



**Submit applications to:**

Forward Pinellas  
310 Court Street, 2<sup>nd</sup> Floor  
Clearwater, FL 33756  
Telephone: 727.464.8250

Email: [info@forwardpinellas.org](mailto:info@forwardpinellas.org)

# Countywide Plan Map Amendment Application Form

## Local Government Contact Information

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

## Property Owner Contact Information

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

## Agent Contact Information (if applicable)

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

## Characteristics of the Subject Property

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

Does the Amendment Area impact:  
[check all that apply]

- |   |  |
|---|--|
| <input type="checkbox"/> Activity Center                | <input type="checkbox"/> Industrial or Employment Land |
| <input type="checkbox"/> Multimodal Corridor            | <input type="checkbox"/> Target Employment Center      |
| <input type="checkbox"/> Planned Redevelopment District | <input type="checkbox"/> Scenic/Noncommercial Corridor |
| <input type="checkbox"/> Coastal High Hazard Area       |  |

### Disclosure of Interest Statement

|   |  |
|---|--|
| Do any other persons have any ownership interest in the subject property?   |  |
| If so, provide the name and address of the person(s):   |  |
| If so, is the interest contingent or absolute?  |  |
| If so, what specific interest is held?  |  |
| Does a contract exist for the sale of the subject property?   |  |
| If so, is the contract contingent or absolute?  |  |
| If so, provide the names of all parties to the contract:  |  |
| Are there any options to purchase the subject property?   |  |
| If so, provide the names of all parties to the option:  |  |
| Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment: |  |

### Countywide Plan Map Information

|   |  |
|---|--|
| Current Countywide Plan Map Category(ies):  |  |
| Proposed Countywide Plan Map Category(ies): |  |
| Amendment tier (subject to confirmation):   | <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:

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

## Application Checklist

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

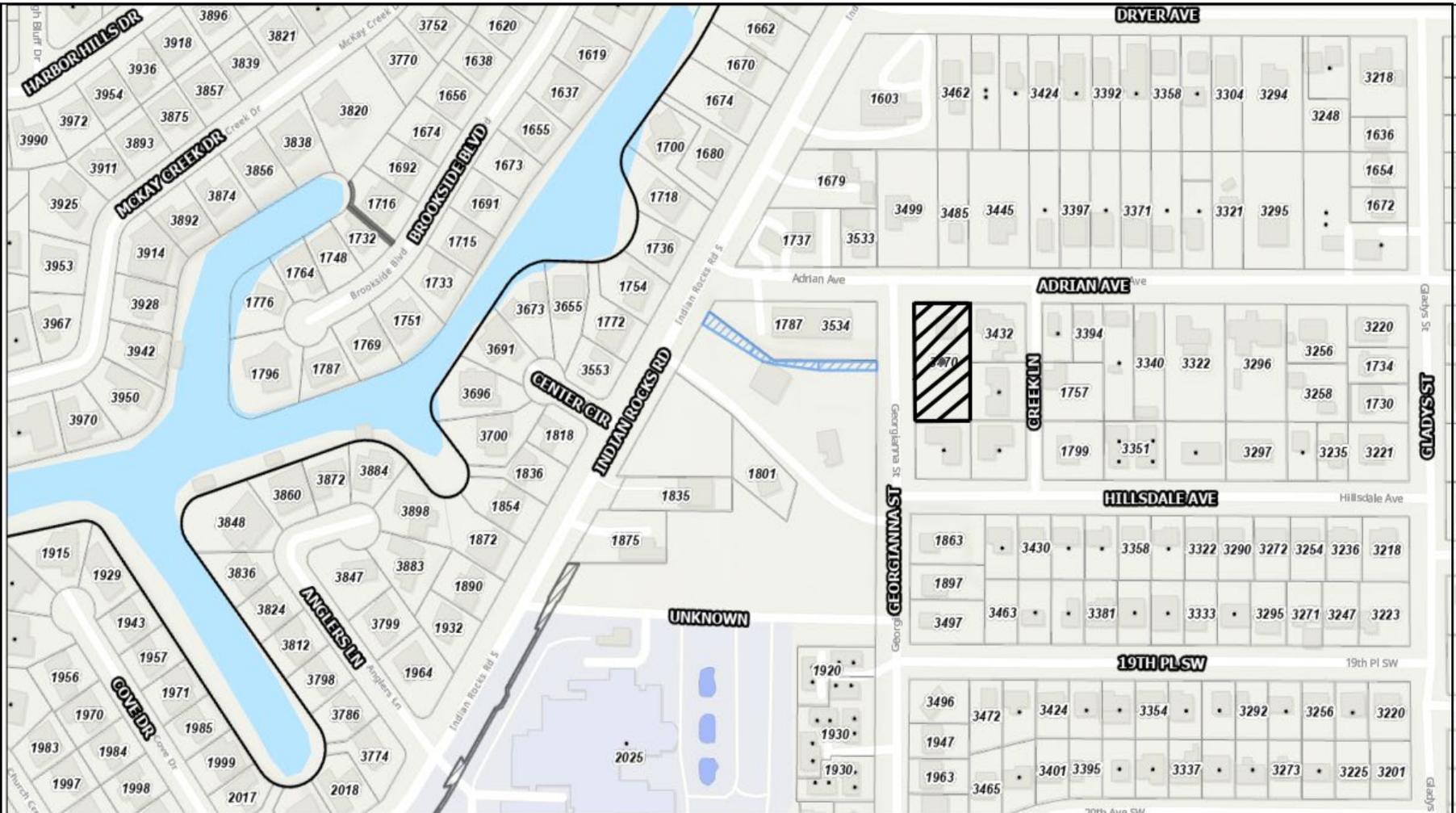
Tier II and III amendments must additionally provide the following:

- 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

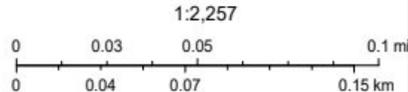
\* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Countywide Rules Section 6.1.5.



