commercial General (CG)
-  Clearwater-Largo Road CRD (CLR-CRD)
-  Commercial Neighborhood (CN)
-  Commercial Recreation (CR)
-  Institutional (I)
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-  Residential Rural (RR)
-  Residential Suburban (RS)
-  Residential Urban (RU)
-  Transportation/Utility (T/U)
-  West Bay Drive CRD (WBD-CRD)



Date: 1/16/2022



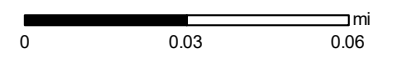


**EXHIBIT "D"**  
**Aerial Map**

**Case #:** FLUM22-003  
**Subject:** 10050 Ulmerton Rd  
Future Land Use Map  
Amendment  
**Location:** 11-30-15-31405-000-0010

**Legend**

 Project Location



## **Small Scale Future Land Use Map Amendment**

**10050 Ulmerton Road, Largo**

**R/OG to R/O/R in LMAC SAP**

The applicant, 10050 Ulmerton, LLC (the "Applicant") requests an amendment of the future land use map designation of the 3.236 acre property located at 10050 Ulmerton Road, Largo (the "Site"). The Site has a current FLU designation of R/OG, and the Applicant seeks a FLU designation of R/O/R. The Site has been used as a Golden Corral sit-down restaurant, the use of which temporarily ceased during the peak of the COVID-19 pandemic. The use as a sit-down restaurant on the Site was permitted via a conditional use permit under the City's prior zoning code; the conditional use permit has not expired, due to the fact that the current code allows conditional use permits to remain vested for 2 years after a use ceases, however, the Applicant seeks to bring the Site into conformity and consistency with the surrounding area. The Site is located in the Largo Mall Activity Center ("LMAC"), which is identified as a Major Activity Center in the City's comprehensive plan.

The LMAC, including the Site, is a high intensity, heavily commercialized area, with an existing variety of retail, restaurant, and service uses along Ulmerton Road. To the direct southeast of the Site, and generally to the south and the north across Ulmerton, are residential uses. The proximity of the residential uses to the LMAC, including the Site, promote pedestrian or bicycle traffic to the Site and the LMAC as a whole. There is also a bus route stop – the Ulmerton Rd/Largo Shopping Mall stop – less than a block from the Site, which provides public transit to the LMAC. This is consistent with the vision of the Largo Comprehensive Plan, which envisions Major Activity Centers such as the LMAC to be a "mixed-use area that creates a walkable environment, which makes it convenient for residents and employees to travel by public transit, bicycle, foot or car."

The requested R/O/R FLU designation is more appropriate for a Major Activity Center than is the current R/OG FLU designation. The Comprehensive Plan characterizes the R/O/R designation as appropriate "in and adjacent to activity centers where mixed use development allows interaction between uses and encourages mass transit and non vehicular trips." The R/OG designation is appropriate for "locations where it would serve as a transition from an urban activity center or more intensive non-residential use to low density residential or public/semi public use." Since the Site lies within the boundaries of the LMAC, the R/O/R designation is appropriate and is consistent with the Comprehensive Plan's vision for Major Activity Centers.

The proposed R/O/R designation is also consistent with the Special Area Plan ("SAP") for the LMAC. R/O/R is a permitted and existing future land use map amendment within the LMAC SAP, and the maintaining of a variety of restaurant and retail uses is envisioned for the SAP as well.

Finally, the proposed R/O/R designation is consistent with the Countywide Rules. The Site is within an Activity Center under the Countywide Map, as well as the LMAC within the City's future land use map. Activity Centers in the Countywide Rules are defined as "important, identifiable centers of business, public, and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use." A Countywide Map Amendment will be required to be consistent with the R/O/R land use designation

proposed, and therefore such application will be made and will be consistent with the Countywide Rules and procedures for such an amendment.

The Site is served by City of Largo public utilities. The public utilities that currently service the Site will not change, and therefore no new impact to public utilities is anticipated by this proposal. The estimated demand for public utilities within the LMAC is contemplated in the SAP and is not of concern. No environmental impacts are anticipated, for the same reason – the Site is already developed and that will not change.

A trip generation analysis was performed for the Site that compared: 1) the existing R/OG trip generation estimates, 2) the proposed R/O/R trip generation estimates, and 3) the actual trip generation of the Site in its use as a high turnover sit-down restaurant. Although trip generation estimates for R/O/R designation are higher than for the R/OG designation, the actual result is that the use of the Site as a high turnover sit-down restaurant has produced a comparable level of trip generation as the estimated trip generation for the R/O/R designation. Therefore, the actual trip generation impacts created by the proposed FLU designation change will be minimal, if any at all. Moreover, the Activity Center trip generation rate will not change, as the Site has been and will continue to be within a Major Activity Center. Please see the Trip Generation Study included with this submittal.

The proposed FLU amendment satisfies the applicable criteria of the Comprehensive Development Code section 4.5.3, as follows:

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

Per above and the attached trip generation analysis, no negative impact on levels of service or public facilities are proposed by this FLU amendment.

*(2) Demonstration of Need;*

The Site has successfully operated as a restaurant, under a conditional use permit issued by the City for same. Subsequent code amendments have removed the ability to operate under a conditional use permit in the future. The Site is successful as a restaurant type use and it exists in outer ring of one of the walkability zones of the LMAC SAP. A restaurant use is a logical use for this parcel because of its location in relation to the SAP boundaries, the surrounding residential uses, and the individual retail, services, big-box, and other uses within the SAP. The existing R/OG category, due to code changes, no longer allows a conditional use for a restaurant. Therefore, in order to bring the Site's actual and historic use into harmony with the SAP and the code, this FLU amendment is required.

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

The parcel is already developed; any redevelopment of the Site will be bound by the applicable standards of the Code.

*(4) Must take into account any effects on the environmental resources;*

The Site is already developed and is within a high intensity, heavily commercialized area, therefore, no environmental resources are at issue on the Site.

*(5) Areas of Special Flood Hazard - High density and intensity development shall be prohibited with Special Flood Hazard Areas;*

~~Not applicable.~~

**PLEASE REFER TO NARRATIVE ADDENDUM**

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

~~Not applicable.~~

**PLEASE REFER TO NARRATIVE ADDENDUM**

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

The Site has direct access to Ulmerton Rd, which is a hurricane evacuation route, and is in close proximity to Seminole Blvd, which is also an evacuation route.

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

~~Not applicable.~~

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

Please see the above analysis in this narrative for the proposal's consistency with the Countywide Rules and Comprehensive Plan.

