
Subject: FW: 6238 150th Public Notice for Proposed Land Use & Zoning Change
Attachments: Chapter 5.pdf
Importance: High

From: Richard Perez [<mailto:rperez@largo.com>]
Sent: Wednesday, June 26, 2019 11:10 AM
To: Young, Christopher <cyoung@co.pinellas.fl.us>
Cc: Schoderbock, Michael <MSchoderbock@co.pinellas.fl.us>; Bailey, Glenn <gbailey@co.pinellas.fl.us>; Katrina Gordon <kgordon@largo.com>; Alicia Parinello <aparinel@largo.com>
Subject: Re: 6238 150th Public Notice for Proposed Land Use & Zoning Change
Importance: High

Mr. Young,

I would like to offer for the record the following response to the public notice for the proposed change of Future Land Use change from Commercial Neighborhood (CN) to Commercial General (CG) and proposed change of zoning from E-2, Employment-2 to C-2, General Commercial & Services at 6238 150th Avenue North, adjacent to the City of Largo incorporated boundary.

The change from CN to CG may render an incompatible land use classification for the adjacent parcels and the neighborhood. The City's Comprehensive Plan and Comprehensive Development Code (CDC) does not allow for such a change based on the locational characteristics for Commercial General. Largo's CDC states that the locational characteristics must be "Appropriate locations are in, and adjacent to, activity centers where surrounding land uses support and are compatible with intensive commercial activity, and in locations near and with good access to major transportation facilities, including mass transit." Attached you will find the complete description of Commercial General in the City's CDC, Chapter 5, Section 5.2.4 L. (pg. 5). Furthermore, CG is oriented towards consolidated commercial centers for moderate to heavy traffic generation, whereas CN is geared towards commercial use that serves the neighborhood designed to provide local, neighborhood scale, convenience commercial goods and services.

The subject property abuts a residential neighborhood to the south and is oriented and accessible only to 150th Avenue N, a section classified as a collector roadway; and is surrounded on the remaining 3 sides by CN land use. Looking at the characteristics and intent of the area - whereas official records from the County indicate that the sites to the north and east are being used as "Convenience Store" and the site to the west is being uses as "Single-Family Home" - a CG land use being singled out from the surrounding area will be inconsistent. CN is intended to serve the adjoining residential area, consistent with the need, scale and character of the area.

Per Pinellas County's LDR, Section 138-746, C-2, General Commercial and Services District should be located within commercial nodes, along certain corridors, and/or in areas that transition from more intensive uses and is described as providing areas for the retailing of a wide range of goods and services, in addition to other retail sales outlets. This district is intended to serve a considerably greater population with a wider degree of intensity, that is not suitable to the subject property, and further opens the door to certain light manufacturing activities.

The proposed CG will more than double the density, singling out a small parcel of land creating a more intensive commercial use. Furthermore, the subject property is not adjacent to but within 1/2-mile of an identified multimodal corridor, mass transit and activity center depicted on the Transit-Oriented Land Use Vision Map. If approved, this change will be incompatible with the surrounding land use classifications and has the potential to trigger requests from the adjacent properties for the same CG land use and intensify in an area deemed not appropriate.

Should you have any questions or need additional input, please contact Katrina Lunan-Gordon at kgordon@largo.com.

Thank you for notifying the City of Largo Planning Division of the proposed changes so that we could provide comments.

Kind Regards,

Richard "Rick" Perez, AICP, MPA
Planning & Development Services Division Manager
Community Development Department
[<http://www.largo.com/> | City of Largo, Florida]

From: "Young, Christopher" <cyoung@co.pinellas.fl.us>
To: "Mr. Richard Perez, AICP" <rperez@largo.com>
Cc: "Michael Schoderbock" <MSchoderbock@co.pinellas.fl.us>, "Glenn Bailey" <gbailey@co.pinellas.fl.us>
Sent: Thursday, June 20, 2019 11:37:01 AM
Subject: 6238 150th public notice

Good morning,

Attached is the public notice for Z/LU-12-07-19, the LPA hearing date is scheduled for July 11 @ 9am. I would be happy to discuss the case more with you or your staff if you have questions or concerns.