### Legend



Subject Property



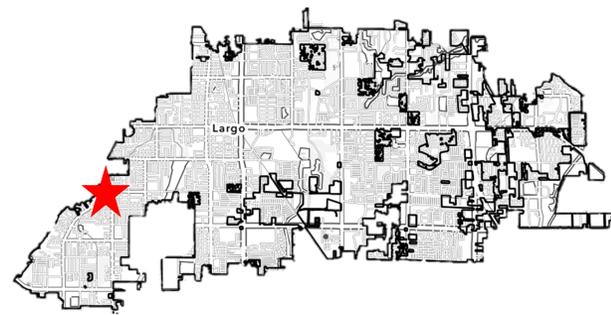
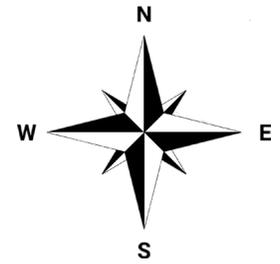
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastatyreisen, Rijkswaterstaat, GSA, Geoland.

## EXHIBIT "A"

### Project Location Map

Case #: FLUMA-25-0006  
 Subject: 3470 Adrian Avenue  
 Future Land Use Map  
 Amendment

Address: 3470 Adrian Avenue  
 Parcel #: 05-30-15-08712-001-0020  
 0.45-acres (19,990 sq. ft.)

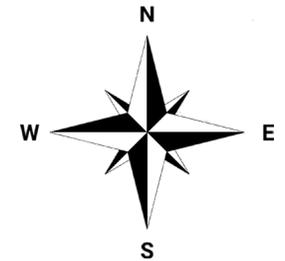
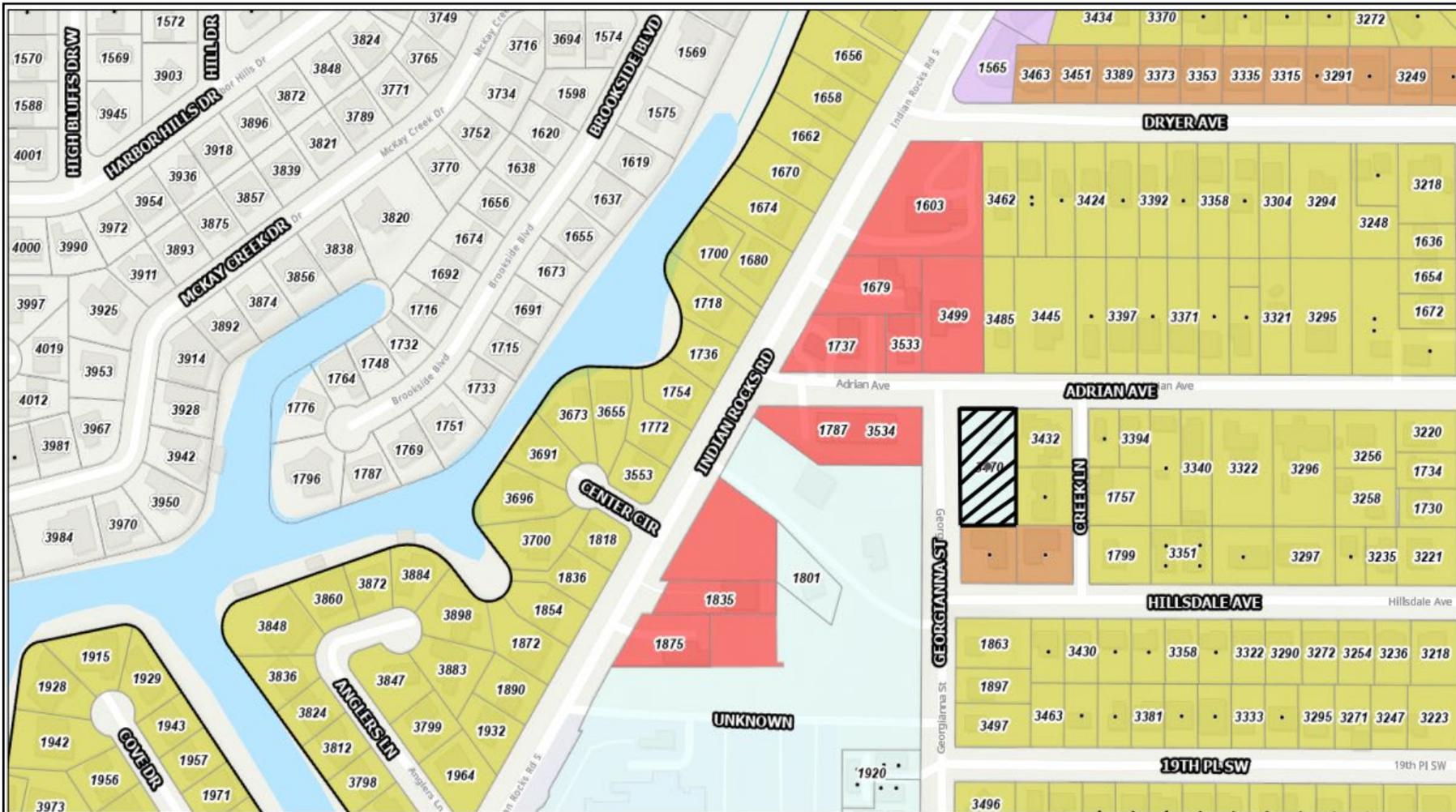


# EXHIBIT "B"

## Existing Future Land Use Map

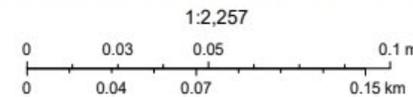
Case #: FLUMA-25-0006  
 Subject: 3470 Adrian Avenue  
 Future Land Use Map  
 Amendment

Address: 3470 Adrian Avenue  
 Parcel #: 05-30-15-08712-001-0020  
 0.45-acres (19,990 sq. ft.)