THIS INSTRUMENT PREPARED BY:  
C. J. de Vilder, Jr.  
4055 Valley View Lane, Suite 500  
Dallas, Texas 75244  
Attn: Legal Department

AFTER RECORDING RETURN TO:  
William H. Albornoz, Esquire  
William H. Albornoz, P.A.  
901 Ponce De Leon Blvd, Suite 204  
Coral Gables, Florida 33134

RETURN TO:  
FIDELITY NATIONAL TITLE  
ATTN: SUE ROBINSON  
5690 W. Cypress Street, Suite A  
Tampa, FL 33607  
File No 17-45741

**SPECIAL WARRANTY DEED**

THIS **SPECIAL WARRANTY DEED** is made and entered into this 4<sup>th</sup> day of August, 2017, by **Corral Group, LP**, a Texas limited partnership, with a principal office address of 4055 Valley View Lane, Suite 500, Dallas, Texas 75244, hereinafter called the Grantor, to **10050 Ulmerton Road, LLC**, a Florida limited liability company, with a principal office address of 255 Alhambra Circle, Suite 500, Coral Gables, Florida 33134, hereinafter called the Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

**WITNESSETH:**

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in the County of Pinellas, State of Florida, described on EXHIBIT "A" attached hereto together with the buildings, fixtures and improvements now located thereon.

SUBJECT TO all taxes, assessments, liens, easements, restrictions, and other matters of record and all matters which an accurate survey or physical inspection of the property would disclose, provided, however, that reference herein shall not act to reimpose the same;

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining;

TO HAVE AND TO HOLD, the same in fee simple forever.



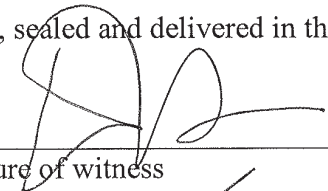
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor does bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through or under the Grantor, but not otherwise.

THE GRANTOR WARRANTS THAT THE ABOVE-DESCRIBED PROPERTY CONVEYED HEREBY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CONSTITUTION AND LAWS OF THE STATE OF FLORIDA.

[Remainder of Page Intentionally Left Blank. Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

  
 \_\_\_\_\_  
 Signature of witness

Print name: Tommy Tsang

Signature of witness

Print name: C.J. de Vilder, Jr.

CORRAL GROUP, LP, a Texas limited partnership

By: CG Management, LLC, a Texas limited liability company, its general partner

By: \_\_\_\_\_

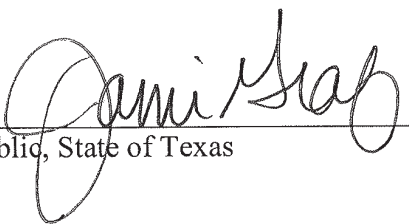
Name: Guillermo Perales

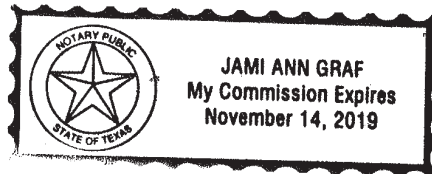
Title: Manager

STATE OF TEXAS §

COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of July, 2017, by Guillermo Perales as Manager of CG Management, LLC, a Texas limited liability company, General Partner of Corral Group, LP, a Texas limited partnership, on behalf of said limited partnership.

  
 \_\_\_\_\_  
 Notary Public, State of Texas



**EXHIBIT A**

**LEGAL DESCRIPTION**

Lot 1, GOLDEN CORRAL LARGO, according to the Plat thereof recorded in Plat Book 123, Pages 40 and 41, of the Public Records of Pinellas County, Florida.

Property Address: 10050 Ulmerton Road, Largo, Florida 33771





# Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering • Planning • Transportation • Permitting

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

December 16, 2021

Ms. Jaime Maier, Attorney  
Hill Ward Henderson  
101 E. Kennedy Blvd, Suite 3700  
Tampa, FL 33602

Re: **10050 Ulmerton Road – Golden Corral Site**  
**Land Use Plan Amendment from R/OG to R/O/R**  
**Traffic Assessment**

This Traffic Assessment is being prepared for the proposed Land Use Plan Amendment being filed for the 3.236 acre site located at the southeastern corner of Ulmerton Road / 101<sup>st</sup> Street in Largo near the Largo Mall. Per discussion with Largo staff we confirmed the site is in the Largo Mall Activity Center which is a “Major Activity Center” and a highly commercialized area.

The City of Largo Land Use Plan Amendment is from Residential/Office General (R/OG) to Residential/Office/Retail (R/O/R) for a former Golden Corral sit-down restaurant that occupied the site. A corresponding Plan Amendment to the Countywide Land Use Plan would amend the Countywide Land Use from Office (O) to Retail & Services (R&S). Using generalized traffic generation rates from the Countywide Rules the comparison of the current land use designation to the proposed land use designation is shown below:

Land Use Designation	City LU	Acres	Traffic Rate	Daily Traffic
Office (O)	R/OG*	3.236	89 trips/acre	288
Retail & Services (R&S)	R/O/R	3.236	433 trips/acre	1,401
Change				+1113

\* The site is developed with a sit-down restaurant which is a higher traffic generator than Office therefore the Office traffic generation rate is not realistic for this site.

Given the Activity Center Designation the daily traffic generation rate of 542 daily trips/acre should apply. The comparison would not result in any change to traffic, as shown below:

Land Use Designation	City LU	Acres	Traffic Rate	Daily Traffic
Major Activity Center	AC	3.236	542 trips/acre	1,754
Major Activity Center	AC	3.236	542 trips/acre	1,754
Change				0

A more detailed and accurate analysis of realistic traffic generation can be obtained using the ITE Trip Generation, 11<sup>th</sup> Edition rates. Given the historical use of this property as a sit-down restaurant, we have evaluated the 9,952 SF restaurant using ITE Land Use Code 932 (High Turnover Sit-Down Restaurant). The traffic generation using ITE is as follows:

1,067 daily trips  
95 AM peak hour trips  
90 PM peak hour trips

As shown above, the actual use as a sit-down restaurant corresponds most closely with the R/O/R category traffic generation (1067 daily trips vs 1,401 daily trips) as opposed to the R/OG category traffic generation. The land use plan amendment from R/OG to R/O/R would result in similar traffic generation and is therefore reasonable for this site.

According to the Forward Pinellas 2020 Level of Service Report, the adjacent segment of Ulmerton Road (Starkey Rd -101<sup>st</sup> Street) operates at LOS D carrying 57,000 vehicles per day AADT. The segment of Ulmerton Road (101<sup>st</sup> Street – 113<sup>th</sup> Street) to the west operates at LOS C carrying 53,500 vehicles per day AADT. There is ample capacity to support any potential increase in traffic.

Sincerely,

A handwritten signature in blue ink that reads "Robert Pergolizzi".