Thank you,

Chris

(tell us how we are doing)

www.pinellascounty.org/surveys/plan

Christopher Young

Program Planner, CNU-A

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Chapter 5: Land Use Classifications

Section 5.1 Land Use Classification System

5.1.1

Chapter 163 of the Florida Statutes development regulations (LDRs) and tools to implement the policies contained in their Comprehensive Plans. Largo uses a Future Land Use classification system which gives allowable, conditional and prohibited uses for each parcel of land in the City. These tools allow individual property owners, as well as the City, to effectively plan for future development and growth.

5.1.2 Relationship to Countywide Land Use Planning

Largo's Future Land Use classification system is derived from the Countywide Plan Map. The Countywide Plan Map is a regulatory map that has been adopted by the County with Planning Authority as well as all the local governments within Pinellas County. It provides for a consistent classification system for all local governments within Pinellas County, down to the parcel level. The twenty five (25) local jurisdictions are required by Chapter 163 to maintain their own future land use maps which must be consistent with the Countywide under Chapter 88-464, Laws of Florida. The Countywide Map Plan classification for any parcel may be amended, subject to local review and approval, as well as review and approval by the Board of County Commissioners (BCC) sitting as the Countywide Planning Authority (CPA). The Countywide Plan Map and the associated Countywide Rules are maintained and administered by the staff of the Pinellas Planning Council (PPC).

5.1.3 Relationship to Zoning Requirements

A. Relationship of land use designations to zoning - The City of Largo does not use traditional zoning. The Future Land Use Map (FLUM) regulates current uses for each property within the City and provides policy guidance for future development. In addition, this CDC contains the City's LDRs, which provide detailed information about the entitlements and development standards for each parcel of land, based on the FLUM and/or Community Redevelopment District (CRD) Character District classification which it has received.

B. Relationship of City of Largo land use designations to the Countywide Plan – All amendments to the Largo FLUM shall be consistent with the Countywide Plan. Any inconsistencies shall be corrected prior to the adoption of any local ordinance. In cases where Largo's FLUM or this CDC is more restrictive, the local regulations shall prevail.

5.1.4 Future Land Use Map

Future Land Use Map [reserved]

5.1.5 Relationship to City of Largo Strategic Plan

Strategic Plan Map [reserved]

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Section 5.2 Land Use Classifications

5.2.1 Purpose

The intent of the land use classification system is to protect the health, safety, and welfare of the community by assigning allowable uses to each land use classification, taking into account traffic generation rates, development intensities, and potential to create adverse impacts upon others due to noise, glare, poor aesthetics, odor, and/or any other relevant factors.

5.2.2 Authority

Land use classifications established in this CDC are located and defined on the Future Land Use Map (FLUM) and Future Land Use Element of the City's Comprehensive Plan.

5.2.3 Applicability

All parcels within the City shall be developed in full compliance with all applicable standards and provisions of this CDC.

5.2.4 Description and Locational Characteristics of Individual Land Use Classifications

Each property within the City is assigned a land use designation in accordance with the locational criteria established in the Future Land Use Element of the Comprehensive Plan. Uses proposed to be located within a parcel must consider the use classification, compatibility among uses, design, and performance standards of this CDC. Allowable uses for each land use classification are further described in Tables 6-1 and 6-2 (Chapter 6), which serve as the City's land use table matrices. The following criteria are used to determine whether a specific use or housing type is allowed within a particular land use designation.

A. Residential Estate (RE) - This residential classification is applied to extremely environmentally sensitive areas that have some capability for single-family residential development on very large lots. Additional considerations including, but not limited to, acreage limitations, as follows: ancillary nonresidential and transportation/utility use shall not exceed a maximum area of three (3) acres; institutional use (except for public educational facilities which are not subject to this threshold) shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

B. Residential Rural (RR) – This residential classification is applied to depict those areas of the City that are now developed, or appropriate to be developed, in a rural, very low density residential manner. Additional considerations including, but not limited to, acreage limitations, as follows: ancillary nonresidential and transportation/utility use shall not exceed a maximum area of three (3) acres; institutional use (except for public educational facilities which are not subject to this threshold) shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