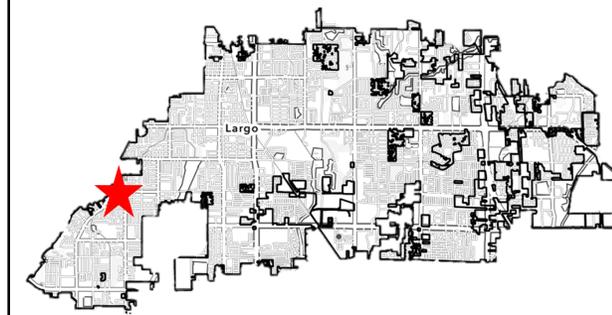
### Legend

- Subject Property
- Residential/Office General (R/OG)
- Largo City Limits Boundary (Outline)
- Largo Future Land Use Layer (Transparent)
- Residential Low (RL)
- Parcels
- Commercial General (CG)
- Residential Medium (RM)
- Address Points
- Institutional (I)
- Residential Low Medium (RLM)



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodasttyreisen, Rijkswaterstaat, GSA, Geoland,

City of Largo, FL

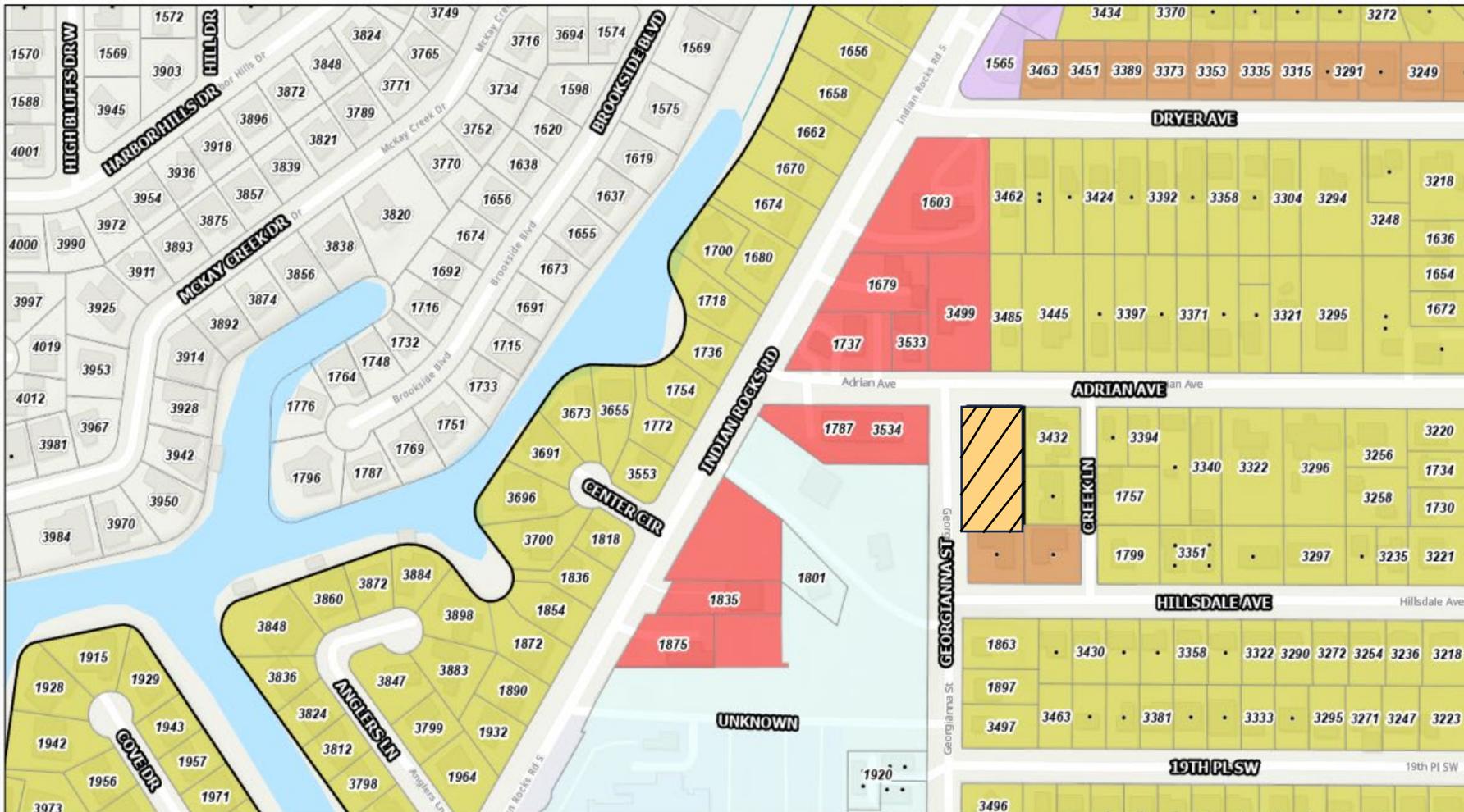


# EXHIBIT "C"

## Proposed Future Land Use Map

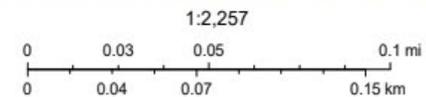
Case #: FLUMA-25-0006  
 Subject: 3470 Adrian Avenue  
 Future Land Use Map  
 Amendment

Address: 3470 Adrian Avenue  
 Parcel #: 05-30-15-08712-001-0020  
 0.45-acres (19,990 sq. ft.)