Robert Pergolizzi, AICP/PTP  
Principal

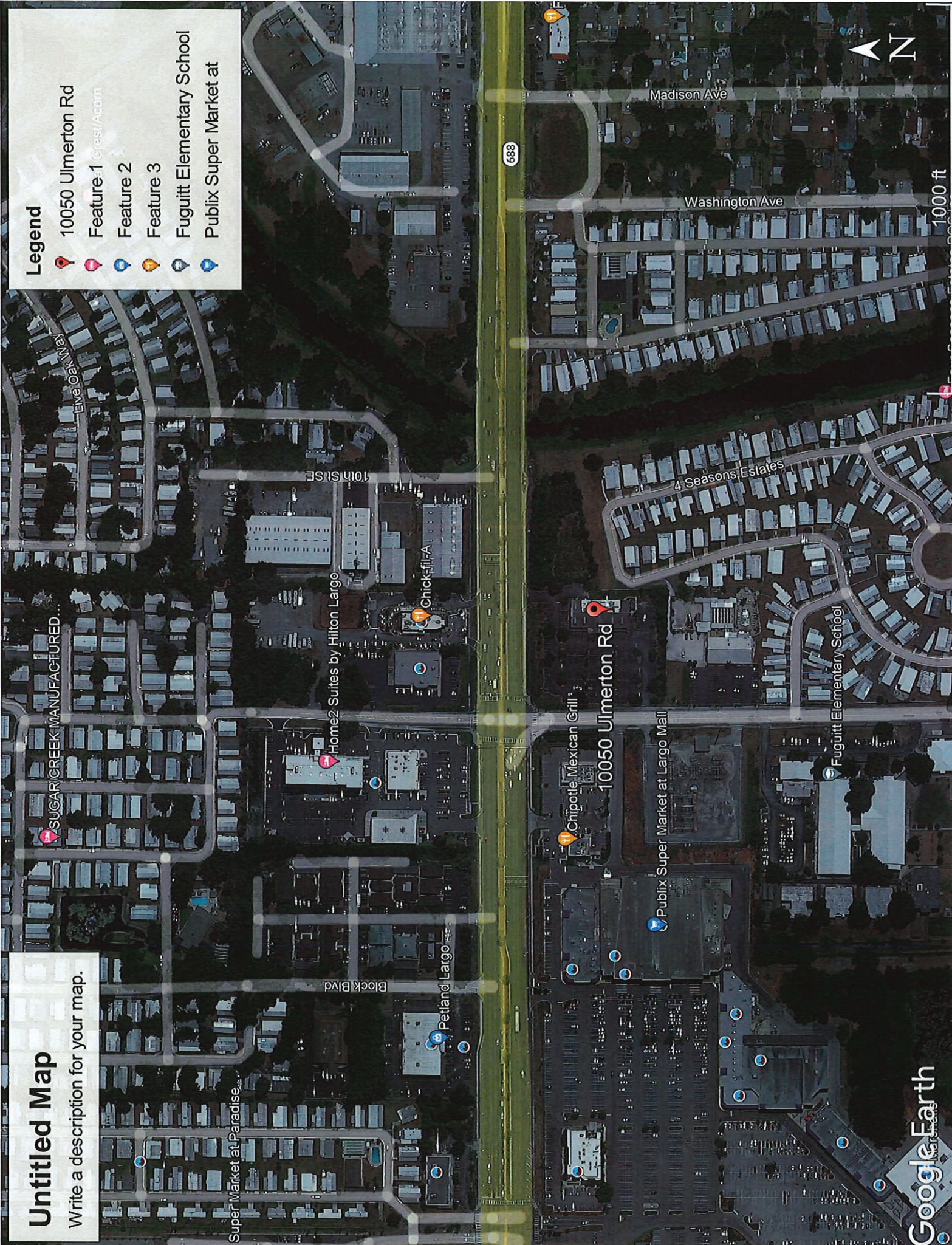
File 21-095

# Untitled Map

Write a description for your map.

## Legend

- 10050 Ulmerton Rd
- Feature 1 @est/Acom
- Feature 2
- Feature 3
- Fugitt Elementary School
- Publix Super Market at



**Table 5  
Summary Category Matrix**

CATEGORY/SYMBOL	UPA MAX.	FAR MAX.	ISR MAX.	TRAFFIC GENERATION RATE (ADT/ACRE)
Residential Very Low (RVL)	1.0	.30	.60	6
Residential Low Medium (RLM)	10	.50	.75	67
Residential Medium (RM)	15.0	.50	.75	96
Residential High (RH)	30.0	.60	.85	162
Office (O)	15.0	.50 1.0 (specified uses in TEC)	.75	89 101 (in TEC)
Resort (R)	30.0	1.2	.95	279
Retail & Services (R&S)	24.0	.55 1.1 (specified uses in TEC)	.90	433
Employment (E)	N/A	.65 1.3 (specified uses in TEC)	.85	206 236 (in TEC)
Industrial (I)	N/A	.75 1.5 (specified uses in TEC)	.95	216 246 (in TEC)
Public/Semi-Public (P/SP)	12.5	.65 (institutional) .70 (trans./utility) 1.0 (hospital)	.85 (institutional) .90 (trans./utility)	192 (institutional) 114 (educational) 173 (medical) 104 (religious/civic) 835 (municipal/public) 67 (other institutional) 15 (transportation) 16 (municipal/public utility) 79 (other transportation/utility)
Recreation/Open Space (R/OS)	N/A	.25	.60	3
Preservation (P)	N/A	.10 (preservation) .25 (water supply)	.20 (preservation) .50 (water supply)	0.3
Target Employment Center (TEC)	See Otherwise Applicable Category and Multiplier Factor			
Activity Center (AC)				
Urban Center	200	8.0	N/A	724
Major Center	150	5.0	N/A	542
Community Center	90	3.0	N/A	325
Neighborhood Center	60	2.0	N/A	216
Multimodal Corridor (MMC)				
Premium Transit Corridor	60	4.0	N/A	600
Primary Corridor	55	3.5	N/A	533
Secondary Corridor	50	3.0	N/A	467
Supporting Corridor	45	2.5	N/A	400
Planned Redevelopment District	45	2.0	N/A	364
Scenic/Noncommercial Corridor	See Otherwise Applicable Category			

Key to abbreviations:

UPA: dwelling units per acre  
FAR: floor area ratio

ISR: impervious surface ratio  
ADT: average daily trips

TEC: Target Employment Center



[Interactive Map of this parcel](#)

[Sales Query](#)

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[Tax Collector Home Page](#)

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11-30-15-31405-000-0010

Compact Property Record Card

Tax Estimator

Updated December 14, 2021

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address Change Mailing Address</b>	<b>Site Address</b>
10050 ULMERTON ROAD LLC 1715 N WESTSHORE BLVD STE 390 TAMPA FL 33607	10050 ULMERTON RD LARGO



Property Use: 2125 (Restaurant, Cafeteria)

Current Tax District: LARGO (LA)

Total Heated SF: 9,952

Total Gross SF: 10,120

[click here to hide] Legal Description  
GOLDEN CORRAL LARGO LOT 1

<b>File for Homestead Exemption</b>			<b>2022 Parcel Use</b>	
Exemption	2021	2022		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Flood Zone</b> (NOT the same as your evacuation zone)	<b>Plat Book/Page</b>
19736/0242	Sales Query	121030250211	B	Current FEMA Maps	123/40