C. Residential Suburban (RS) – This residential classification is applied to environmentally sensitive areas and areas where the residential character is of spacious homes on fairly large lots. Served by and accessed from minor and collector roadways. Additional considerations including, but not limited to, acreage limitations, as follows: ancillary nonresidential and transportation/utility use shall not exceed a maximum area of three (3) acres; institutional use

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(except for public educational facilities which are not subject to this threshold) shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

D. Residential Low (RL) - This residential classification is applied to most of the existing single-family subdivisions. Wherever possible, this classification should not be applied to environmentally sensitive areas. It can include typical single-family development and innovative residential housing types, such as cluster homes and low intensity planned unit developments. Additional considerations including, but not limited to, acreage limitations, as follows: ancillary nonresidential and transportation/utility use shall not exceed a maximum area of three (3) acres; institutional use (except for public educational facilities which are not subject to this threshold) shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

E. Residential Urban (RU) - This residential classification is applied to existing mobile home communities and to low density apartment and condominium developments. It is also applied to older residential areas containing single-family homes on small lots or areas where duplex development is allowed. These developments are served by and accessed from minor and collector roadways. Additional considerations including, but not limited to, acreage limitations, as follows: ancillary nonresidential and transportation/utility use shall not exceed a maximum area of three (3) acres; institutional use (except for public educational facilities which are not subject to this threshold) shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

F. Residential Low Medium (RLM) - This residential classification is applied to medium density apartment and condominium developments. It is also applied to older residential areas containing single-family homes on small lots. Served by and accessed from minor and collector roadways. Additional considerations including, but not limited to, acreage limitations, as follows: ancillary nonresidential and transportation/utility use shall not exceed a maximum area of three (3) acres; institutional use (except for public educational facilities which are not subject to this threshold) shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

G. Residential Medium (RM) - This residential classification is applied to moderately intensive apartment and condominium developments. It is also applied to areas that are medium density residential in nature that are in close proximity to, and may have direct access from, the arterial and thoroughfare highway network as well as mass transit. Additional considerations including, but not limited to, acreage limitations, as follows: ancillary nonresidential and transportation/utility use shall not exceed a maximum area of three (3) acres; institutional use ((except for public educational facilities which are not subject to this threshold) shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

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H. Residential High (RH) - This residential classification is applied to locations within Activity Centers; in areas where use and development characteristics are high density residential in nature; and in areas serving as an urban center. These areas are typically in proximity to and may have direct access from the arterial and thoroughfare highway network and are served by mass transit in a manner that provides an alternative to individual automobile use. This designation is generally not appropriate for coastal high hazard and evacuation level "A" areas. Additional considerations including, but not limited to, acreage limitations, as follows: ancillary nonresidential and transportation/ utility use shall not exceed a maximum area of three (3) acres; institutional use (except for public educational facilities which are not subject to this threshold) shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

I. Activity Center (AC) – This is a special designation that is applied to concentrated commercial and mixed-use centers that are well-suited to a more intensive and integrated pattern of development; that are situated to serve a significant area of the countywide population. This classification is depicted using an overlay. Designation to this category requires additional planning criteria and studies as well as minimum acreage requirements as provided in the Countywide Plan Rules.

J. Community Redevelopment District (CRD) - This is a special mixed use designation that is applied to areas designed to serve as local retail, financial, governmental, residential, and employment focal points for the community. It is also applied to specific target neighborhoods designed to encourage redevelopment in one or a combination of uses, with good access to mass transit. Designation to this category requires additional planning criteria as provided in the Countywide Plan Rules.

(1) Clearwater-Largo Road (CLR) CRD – The CLR-CRD is a developed area of the City that is considered appropriate for a mixture of residential, neighborhood commercial, offices, and other commercial and institutional redevelopment that will attract customers and visitors from the surrounding areas. Special architectural and design review guidelines have been developed to ensure all new development and redevelopment are compatible with the intent of the Clearwater-Largo Road Community Redevelopment Plan. It encompasses four character districts.