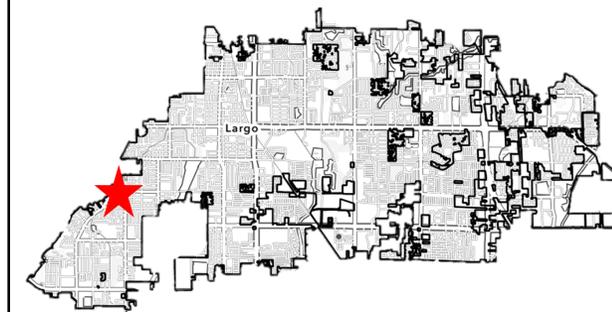
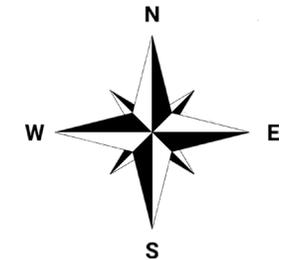


### Legend

- Subject Property
- Residential/Office General (R/OG)
- Largo City Limits Boundary (Outline)
- Largo Future Land Use Layer (Transparent)
- Residential Low (RL)
- Parcels
- Commercial General (CG)
- Residential Medium (RM)
- Address Points
- Institutional (I)
- Residential Low Medium (RLM)



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodataslystelsen, Rijkswaterstaat, GSA, Geoland,



**ORDINANCE NO. 2026-10**

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN FUTURE LAND USE MAP CLASSIFICATION OF THE WITHIN DESCRIBED TRACT OF LAND LOCATED AT 3470 ADRIAN AVENUE FROM INSTITUTIONAL (I) TO RESIDENTIAL LOW MEDIUM (RLM), CONSISTENT WITH THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE CITY FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES AND THE FORWARD PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

**Section 1.** That pursuant to the Pinellas Countywide Plan Rules, and Chapter 163, Part II, Florida Statutes, the following described tract of land is hereby re-designated on the City of Largo Comprehensive Plan Future Land Use Map from Institutional (I) as depicted in Exhibit 'B' to Residential Low Medium (RLM) as depicted in Exhibit 'C'.

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

THE WEST 90 FEET OF LOT 2 AND THE EAST 10 FEET OF LOT 1, BLOCK A UNIT D BIG ACRES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THERE OF AS RECORDED IN PLAT BOOK 25, PAGE 40, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

THE SUBJECT PROPERTY AS A WHOLE CONTAINS 0.45 ACRES (19,990 SQUARE FEET) OF LAND, MORE OR LESS.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBER 05-30-15-08712-001-0020 AS DEPICTED IN ATTACHED EXHIBIT 'A'.

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

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

**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:

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

\_\_\_\_\_  
Mayor

REVIEWED AND APPROVED:

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

## City of Largo Business Impact Estimate

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

Proposed ordinance's title/reference:

ORDINANCE NO. 2026-10: AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN FUTURE LAND USE MAP CLASSIFICATION OF THE WITHIN DESCRIBED TRACT OF LAND LOCATED AT 3470 ADRIAN AVENUE FROM INSTITUTIONAL (I) TO RESIDENTIAL LOW MEDIUM (RLM), CONSISTENT WITH THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE CITY FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

- The proposed ordinance is required for compliance with federal or state law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The proposed ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:

- a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes, and development agreements, as authorized by the Florida Local Government Development Agreement Act under sections 163.3220-163.3243, Florida Statutes;
- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

The proposed ordinance is being enacted pursuant to Part II, Chapter 163, Florida Statutes, and relates to the City's growth policy and land use planning. The ordinance would amend the City's Future Land Use Map (FLUM) which was adopted pursuant to Part II, Chapter 163, by changing the land use classification from Institutional (I) to Residential Low Medium (RLM) of a parcel of land located at 3470 Adrian Avenue (PIN:05-30-15-08712-001-0020). The project area occupies approximately 0.45 acres and is owned by Westwinds Venture Group LLC.

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

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

N/A

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

N/A

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

N/A

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

N/A

Reviewed and Approved:



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City Attorney's Office



**AGENDA**  
**Planning Board**  
**Thursday, November 6, 2025**  
**Commission Chambers @ 6:00 p.m.**

Page

**A. CALL TO ORDER**

**B. OPENING STATEMENT BY CHAIR**

**C. CONSIDERATION OF THE MINUTES**

- |    |   |       |
|----|---|-------|
| 1. | Approval Of Minutes-October 2, 2025<br><a href="#">Planning Board - 02 Oct 2025 - Minutes - Pdf</a> | 3 - 4 |
|----|---|-------|

**D. PLANNING BOARD/LOCAL PLANNING AGENCY PUBLIC HEARINGS- QUASI JUDICIAL**

- |    |  |        |
|----|--|--------|
| 2. | Swearing in of speakers  |        |
| 3. | CU-25-0002: 5767 157th Avenue N Class II Conditional Use - Telecommunication Office Space and Equipment Storage<br><a href="#">Planning Staff Report - Class II Conditional Use - CU-25-0002 - Pdf</a> | 5 - 16 |