**2021 Interim Value Information**

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$2,300,000	\$2,300,000	\$2,300,000	\$2,300,000	\$2,300,000

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	No	\$2,375,000	\$2,375,000	\$2,375,000	\$2,375,000	\$2,375,000
2019	No	\$2,375,000	\$2,375,000	\$2,375,000	\$2,375,000	\$2,375,000
2018	No	\$2,375,000	\$2,375,000	\$2,375,000	\$2,375,000	\$2,375,000
2017	No	\$1,435,000	\$1,435,000	\$1,435,000	\$1,435,000	\$1,435,000
2016	No	\$1,580,000	\$1,580,000	\$1,580,000	\$1,580,000	\$1,580,000
2015	No	\$1,545,000	\$1,545,000	\$1,545,000	\$1,545,000	\$1,545,000
2014	No	\$1,471,000	\$1,471,000	\$1,471,000	\$1,471,000	\$1,471,000
2013	No	\$1,430,000	\$1,430,000	\$1,430,000	\$1,430,000	\$1,430,000
2012	No	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000
2011	No	\$1,428,000	\$1,428,000	\$1,428,000	\$1,428,000	\$1,428,000
2010	No	\$1,520,000	\$1,520,000	\$1,520,000	\$1,520,000	\$1,520,000
2009	No	\$1,715,000	\$1,715,000	\$1,715,000	\$1,286,250	\$1,715,000
2008	No	\$1,850,000	\$1,850,000	\$1,850,000	\$1,850,000	\$1,850,000
2007	No	\$1,850,000	\$1,850,000	\$1,850,000	N/A	\$1,850,000
2006	No	\$1,875,000	\$1,875,000	\$1,875,000	N/A	\$1,875,000
2005	No	\$1,495,000	\$1,495,000	\$1,495,000	N/A	\$1,495,000
2004	No	\$1,450,000	\$1,450,000	\$1,450,000	N/A	\$1,450,000
2003	No	\$1,250,000	\$1,250,000	\$1,250,000	N/A	\$1,250,000
2002	No	\$1,246,300	\$1,246,300	\$1,246,300	N/A	\$1,246,300

**2021 Tax Information**

<b>2021 Tax Bill</b>	Tax District: LA	<b>Ranked Sales (What are Ranked Sales? See all transactions)</b>			
2021 Final Millage Rate	19.9466	Sale Date	Book/Page	Price	Q/U V/I
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.		28 Jul 2017	19736 / 0242	\$5,245,000	U I
		20 Nov 2009	16835 / 0068	\$800,000	U I
		21 Nov 2003	13227 / 0374	\$2,720,000	U I

**2021 Land Information**

Seawall: No	Frontage:			View: None	
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<b>Total Adjustments</b>	<b>Adjusted Value Method</b>
Vacant Commercial (10)	0x0	1.00	35243.0000	1.0000	\$35,243 SF
Restaurants/Cafe (21)	0x0	16.00	105735.0000	1.0000	\$1,691,760 SF

[click here to hide] 2022 Building 1 Structural Elements [Back to Top](#)

Site Address: 10050 ULMERTON RD

Building Type: Restaurant / Lounge/Drive-In Rest.

Quality: Average

Foundation: Special Footing

Floor System: Slab Above Grade

Exterior Wall: Siding Average

Roof Frame: Gable Or Hip

Roof Cover: Composition Shingle

Stories: 1

Living units: 0

Floor Finish: Carpet Combination

Interior Finish: Dry Wall

Fixtures: 17

Year Built: 2001

Effective Age: 21

Cooling: Heat & Cooling Pkg

Functional Depreciation: 15%

No Building Drawing Available

Compact Property Record Card

**Building 1 Sub Area Information**

Base (BAS)	Description	Building Heated SF	Gross Area SF
		9,952	9,952

[Open Porch \(OPE\)](#)

Total Building Heated SF: 9,952

168

Total Gross SF: 10,120

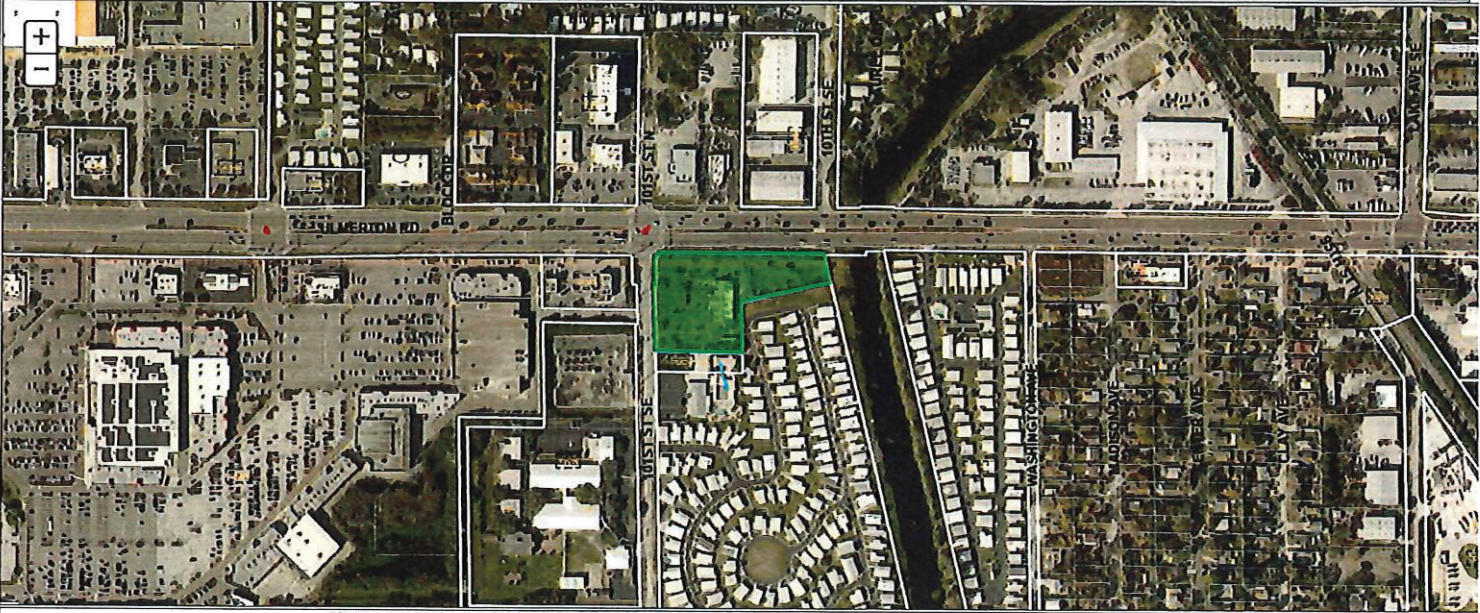
[\[click here to hide\] 2022 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIRESPRINK	\$3.00	9,952.00	\$29,856.00	\$19,108.00	2001
ASPHALT	\$2.00	63,200.00	\$126,400.00	\$126,400.00	0