(a) Neighborhood Residential (NR) – The NR Character District is designed to preserve older residential neighborhoods containing single-family homes on small lots. The NR Character District supports the preservation of existing neighborhoods while providing the opportunity for revitalization through selective residential infill, including the construction of accessory dwelling units. This character district is limited to single-family development, including accessory dwellings. Consequently, nonresidential land uses are not allowed.

(b) City Home (CH) – The CH Character District is designed to provide a variety of downtown housing opportunities, such as town homes and condominiums. The district is intended to develop at an urban density, promote pedestrian activity, and stimulate reinvestment.

(c) Mixed-Use Corridor (MUC) – The MUC Character District is designed to provide dining, entertainment and shopping opportunities at the pedestrian level, with offices and residences above, at urban densities and intensities. Infill standards will promote compatibility with adjacent land uses. Provision of public spaces such as pedestrian plazas and courtyards is encouraged

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to promote shopping, social interaction, and pedestrian activity. Individual parcels may be used for a single use, or may contain a mixture of uses within a single development site.

(d) Professional Office (PO) – The PO Character District is designed to provide locations for development of business and professional offices, hospitals, medical and dental facilities. Limited retail uses, normally associated with office or institutional uses, are also permissible.

(2) West Bay Drive (WBD) CRD - The WBD-CRD includes four Character Districts designed to facilitate the redevelopment of Largo's historic downtown as a mixed use activity center, while preserving the existing neighborhoods. Design review guidelines have been incorporated into the District to ensure all new development and redevelopment is compatible with the intent of the West Bay Drive Redevelopment Plan.

(a) Mixed-Use Corridor (MUC) – The MUC Character District is intended to include the most dense/intense development within the WBD-CRD. It includes areas with high community visibility and where the potential for increased transit orientation may exist in the future. The Character District requires multi-story buildings, mixed-use development, and active first floor uses facing primary transportation corridors.

(b) Medical Arts (MA) – The MA Character District recognizes the important community asset of the medical industry in downtown. It allows professional office and commercial development surrounding the medical center as well as short term stay and workforce residential units that are intended to support the medical industry.

(c) City Home (CH) – The CH Character District is intended for multifamily residential uses with limited potential for live-work office use. This District also serves as a transition between the high density Character Districts, like MUC and MA, and lower density residential neighborhoods. CH allows multifamily and small professional office use, through a conditional approval process. New single family homes, a minimum of two stories, are permitted.

(d) Neighborhood Residential (NR) – The NR Character District is intended for lower-density single-family residential use. The NR District supports the preservation of existing neighborhoods while providing the opportunity for revitalization through selective residential infill, including the construction of accessory dwelling units. Only single-family residential development is allowed.

K. Commercial Neighborhood (CN) - It is the purpose of this category to depict those areas that are now developed, or appropriate to be developed, in a manner designed to provide local, neighborhood scale, convenience commercial goods and services; and to recognize such areas as primarily well-suited for neighborhood commercial uses consistent with the need, scale, and character of adjoining residential areas which they serve. This category is generally appropriate to locations adjacent to and on the periphery of large, definable residential neighborhoods; in areas distant from other commercially designated properties and situated so as to preclude strip-like commercial development.

These areas are generally located on a collector roadway and oriented to a specific and limited geographic neighborhood as distinct from through traffic on an arterial or major thoroughfare. Additional considerations including, but not limited to, acreage limitations, as follows: institutional or transportation/utility use shall not exceed a maximum area of five (5) acres. Any

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such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

L. Commercial General (CG) - This is a mixed use designation applied to those areas considered appropriate for development with uses intended to provide commercial goods and services on a citywide basis, with the objective of encouraging consolidated commercial centers providing for the full spectrum of commercial uses. Appropriate locations are in, and adjacent to, activity centers where surrounding land uses support and are compatible with intensive commercial activity, and in locations near and with good access to major transportation facilities, including mass transit. Uses in this land use designation have the potential for moderate to heavy traffic generation, extended hours of operation, noise due to collection and delivery vehicles, large outdoor air conditioning units, odors emanating from solid waste containers, and loss of privacy for abutting residential developments. Outside storage and drive-through facilities (heavy uses) are allowed if approved as part of the site plan review process. All repairs or similar odor emanating activity shall be indoor and/or shall not be visible from the right-of-way. Additional considerations including, but not limited to, acreage limitations, as follows: institutional or transportation/utility use shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