**E. PLANNING BOARD/LOCAL PLANNING AGENCY PUBLIC HEARINGS- ADVISORY**

- |    |  |         |
|----|--|---------|
| 4. | FLUMA-25-0006 (ORDINANCE NO.2026-10): 3470 ADRIAN AVENUE FUTURE LAND USE MAP AMENDMENT<br><a href="#">Planning Staff Report - FLUM Amendment - FLUMA-25-0006 - Pdf</a>   | 17 - 35 |
| 5. | CDCA25-005 (Ordinance No. 2026-01) - Amending Chapter 19, Land Use Changes and Development Orders for Mobile Home Communities, and Chapter 20, Definitions of the City of Largo Comprehensive Development Code, and Amending Appendix B - Fee Schedule of the Largo Code of Ordinances to Clarify the Process and Requirements When a Mobile Home Park Owner Requests a Change of Use<br><a href="#">Planning Staff Report - Comprehensive Development Code Amendment - CDCA25-005 - Pdf</a> | 37 - 51 |
| 6. | Ordinance No. 2026-06 - Amending Several Sections Of The Comprehensive Development Code To Establish Requirements, Definitions, And Formal Procedures For The Review Of Temporary Emergency Housing Uses<br><a href="#">Planning Staff Report - Comprehensive Development Code Amendment - CDCA25-006 Temporary Emergency Housing - Pdf</a>  | 53 - 80 |

**F. OTHER BUSINESS**

**G. REPORT: PLANNING MANAGER**

**H. ADJOURNMENT**



## Agenda Item #4.

3. Chapter 6: Allowable Uses
4. Chapter 8: General Development Standards and Impact Fees

### APPLICANT INFORMATION:

NAME/TITLE: Rick Koda  
COMPANY: Westwinds Venture Group, LLC  
ADDRESS: 420 Harbor View Lane  
CITY/STATE/ZIP CODE: Largo, FL 33770  
APPLICANT'S STATUS: Property Owner

### SITE INFORMATION:

ADDRESS: 3470 Adrian Avenue  
LOCATION: The southeast corner of Adrian Avenue and Georgianna Street  
PARCEL ID NUMBERS: 05-30-15-08712-001-0020  
LOT SIZE: 0.45  
EXISTING LAND USE: Institutional (I)  
FUTURE LAND USE: Residential Low Medium (RLM)

### Existing Land Use and FLUM of Adjacent Properties

| Adjacent to | Existing Land Use                               | FLUM  |
|-------------|---|---|
| North       | Single-Family Homes                             | Residential Low (RL)                          |
| South       | Duplex, Triplex, Fourplex                       | Residential Medium (RM)                       |
| East        | Duplex, Triplex Fourplex and Single-Family Home | Residential Low (RL)                          |
| West        | Hospital and Strip Store                        | Commercial General (CG) and Institutional (I) |

### PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY:

SPR2-13-33: LS 15-Wet Weather Monitoring and Pumping System

### COMPREHENSIVE DEVELOPMENT CODE REQUIREMENTS:

The proposed future land use change was evaluated for the extent to which the request complies with Section 163.3187 of the Florida Statutes, City of Largo Comprehensive Plan: Forwarding Our Future 2040, Countywide Rules, and conforms 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:

The Largo Comprehensive Plan: Forwarding Our Future 2040, Future Land Use Map Classifies the 0.45-acre parcel as Institutional (I). Future Land Use Element (FLUE), Policy 1.1.1. of the Comprehensive Plan requires that the City maintain the consistency of the Future Land Use Map (Map 1) and the Forward Pinellas Countywide Plan Map Categories, where Map 1 provides the City of Largo's adopted Land Use Classifications as Identified in Table FLUE-1. The proposed Future Land Use Map Amendment (FLUMA) from Institutional (I) to Residential Low Medium (RLM) is consistent with the character of the surrounding area and allows for up to ten (10) units an acre which will not increase the need for future services within the City's Planning Service Area. Table FLUE-1 describes Residential Low Medium (RLM) classification as generally appropriate to locations in close proximity to urban activity centers, in areas where use and development characteristics are low medium residential in nature, and in areas serving as a transition between low density and high density residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and thoroughfare highway network. The Future Land Use Map Amendment (FLUMA) is consistent with the description of Residential Low Medium (RLM) as described in Table FLUE-1, the subject property is located at the intersection of Adrian Avenue and Georgianna Street, local roads, with a connection to Indian Rocks Road, a minor arterial. The subject site is abutting Residential Low (RL) to the north and east, Residential Medium (RM) to the south, and Institutional (I) and Commercial General (CG) to the west. Additionally, the subject property is located approximately 427 feet (0.10 miles) from the Pinellas Suncoast Transit Administration (PSTA) bus route sixty-five (65), providing

## Agenda Item #4.

accessible public transit options for future residents and aligning with the comprehensive plan through management of land uses.

Pursuant to Comprehensive Plan Policy 1.1.2, which promotes compatibility among land use classifications by preserving its characteristics throughout existing and future development in order to accommodate anticipated growth, the proposed Residential Low Medium (RLM) designation aligns with the growth and redevelopment patterns outlined in the Comprehensive Plan. Accordingly, the proposed Future Land Use Map Amendment (FLUMA) from Institutional (I) to Residential Low Medium (RLM) is consistent with the character of the surrounding area's land use classifications, therefore supporting the Comprehensive Plan's goals of managed growth management and land use compatibility.