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
BCP1809-0031	HEAT/AIR	06 Sep 2018	\$2,490
BCP1809-0026	ELECTRICAL	05 Sep 2018	\$500
BCP1801-0250	ADDITION/REMODEL/RENOVATION	12 Jan 2018	\$1,500
BCP1709-0234	TPP USE	09 Oct 2017	\$5,200
BCP1708-0506	ADDITION/REMODEL/RENOVATION	15 Sep 2017	\$10,000
BCP1706-0237	ASPHALT	21 Jun 2017	\$6,688
BCP1705-0619	MISCELLANEOUS	19 Jun 2017	\$9,300
BCP1704-0078	ADDITION/REMODEL/RENOVATION	27 Apr 2017	\$19,500
BCP1704-0569	ADDITION/REMODEL/RENOVATION	26 Apr 2017	\$2,300
2017010312		19 Jan 2017	\$2,000
2010040499	ADDITION/REMODEL/RENOVATION	11 Jun 2010	\$110,000
2009090074	MISCELLANEOUS	04 Sep 2009	\$3,000



If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and restart your web browser.

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# High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 50

Avg. 1000 Sq. Ft. GFA: 5

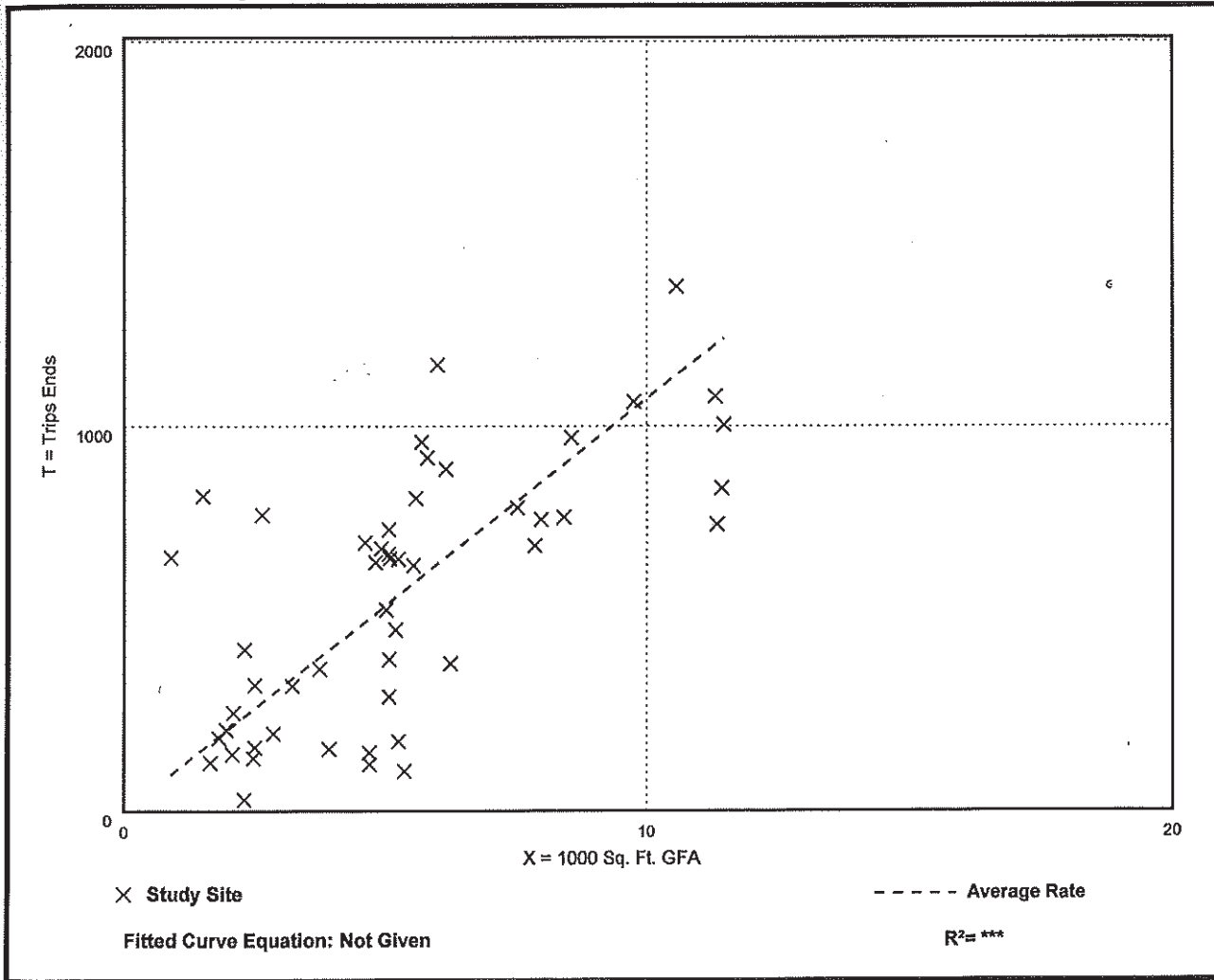
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
107.20	13.04 - 742.41	66.72