M. Residential/Office Limited (R/OL) - It is the purpose of this category to depict those areas that are now developed, or appropriate to be developed, in a residential and/or limited office use; and to recognize such areas as well-suited for residential and limited office use consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas. This category is generally appropriate to locations where it would serve as a transition from more intensive nonresidential use to low density residential or less intensive public/semi-public use; in areas where office and residential use is established or is determined appropriate as a means of encouraging reuse and neighborhood scale conversion; and along major transportation facilities where maintaining the traffic-carrying capacity is of paramount importance (e.g., scenic/noncommercial corridors). These areas are typically in close proximity to and served by the collector and arterial highway network. Additional considerations including, but not limited to, acreage limitations, as follows: ancillary nonresidential and transportation/utility use shall not exceed a maximum area of three (3) acres; institutional use (except for public educational facilities which are not subject to this Threshold) shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses. In addition, personal Service/Office Support Use shall not exceed a floor area of three thousand six hundred (3,600) square feet; and no combination of such uses in any single multi-tenant building, or in the alternative, in any group of buildings that are integral to and function as part of a unified project, shall exceed ten (10) percent of the gross floor area of said buildings.

N. Residential/Office General (R/OG) - This is a mixed-use designation which is applied to those areas appropriate for development as offices and/or medium-density residential uses or combinations thereof, consistent with the surrounding uses, transportation facilities, and environmental characteristics of such areas. Appropriate locations are transition areas between urban activity centers or intense nonresidential uses and lower density residential or public/institutional/public service uses. These locations are typically close to, and served by, the

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arterial highway network and by mass transit. This land use designation allows professional, business, limited personal service uses, and residential uses. With few exceptions, these developments are characterized by moderate traffic generation, daytime hours of operation, and minimal adverse impacts resulting from noise, odors, poor aesthetics, or outdoor activities. No inventory shall be kept on premises, and no outdoor activities or storage are allowed within this land use designation. Additional considerations including, but not limited to, acreage limitations, as follows: ancillary nonresidential and transportation/ utility use shall not exceed a maximum area of three (3) acres; institutional use (except for public educational facilities which are not subject to this threshold) shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses. In addition, personal service/office support use shall not exceed a floor area of five thousand (5,000) square feet; and no combination of such uses in any single multi-tenant building or, in the alternative, in any group of buildings that are integral to and function as part of a unified project, shall exceed ten (10) percent of the gross floor area of said buildings.

O. Residential/Office/Retail (R/O/R) - This is a mixed use designation 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. Additional considerations including, but not limited to, acreage limitations, as follows: ancillary nonresidential and transportation/ utility use shall not exceed a maximum area of three (3) acres; institutional use (except for public educational facilities which are not subject to this threshold) shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

P. Industrial Limited (IL) - This designation is applied to those areas considered appropriate for development with "clean industry" uses that are consistent with surrounding uses, transportation facilities, and environmental characteristics. Appropriate locations are those of sufficient size to encourage industrial park arrangements with provisions for internal service access, where industrial activity will have minimal adverse impacts upon adjacent developments, and which are served by the arterial highway network as well as mass transit. This land use designation allows large-scale indoor manufacturing, processing, warehousing, bulk sales, and distribution activities. Industrial Limited uses tend to generate heavy truck traffic. Provisions must be made for the containment and mitigation of noise, dust, noxious odors, outdoor activities, and unsightly views. Outdoor activities are allowed only if approved as part of the site plan review process. All outdoor activities is limited to no more than fifty (50) percent of the total site area, excluding all area that is required for buffers, parking and vehicular access. Additional considerations including, but not limited to, acreage limitations, as follows: Institutional; Transportation/Utility; Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Agricultural Uses shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to

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existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