The proposed change to the classified use of the property from I to RLM is also consistent with the following objectives and policies 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, Objective 1.1: Promote sustainable land use patterns to ensure compatibility between the transportation network, existing neighborhoods, and new development.
- (c) FLUE, Policy 1.1.1: Maintain the consistency of the Future Land Use Map (Map 1) and the Countywide Plan Map Categories, where Map 1 provides the City of Largo's adopted Land Use Classifications as identified in Table FLUE-1.
- (d) 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.
- (e) 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.
- (f) FLUE, Objective 1.2: Maintain adequate land designated for residential uses to accommodate the projected population and provide balanced and organized combination of residential, non-residential, recreational, and public uses.
- (g) FLUE, Policy 1.2.1: Protect stable residential neighborhoods from possible negative impacts due to incompatible land uses; blighting influences; and density increases from redevelopment and new development.
- (h) FLUE, Policy 1.2.2: Maintain adequate land designated for residential uses, including multi-family, and mixed income communities that support a healthy environment, active and passive recreation facilities, walkability, and a prosperous economy.
- (i) FLUE, Policy 1.2.3: Where possible incorporate density bonuses for affordable and workforce housing when new development occurs. Density bonuses shall be permitted in all land use classification that allow residential uses. The bonus shall not exceed the maximum density of the next highest land use classification. See CDC, Section 14.1.7 for more information.
- (j) FLUE, Policy 1.2.4: Promote a wide variety of residential uses/types, including detached and attached residential, multi-family residential, mixed-use residential, live-work residential, assisted living, long-term care, and multi-generation accommodations among others, consistent the socioeconomic profiles of the City's households and future needs consistent with Forwarding Our Future 2040.
- (k) FLUE, Policy 1.2.5: Engage neighborhoods when making long-term land use decisions, with particular attention to neighborhoods vulnerable due to residents' lack of time or resources to participate, historic or current discrimination, or other barriers to participation.
- (l) FLUE, OBJECTIVE 1.3: Create a planning framework and implementation strategy that will enhance the livability and accessibility of Largo; promote public health and placemaking principles; strengthen community identity, improve economic sustainability and enhance the aesthetics of the City.
- (m) FLUE, Policy 1.3.1: Require all development to meet the locational criteria contained in Table FLUE-1.
- (n) 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.
- (o) 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.
- (p) FLUE, Objective 2.1: Include a broad mix of uses, shared/joint uses, and compact developments, that will provide opportunities for housing while also addressing neighborhood and citywide demand for retail, services and employment.
- (q) FLUE, Policy 2.1.1: Facilitate when applicable, public-private partnerships, investment and/or new (re)development/revitalization in any interrelated planning system that will improve public infrastructure systems to support redevelopment and growth, preserve neighborhood character, and encourage community engagement.

## Agenda Item #4.

- (r) 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.
- (s) 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.
- (t) 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.

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

The requested Future Land Use Map Amendment (FLUMA) proposes a change to a property that is less than fifty (50) acres, meeting the statutory criteria for 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. Additionally, the subject property is not located within an area of critical state concern.

### **III. Consistency with the Countywide Rules:**

Countywide Rules Section 2.3.3.3 Residential Low Medium (RLM) Locational Characteristics, describes and characterizes RLM as, "generally appropriate to locations ranging from rural areas distant from urban activity centers, to suburban areas near or in proximity to urban activity centers; in close, walkable, or bikeable proximity to low-intensity neighborhood servicing uses and low to mid-intensity and density mixed-use areas; in areas where use and development characteristics are residential in nature; and in areas serving as a transition between rural or suburban to more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and highway network."

In accordance with the Countywide Rules, the proposed FLUMA from Public/Semi-Public (P/SP) to Residential Low Medium (RLM) is consistent with section 2.3.3.3; "Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural." Along with, "Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:

- (1) Uses Subject to One Acre Maximum – Office; Personal Service/Office Support; Retail Commercial.
- (2) Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility.
- (3) Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)."

The intention of the property owner is to subdivide the existing lot into two separate parcels; Parcel A, approximately 13,000 square feet, with primary frontage along Adrian Avenue; and Parcel B, approximately 7,000 square feet, with primary frontage along Georgianna Street. The proposed subdivision is intended to facilitate the development of two detached single-family dwellings. The parcel proposed for the Future Land Use Map Amendment (FLUMA) meets the permitted uses not subject to acreage thresholds.

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

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

#### **Transportation:**

According to the Florida Department of Transportation (FDOT) Open Data Hub, the adjacent segment of Indian Rocks Road, a minor arterial road, carries approximately 12,900 annual average daily trips (AADT). Gladys Street, a

## Agenda Item #4.

collector road located to the east of the subject site, carries approximately 5,100 AADT. Based on trip generation rates specified in the Countywide Rules, the Residential Low Medium (RLM) designation is associated with a generalized trip generation rate of 67 daily trips per acre. Applied to the 0.45 acre parcel, this results in approximately 30.15 daily trips. In comparison, the existing Public/Semi-Public (P/SP) Countywide Plan Map Category is associated with a generalized trip generation rate of 114 daily trips per acre for educational uses, which would result in approximately 51.3 daily trips. Additionally, the site's most recent use as a religious institution corresponds with a generalized trip generation rate of 104 daily trips per acre, totaling 46.8 daily trips for the parcel.

The proposed Future Land Use Map Amendment is anticipated to reduce the daily trip generation and enhance compatibility with the surrounding land uses. Furthermore, the subject property is located along Pinellas Suncoast Transit Authority (PSTA) bus route sixty-five (65) and benefits from the existing pedestrian sidewalks along Adrian Avenue and Georgianna Street. These transportation options support the mobility and connectivity objectives outlined in the Forwarding Our Future 2040 Comprehensive Plan.

### **Sanitary Sewer:**

The subject property is serviced by the City of Largo sanitary sewer system. A 35-foot by 60-foot utility easement is located along the western boundary of the site, fronting Georgianna Street, and accommodates Lift Station 15, which serves the surrounding area. The property is located within the gravity sewer interceptor catchment area served by the Wastewater Reclamation Facility (WWRF). When the site is developed in the future, all proposed developments will be subject to formal review and approval through the site plan review and permitting process and must comply with the Comprehensive Plan, Sanitary Sewer Subelement, Policy 1.2.6: operate the wastewater treatment plant at or below 90% of design capacity on an annual average.