## Data Plot and Equation

$$9,952 \text{ SF} \times 107.20 = 1067 \text{ Daily Trips}$$



# High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 37

Avg. 1000 Sq. Ft. GFA: 5

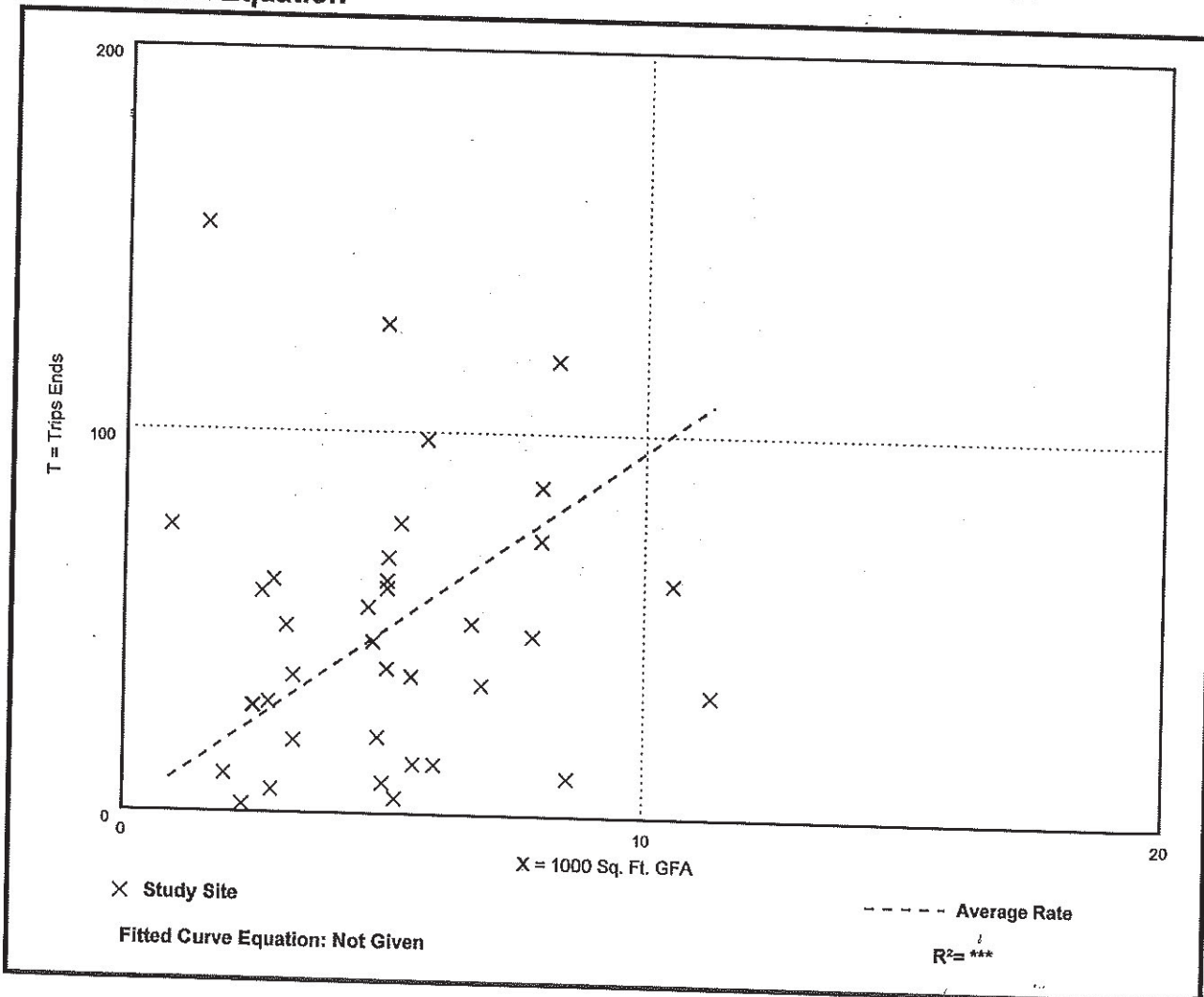
Directional Distribution: 55% entering, 45% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.57	0.76 - 102.39	11.61

## Data Plot and Equation

$9,952 \text{ SF} \times 9.57 = 95 \text{ AM PEAK HR}$



# High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 104

Avg. 1000 Sq. Ft. GFA: 6

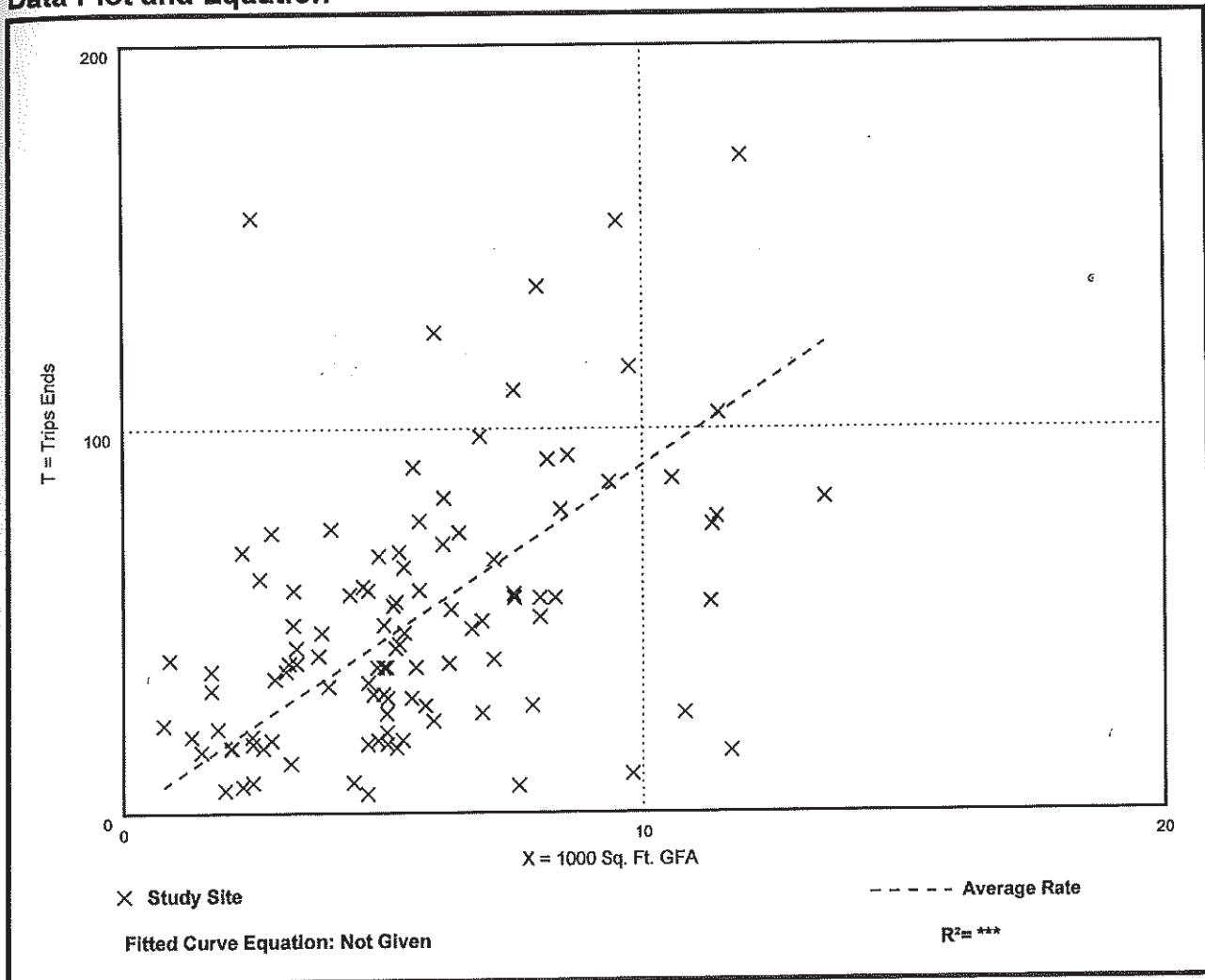
Directional Distribution: 61% entering, 39% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.05	0.92 - 62.00	6.18

9,952 SF x 9.05 = 90 PM PEAK HR

## Data Plot and Equation





**Pinellas County  
2020 Level of Service Map  
Existing Conditions  
(PM Peak Hour Directional)  
2019 Base Data**



Gulf of Mexico

PASCO COUNTY

HILLSBOROUGH COUNTY

Old Tampa Bay

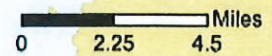
Tampa Bay

**Level of Service**

- Level of Service B, C
- Level of Service D
- Level of Service E
- Level of Service F



October 16, 2020  
(Data Year 2019)



Data Source: Forward Pinellas, 2018. Map Produced: October 16, 2020.