Q. Industrial General (IG) - This designation is applied to those areas considered appropriate for development with general industrial activities, consistent with surrounding uses, transportation facilities, and environmental characteristics. This land use designation includes uses with extensive outdoor storage of bulk materials and the most severe potential impacts due to noxious fumes, hazardous waste, loud or constant noise, and other forms of external pollution. The impacts of noise, dust, noxious odors, outdoor activities, and poor aesthetics make Industrial General uses compatible only with other Industrial General uses and Transportation/Utility uses. Outside storage and activities are allowed within specified areas. Additional considerations including, but not limited to, acreage limitations, as follows: institutional; transportation/utility; agricultural use shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses. In addition, office; retail commercial; personal service/office support; and commercial/business Service shall be allowed only as accessory uses, located within the structure to which it is accessory, and not exceed twenty-five (25) percent of the floor area of the principal use to which it is accessory.

R. Institutional (I) - This designation is applied to those areas of the City which are considered appropriate for development with institutional, public service, or care and rehabilitative uses, consistent with surrounding land uses, transportation facilities, and environmental features. Appropriate locations are wherever educational, health, public safety, civic, religious, and similar institutional uses are needed in order to serve the community. These uses are frequently characterized environmental features. Appropriate locations are wherever educational, health, public safety, civic, religious, and similar institutional uses are needed in order to serve the community. These uses are frequently characterized by large sites and/or structures and extended hours of operation, sometimes resulting in locally heavy traffic during peak hours. Additional considerations including, but not limited to, acreage limitations, as follows: ancillary nonresidential and transportation/ utility use shall not exceed a maximum area of ten (10) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

S. Recreation/Open Space (R/OS) - This designation is applied to those areas used for predominantly open space and/or recreational purposes. Appropriate locations are those which further the goal of dispersing public and private open spaces and recreational facilities throughout the City, recognizing the natural and man-made conditions which contribute to the active and passive open-space character and recreational use of such locations. This land use designation includes most outdoor recreational and open-space uses, such as parks and public recreation facilities. These uses are generally characterized by large site areas and minimal permanent development except for access roads and public amenities, although specialized recreation buildings are allowable. Due to the low intensity of development, adverse impacts are minimal.

T. Preservation (P) - This designation is applied to those areas which are now characterized, or appropriate for characterization, as environmental or natural resource features worthy of preservation, such as habitat for endangered and threatened species and areas of

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environmental significance. These features will frequently be found in a random and irregular pattern interspersed among uses in the other land use designations. Development of these areas is limited to passive recreation or accessory uses such as docks, boardwalks, gazebos, and picnic shelters.

U. Transportation/Utility (T/U) - This designation is applied to those areas appropriate for development with transport and public/private utility uses, consistent with surrounding developments, transportation facilities, and environmental characteristics. Appropriate locations are those which reflect the unique siting requirements and consideration of adjacent uses required in the placement of such facilities. This land use category includes transportation terminals, utility installations, and related facilities. Additional considerations including, but not limited to, acreage limitations, as follows: ancillary nonresidential and institutional use shall not exceed a maximum area of ten (10) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

V. Water Drainage Feature (WDF) - This designation may be applied as an overlay in conjunction with an underlying land use designation as a means of defining existing or proposed water and drainage features which may be part of an allowable development. It may also be applied as a stand-alone designation to man-made waterbodies which may or may not be used as drainage areas in conjunction with allowable developments on adjoining lands. Development of lands with the Water Drainage Feature overlay will be subject to the standards of this CDC which are applicable to the underlying land use designation.

W. Resort Facilities Overlay (RFO) - This designation is applied to those areas appropriate to be developed for residential or transient accommodation use, whether it is permanent or temporary, being well suited for a combination of the two uses together with any ancillary uses, consistent with the location, density, surrounding uses, transportation facilities, and natural resource characteristics of such areas. Allowable uses include:

- (1) Residential uses not exceeding the maximum density of the underlying residential use density;
- (2) Recreational vehicle (RV) parks;
- (3) Mobile home parks;
- (4) Motels;
- (5) Hotels; and
- (6) Other commercial, recreational, and public/ semi-public uses ancillary to the above uses.