### **Potable Water:**

Any new development on the subject property will tie into the existing Pinellas County Utilities potable water network. Potable water demand is expected to decrease with the change of use, and shall continue to comply with the Comprehensive Plan, Water Conservation Subelement, Policy 1.1.3: Sustain the level of service standard for potable water that is 120 gallons per capita per day (gcpd) until the year 2026 (next ten-year planning period), through the Pinellas County Ten-Year Water Supply Facilities Work Plan.

### **Drainage:**

Upon submittal of a future project application, the applicant will 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. Discharges into public stormwater systems are the responsibility of the jurisdictional authority. In the event further 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 requirement.

#### **(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.

### **Solid Waste:**

Solid waste collection and disposal services will be provided by the City of Largo for any future use of the site. A reduction in solid waste generation is anticipated as a result of the proposed Future Land Use Map Amendment (FLUMA). All future development shall remain in compliance with the Comprehensive Plan, Solid Waste Subelement, Policy 1.1.1, which establishes a Level of Service (LOS) standards 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.

## Agenda Item #4.

### **Fire Protection, Rescue and Emergency Medical Services:**

The subject property is serviced by Largo's Fire and Rescue, with ongoing service to continue following the proposed Future Land Use Map Amendment. Fire Station #43 located approximately 1.6 miles northwest from the property, on Indian Rocks Road is the primary responder. Fire rescue and emergency response services in Pinellas County are provided by first responder agreements. Additionally, two Pinellas County fire hydrants are located within 150 ft of the subject site.

### **Financing Municipal Services:**

Major revenues collected from properties within the City limits (including the 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.

### **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 property is located. The current land use classification for the 0.45-acre property is Institutional (I). If approved through this FLUMA process, the proposed Residential Low Medium (RLM) classification would allow Westwind Venture Group LLC to develop the parcel based on allowable or permitted by right uses outlined in Table 6-1: Allowable Uses Within Land Use Classifications of the CDC. To furthermore ensure that the standards established in the CDC are met, any development proposed now or for the future will be reviewed and approved by staff during the development review process and/or permitting.

## **II. Demonstration of Need**

The subject property has historically been a religious institution, general office, and daycare facility. The most recent use was a religious institution that was owned by Beacon Street Ministries Inc., from 2014 to 2025. In 2025, Rick Koda with Westwind Venture Group LLC purchased the property with the intent to redevelop the site by constructing two single family homes. Under the current Institutional (I) land use designation, residential development is limited to senior housing and supportive housing for persons with special needs. Conventional single family residential development is not permitted. The property owner proposes to subdivide the site into two parcels, approximately 13,000 square feet parcel (Parcel A) and 7,000 square feet (Parcel B) to construct a single family home on each parcel. To facilitate the proposed development, the applicant is pursuing a Future Land Use Map Amendment (FLUMA) to change the designation to Residential Low Medium (RLM). This category supports residential uses consistent with low to moderately dense suburban development patterns and promotes redevelopment opportunities in line with the Countywide Rules for Residential Low Medium (Section 2.3.3.3).

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

Upon submission of any future potential redevelopment, staff will review future site plans through the development review and permitting process 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 RLM Future Land Use Map designation.

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

According to FIRM Map 12103C0114H, the property is located within Flood Zone X (Shaded and unshaded), Area of Minimal Flood Hazard (0.2% annual chance of flood hazards). The shaded zone encompasses the west and south portion of the property, and the unshaded zone encompasses the eastern and northern portion of the property. The stormwater drains through the stormwater infrastructure located along Adrian Avenue and Georgianna Street and continues through a stormwater drainage easement (Book 6973, Page 1719) located on the north end of Largo Medical Center Inc., on Parcel

**Agenda Item #4.**

Identification Number: 05-30-15-86376-000-0010. In addition, the subject property is located in Hurricane Evacuation Zone B and has access to adequate emergency shelter space and evacuation routes and is not located within a Coastal High Hazard Area, or a Special Flood Hazard Area. The proposed amendment does not create any significant negative impacts.

**V. Scenic/Noncommercial Corridors:**

The subject property is not located along a Scenic/Noncommercial Corridor.

**PUBLIC NOTIFICATION REQUIREMENTS:**

MAILED WRITTEN NOTIFICATION: October 7, 2025  
PUBLISHED NEWSPAPER NOTIFICATION: October 22, 2025  
POSTED PROPERTY NOTICE: October 30, 2025

**STAFF RECOMMENDATION:**

Staff finds that the proposed Future Land Use Map Amendment (FLUMA) is consistent with the goals, objectives, and policies of the adopted Largo Comprehensive Plan, Comprehensive Development Code (CDC), Countywide Plan Rules, and Chapter 163, Florida State Statutes. Therefore, Staff recommends approval of FLUM-25-0006 (Ordinance No. 2026-10).

**SUGGESTED MOTIONS FOR THE PLANNING BOARD:**

I MOVE TO APPROVE FLUMA-25-0006 (ORDINANCE NO. 2026-10) – 3470 ADRIAN AVENUE FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED AMENDMENT MEETS THE REQUIREMENTS OF CDC SECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS, SUBJECT TO ALL STAFF RECOMMENDATIONS.

I MOVE TO DENY FLUMA-25-0006 (ORDINANCE NO. 2026-10) – 3470 ADRIAN AVENUE FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED AMENDMENT DOES NOT MEET THE REQUIREMENTS OF CDC SECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS.