C:\Users\plndf31\Documents\ArcGIS\Package\2020losvcmaps\_4E837158-540F-4DEF-BBA3-9E4A2670959B\w106\2018\losvcmaps.mxd



SR 666   MADEIRA BEACH CSWY; (DUHME RD -TO- GULF BLVD)	SR	SA	4D	D	0.892	4.066	T	28500	1489	1870	0.796	0	C
SR 666   MADEIRA BEACH CSWY; (SEMINOLE BLVD -TO- DUHME RD)	SR	SA	6D	D	1.883	2.850	T	28500	1489	2940	0.506	0	C
SR 685   EAST BAY DR; (BELCHER RD -TO- KEENE RD)	SR	SA	6D	D	1.011	2.007	T	64000	3344	2940	1.137	0	F
SR 686   EAST BAY DR; (KEENE RD -TO- SEMINOLE BLVD)	SR	SA	6D	D	1.551	2.914	T	49500	2194	2830	0.775	0	C
SR 686   EAST BAY DR; (US 19 -TO- BELCHER RD)	SR	SA	6D	D	0.987	3.136	T	55000	2873	2830	1.015	0	C
SR 686   ROOSEVELT BLVD; (16TH ST N -TO- 4TH ST N)	SR	SA	4D	D	1.252	1.621	T	29550	945	1960	0.482	0	C
SR 686   ROOSEVELT BLVD; (16TH ST N -TO- I-275)	SR	NA	4D	D	0.401	0	T	41000	2142	3760	0.57	0	F
SR 686   ROOSEVELT BLVD; (28TH ST N -TO- I-275)	SR	NA	6D	D	0.805	0	T	59000	3082	5650	0.545	0	F
SR 686   ROOSEVELT BLVD; (28TH ST N -TO- ULMERTON RD)	SR	NA	4D	D	0.601	0	T	38000	1985	3760	0.528	0	D
SR 686   ROOSEVELT BLVD; (49TH ST NB RAMP -TO- US 19)	SR	SA	4D	D	1.947	3.944	T	39753	1685	2830	0.595	0	C
SR 688   ULMERTON RD; (101ST ST -TO- 113TH ST/RIDGE RD)	SR	SA	6D	D	1	3.361	T	53500	2429	2830	0.858	0	C
SR 688   ULMERTON RD; (113TH ST   RIDGE RD -TO- WALSINGHAM RD)	SR	SA	6D	D	1.747	1.077	T	35500	1854	2940	0.631	0	C
SR 688   ULMERTON RD; (40TH ST -TO- ROOSEVELT BLVD)	SR	NA	6D	D	0.314	3.181	T	83500	4362	2830	1.541	0	F
SR 688   ULMERTON RD; (49TH ST N -TO- US 19)	SR	SA	6D	D	1.351	1.498	T	46500	2429	2940	0.826	0	C
SR 688   ULMERTON RD; (BELCHER RD -TO- STARKEY RD)	SR	SA	4D	D	1.015	2.586	T	53500	2795	2940	0.951	0	C
SR 688   ULMERTON RD; (EGRET BLVD E -TO- ROOSEVELT BLVD)	SR	NA	6D	D	0.336	0	T	46500	2429	5650	0.43	0	C
SR 688   ULMERTON RD; (I-275 -TO- EGRET BLVD E)	SR	SA	6D	D	1.62	1.914	T	46500	2429	2940	0.826	0	C
SR 688   ULMERTON RD; (ROOSEVELT BLVD -TO- 40TH ST)	SR	SA	6D	D	0.881	3.787	T	71166	2429	2830	0.858	0	C
SR 688   ULMERTON RD; (ROOSEVELT BLVD -TO- 49TH ST N)	SR	SA	4D	D	0.44	2.274	T	49500	2586	2830	0.914	0	C
SR 688   ULMERTON RD; (STARKEY RD -TO- 101ST ST)	SR	SA	4D	D	1.018	1.965	T	57000	2978	2830	1.052	0	D
SR 688   ULMERTON RD; (US 19 -TO- BELCHER RD)	SR	SA	6D	D	1.43	1.746	T	55666	2455	2940	0.835	0	C
SR 688   WALSINGHAM RD; (INDIAN ROCKS RD -TO- GULF BLVD)	SR	SA	4D	D	1.177	1.728	T	16400	856	1960	0.437	0	D
SR 688   WALSINGHAM RD; (ULMERTON RD -TO- INDIAN ROCKS RD)	SR	SA	6D	D	1.04	3.127	T	28000	1463	2830	0.517	0	C
STARKEY RD; (BRYAN DAIRY RD -TO- PARK BLVD)	CR	SA	4D	D	2.275	2.681	T	32116	1678	1683	0.997	0	C
STARKEY RD; (ULMERTON RD -TO- BRYAN DAIRY RD)	CR	SA	4D	D	1.521	1.972	T	32116	1678	1764	0.951	0	C
STARKEY RD; (ULMERTON RD -TO- EAST BAY DR)	CR	SA	4D	D	1.52	0.492	T	31059	1622	1764	0.92	0	C
SUNSET POINT RD   MAIN ST; (MCMULLEN BOOTH RD -TO- US 19)	CR	SA	4D	D	1.26	0.492	T	20004	1045	1764	0.592	0	C
SUNSET POINT RD; (BELCHER RD -TO- KEENE RD)	CR	SA	4D	D	1.098	1.831	T	24234	1266	1764	0.718	0	C
SUNSET POINT RD; (EDGEWATER DR/US ALT 19 -TO- KEENE RD)	CR	SA	2U	D	1.991	3.059	T	3425	178	774	0.23	0	C
SUNSET POINT RD; (US 19 -TO- BELCHER RD)	CR	SA	4D	D	0.954	4.817	T	24234	1266	1683	0.752	0	C
TAMPA RD; (CURLAW RD -TO- EAST LAKE RD)	CR	SA	6D	D	1.215	1.74	T	44838	2342	2646	0.885	0	C
TAMPA RD; (EAST LAKE RD -TO- US 19)	CR	SA	6D	D	1.959	3.222	T	38500	2011	2547	0.79	0	C
TAMPA RD; (US 19 -TO- ALT 19)	CR	SA	4D	D	1.852	2.809	T	22500	1175	1683	0.698	0	C
TARPOON AVE; (ALT 19 -TO- US 19)	TS	SA	2D	D	0.992	2.895	T	15200	794	792	1.003	0	F
TAYLOR AVE   8TH AV S; (CLWTR-LARGO RD -TO- INDIAN ROCKS RD)	CR	SA	2U	D	1.522	0.859	T	7433	388	792	0.49	0	D
TAYLOR AVE   8TH AV S; (US ALT 19 -TO- CLWTR-LARGO RD)	CR	SA	2D	D	0.542	3.695	T	7433	388	587	0.661	0	D
TREASURE ISLAND CSWY; (PARK ST -TO- GULF BLVD)	CR	SA	4D	D	1.739	3.274	T	19525	1020	1764	0.578	0	D
TRINITY BLVD; (EAST LAKE RD -TO- COUNTY LINE)	CR	SA	4D	D	1.681	0.595	T	23500	1227	1764	0.696	0	C
UNION ST; (EDGEWATER DR -TO- KEENE RD)	CR	SMC	2U	D	1.912	0.88	T	4599	240	572	0.42	0	C
UNION ST; (KEENE RD -TO- HERCULES AVE)	CR	SC	2U	D	0.504	1.983	T	4599	240	572	0.42	0	C
US 19   34TH ST N; (38TH AVE N -TO- 22ND AVE N)	SR	SA	6D	D	1.009	1.982	T	42000	2194	2940	0.746	0	C
US 19   34TH ST N; (5TH AVE N -TO- 22ND AVE N)	SR	SA	6D	D	1.003	3.33	T	41500	2168	2830	0.766	0	D
US 19   34TH ST N; (CENTRAL AVE -TO- 5TH AVE N)	SR	SA	6D	D	0.435	9.64	T	39500	2063	2570	0.803	0	D
US 19   34TH ST S; (22ND AVE S -TO- CENTRAL AVE)	SR	SA	6D	D	1.559	5.628	T	26500	1384	2830	0.489	0	D
US 19   34TH ST S; (54TH AVE S -TO- 22ND AVE S)	SR	SA	6D	D	2.015	3.448	T	26916	1384	2830	0.489	0	C
US 19; (54TH AVE N -TO- 38TH AVE N)	SR	SA	6D	D	1.01	0.99	T	42000	2194	2940	0.746	0	C
US 19; (ALDERMAN RD -TO- KLOSTERMAN RD)	SR	SA	6D	D	2.025	0.999	T	71500	3735	2940	1.27	0	F
US 19; (BECNETT WAY -TO- PASCO CNTY LINE)	SR	SA	6D	D	0.438	2.281	T	62500	3265	2830	1.154	0	F
US 19; (BRYAN DAIRY RD   118TH AVE N -TO- E BAY DR)	SR	NA	6P	D	2.85	0	T	78333	3840	5650	0.68	0	F
US 19; (CURLAW RD -TO- TAMPA RD)	SR	SA	6D	D	1.253	0.666	T	75500	3944	2940	1.341	0	F
US 19; (E BAY DR -TO- GULF-TO-BAY BLVD)	SR	NA	6P	D	3.047	0	T	10428	4885	5650	0.865	0	F
US 19; (GANDY BLVD -TO- 54TH AVE N)	SR	SA	6D	D	1.328	6.041	T	49600	2481	2570	0.965	0	C
US 19; (GANDY BLVD -TO- MAINLANDS BLVD)	SR	SA	6D	D	1.243	2.638	T	67500	3526	2940	1.199	0	F
US 19; (GULF-TO-BAY BLVD -TO- SUNSET POINT RD)	SR	NA	6P	D	2.086	0	T	105000	5120	5650	0.906	0	F
US 19; (KLOSTERMAN RD -TO- TARPOON AVE)	SR	SA	6D	D	1.602	1.886	T	78000	4075	2940	1.386	0	F