Additional considerations including, but not limited to, acreage limitations, as follows: ancillary nonresidential and transportation/ utility use shall not exceed a maximum area of three (3) acres; institutional use (except for public educational facilities which are not subject to this threshold) shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

X. Transit Oriented Development (TOD) - This designation is applied to those areas that are located on existing or planned fixed-guideway or enhanced bus transit corridors, with a mix of

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uses in distinct locations that are centered on and served by transit, with utilization of the TOD category provisions in accordance with transit station area plans. This category should facilitate infill and redevelopment to create a desirable mix of residential and nonresidential uses that encourage the use of transit and other modes of transportation as an alternative to the automobile, by promoting aesthetically pleasing, safe environments, and buildings that are consistent with the need, scale, and character of adjoining transit services and the surrounding areas which they serve. These areas are intended to serve a mix of incomes; provide sustainable, resilient, and environmentally responsive development and infrastructure that are interrelated and complementary; and facilitate redevelopment that increases transit ridership, increases pedestrian activity, increases use of bicycles, and reduces automobile usage and fossil fuel reliance.

Y. Commercial Recreation (CR) – This classification is applied to those areas used predominantly for outdoor recreational purposes. Appropriate locations are adjacent to activity centers or areas designated for commercial use: in water-dependent locations for marina and boat service uses: with access to major transportation facilities to serve the commercial recreation: located at or near a scenic, historic, or outdoor recreation area where the public is attracted: and major sports facility needs of the resident and tourist population. Allowable uses include a private or quasi-public recreation facility, including but not limited to:

(1) Marinas:

(2) Outdoor/Active recreational facilities:

(3) Commercial campgrounds:

(4) Accessory dwellings in nonresidential districts, a single-family dwelling for an owner or employee (i.e., a caretaker, night watchman, guard, manager, etc.) maybe permitted as an accessory use, provided that such residential use is limited to one dwelling unit per parcel of land. Such a dwelling unit and shall not cause the maximum lot coverage to be exceeded: and

(5) Other commercial, recreational, and public/semi-public uses ancillary to the above uses. Additional Consideration includes, but is not limited to: loading areas, ingresses and egresses shall be designed to accommodate peak-hour demand and to avoid vehicles queuing into the street.

Section 5.3 Interpretation of Land Use Boundaries

The Future Land Use Map (FLUM) is maintained by the Community Development Department of the City of Largo and is hereby made a part of this CDC. The following locational criteria shall be used to determine any land use designation boundary shown on the FLUM:

A. Boundaries shown as following, or approximately following, the City limits shall be construed as following such limits;

B. Boundaries shown as following, or approximately following, rights-of-way shall be construed to follow the centerlines of such rights-of-way;

C. Boundary lines which follow, or approximately follow, platted lot lines or other property lines as shown on City engineering maps shall be construed as following such lines;

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D. Boundaries shown on the FLUM as following, or approximately following, section lines, half-section lines, or quarter-section lines shall be construed as following such lines;

E. Boundaries shown as following, or approximately following, railroad rights-of-way shall be construed to lie midway between the main tracks of such railroad rights-of-way; and

F. Boundaries shown as following, or approximately following, shorelines of any lakes shall be construed to follow the mean high water lines of such lakes. In the event of change in the mean high water line, the boundary shall be construed as moving with the actual mean high water lines.

G. Boundaries shown as following, or approximately following, the centerlines of streams, rivers, or other continuously flowing watercourses shall be construed as following the channel centerline of such watercourses taken at mean low water. In the event of a natural change in the location of such watercourses, the boundary shall be construed as moving with the channel centerline.

H. Boundaries separate from and parallel to, or approximately parallel to, any of the features listed in paragraphs (A) through (G) immediately above shall be construed to be parallel to such features and at such distances therefrom as are shown on the FLUM.

I. Boundaries shown as following the edge of Preservation and Recreation/Open Space areas frequently denote and are intended to delineate natural and physical characteristics and may be generalized. If required to make a more definitive interpretation than is possible from the FLUM, an individual site inspection and survey at the time of plan amendment or Development Order (DO) approval shall be used to determine actual location.