## Narrative Addendum

### 10050 Ulmerton Road, Largo

#### Future Land Use Map Amendment – R/OG to R/O/R – Within LMAC SAP and CHHA

The Site lies within the Coastal High Hazard Area (“CHHA”). The change from R/OG to R/O/R will increase permissible density on the site from 15 units per acre to 18 units per acre. At a size of 3.23 acres, the site could support 48 units at 15 UPA and 58 units at 18 UPA, resulting in an increase of 10 potential units. The change will result in a *decrease* to permissible Floor Area Ratio, from .5 FAR to .4 FAR. The site would support 70,349 s.f. of development at .5 FAR and 56,279.2 s.f. of development at .4 FAR, resulting in a 14,070 s.f. decrease of potential development.

Pursuant to the Countywide Rules, 4.2.7.1, an amendment within the CHHA that increases density or intensity must show mitigation of such increase under specific balancing factors. Although permissible intensity is decreasing, since permissible density is increasing, the Applicant provides the following justifications under the balancing criteria of 4.2.7.1:

- A. Access to Emergency Shelter Space and Evacuation Routes – the Site has direct access to Ulmerton Road, which is an evacuation route, and is within close proximity to the intersection of Ulmerton Road and Seminole Blvd., which is also an evacuation route. In the traffic study included with this application, it was found that the Site will not produce a trip generation volume that would negatively impact or otherwise overwhelm the existing LOS for Ulmerton Road. Largo High School and Mildred Helms Elementary School are public shelter spaces, and are each within 2 miles of the Site. According to the Pinellas County All-in-One Flood Map, the Site is in Evacuation Zone B. The 2021 Countywide Shelter Analysis indicates that there is an excess of shelter space capacity for Zone B, and the shelter analysis formula applied to the Site results in an additional shelter demand rate of 9, which is supported by the current capacity.
- B. Utilization of Existing and Planned Infrastructure – the Site is already developed with access, structures, parking facilities, etc. Therefore, this request will not result in the construction of new infrastructure within the CHHA.
- C. Utilization of Existing Disturbed Areas – the Site, as discussed, is fully developed, and is within the Largo Mall Activity Center, which is a heavily commercialized, high intensity portion of Ulmerton Road. Therefore, this request will result in the utilization of existing disturbed area, and will not disturb natural/buffer areas.
- D. Maintenance of Scenic Qualities and Improvement of Public Access to Water – for the reasons described above and due to the location of the Site, there will be no impact or effect on scenic qualities and public access to waterways.
- E. Water Dependent Use – this criterion does not apply.
- F. Part of a Community Redevelopment Plan – the Site is within the Largo Mall Activity Center Special Area Plan, and therefore is part of a designated redevelopment area, which is designated for and already developed with higher intensity uses.



- G. Overall Reduction of Density or Intensity – the request will result in an increase of density but a decrease of intensity permissible on the Site. Moreover, the Site has operated as a restaurant, is developed as such, and the purpose of this amendment is to allow continued use as a restaurant with the infrastructure already existing on-Site. The applicant does not intend to develop the Site with residential uses, however, even in the most dense setting, the unit count would increase by 10 units, from 48 (R/OG) to 58 (R/O/R) units.
- H. Clustering of Uses – this criterion is not applicable.
- I. Integral Part of Comprehensive Planning Process – this criterion is not applicable.

On balance, the proposed amendment for the Site weighs heavily towards a justification for an increase of permissible density – with a decrease in permissible intensity – in the CHHA.