**RECOMMENDATION:**

RECOMMENDATION:

Approval (Vote 5-0)  
 Approval with conditions (Vote \_\_\_\_\_)  
 Denial (Vote \_\_\_\_\_)

  
Matthew Faustin  
Chairperson

Approved By:

Status:

Alicia Parinello, Planning Division Manager

Denied - 21 Oct 2025

**SUPPORTING DOCUMENTS:**

- [ORD. NO. 2026-10](#)
- [Business Impact Statement](#)
- [Exhibit A - Project Location Map](#)
- [Exhibit B - Existing Future Land Use Map](#)
- [Exhibit C - Proposed Future Land Use Map](#)
- [Consistency Statement](#)
- [Property Survey](#)

**Agenda Item #4.**

[Preliminary Lot Split](#)



**City Commission Directive**  
**Tuesday, January 6, 2026**  
**Commission Chambers @ 6:00 p.m.**

**CALL TO ORDER**

**INVOCATION & PLEDGE OF ALLEGIANCE**

Major Ted Morris, The Salvation Army

**A. CEREMONIAL**

1. Presentation Of Check From The State Of Florida By Rep. Berny Jacques For The Pinecrest Stormwater Conservation Area Project
2. Presentation Of Check From The Police And Kids Foundation, Inc. to the Largo Youth Leadership Council
3. Proclamation Declaring January As Human Trafficking Awareness Month

**B. CITIZEN COMMENT**

**C. APPROVAL OF AGENDA/MINUTES**

4. Approval Of Agenda - Regular Meeting of January 6, 2026 - **APPROVED 7-0**
5. Approval Of Minutes – Regular Meeting of December 16, 2025 - **APPROVED 7-0**

**D. CONSENT DOCKET**

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

6. Authorization To Piggyback On An Agreement Between The City Of Pompano Beach And JPMorgan Chase Bank, N.A. For Purchasing Card Services For A Five-Year Term
7. Appointment Of Felicia Johnson As A Member Of The Community Development Advisory Board
8. Approval Of Low-Income Weatherization Assistance Program (LIWAP) - Rebate Incentive Agreement With Duke Energy Florida, LLC
9. Approval Of The Lease Between The City Of Largo And Raw Beauty LLC, d/b/a The Tox, For Space At Horizon West Bay

**E. PUBLIC HEARINGS**

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

10. Ordinance No. 2026-01 - Second Reading - Amending Chapter 19, Land Use Changes And Development Orders For Mobile Home Communities, And Chapter 20, Definitions Of The City Of Largo Comprehensive Development Code, And Amending Appendix B -

Fee Schedule Of The Largo Code Of Ordinances To Clarify The Process And Requirements When A Mobile Home Park Owner Requests A Change Of Use - **ADOPTED 7-0**

11. Ordinance No. 2026-13 - Second Reading - Amending Section 10, Fees Charged By The Recreation, Parks And Arts Department, Of The Fee Ordinance - **ADOPTED 7-0**
12. Ordinance No. 2026-12 - Second Reading - Amending The Police Officers And Firefighters Retirement Plan Appendix To Reinstate Investment Authority To The Board Of Trustees - **ADOPTED 7-0**

## F. LEGISLATIVE MATTERS

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

13. Ordinance No. 2026-10 - First Reading - 3470 Adrian Avenue Future Land Use Amendment - **APPROVED 7-0, P/H AFTER CPA REVIEW**
14. Ordinance No. 2026-14 - First Reading - Proposed Future Land Use Map Amendment For The Property Located At 2179 Bradford Street From Residential/Office Limited (R/OL) To Residential/Office/Retail (R/O/R) - **DISAPPROVED 2-5 (SMITH, DIBRIZZI, BROWN, LAUSER, JOHNSON NAY)**

## G. STAFF REPORTS

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

None

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

### ACTION ITEMS

1. Request by Mayor Brown that the process be initiated for the City to take back ownership of the 500 block of West Bay Drive.
2. Request by Commissioner Smith that staff look at increased promotion of the Largo Youth Leadership Council Mental Health Festival.

To View Updates:

[Largo - Document Center](#)

## 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.

Date: 09/8/2025

Re: 3470 Adrian Ave, Largo, FL 33774

To whom it may concern:

We would like to change the future land use of 3470 ADRIAN AVE, LARGO, FL 33774 from institutional to residential. This change will allow us to build two single family homes at this location. The surrounding area is primarily residential. The property will be developed to be consistent with the criteria in Section 4.5.3 for the following reasons.

- Section 4.5.3 A: Residential use is consistent with the surrounding area.
- Section 4.5.3 B1: Impacts on public facilities and services will be minimal as this site has been previously developed.
- Section 4.5.3 B2: There is currently a need for moderately priced homes in this area.
- Section 4.5.3 B3: This site will be developed in full compliance with any and all applicable standards of the CDC.
- Section 4.5.3 B4: There will be no adverse effects on any environmental resources.
- Section 4.5.3 B5: This property is not located in an area of special flood hazard.
- Section 4.5.3 B6: As mentioned above, this property is not located in an area of special flood hazard.
- Section 4.5.3 B7: Property is currently not in an evacuation zone.
- Section 4.5.3 B8: Property is not along a Scenic / Noncommercial Corridor.
- Section 4.5.3 B9: Future Land Use Amendments shall be reviewed for consistency with the goals, objective, Countywide Rules, and policies of the Comprehensive Plan and Ch. 163, Part II, Florida Statutes.

Residential land use is suitable to this area. By changing the land use of this property from institutional to residential, this will create less traffic / congestion to the surrounding area when compared to its prior use.

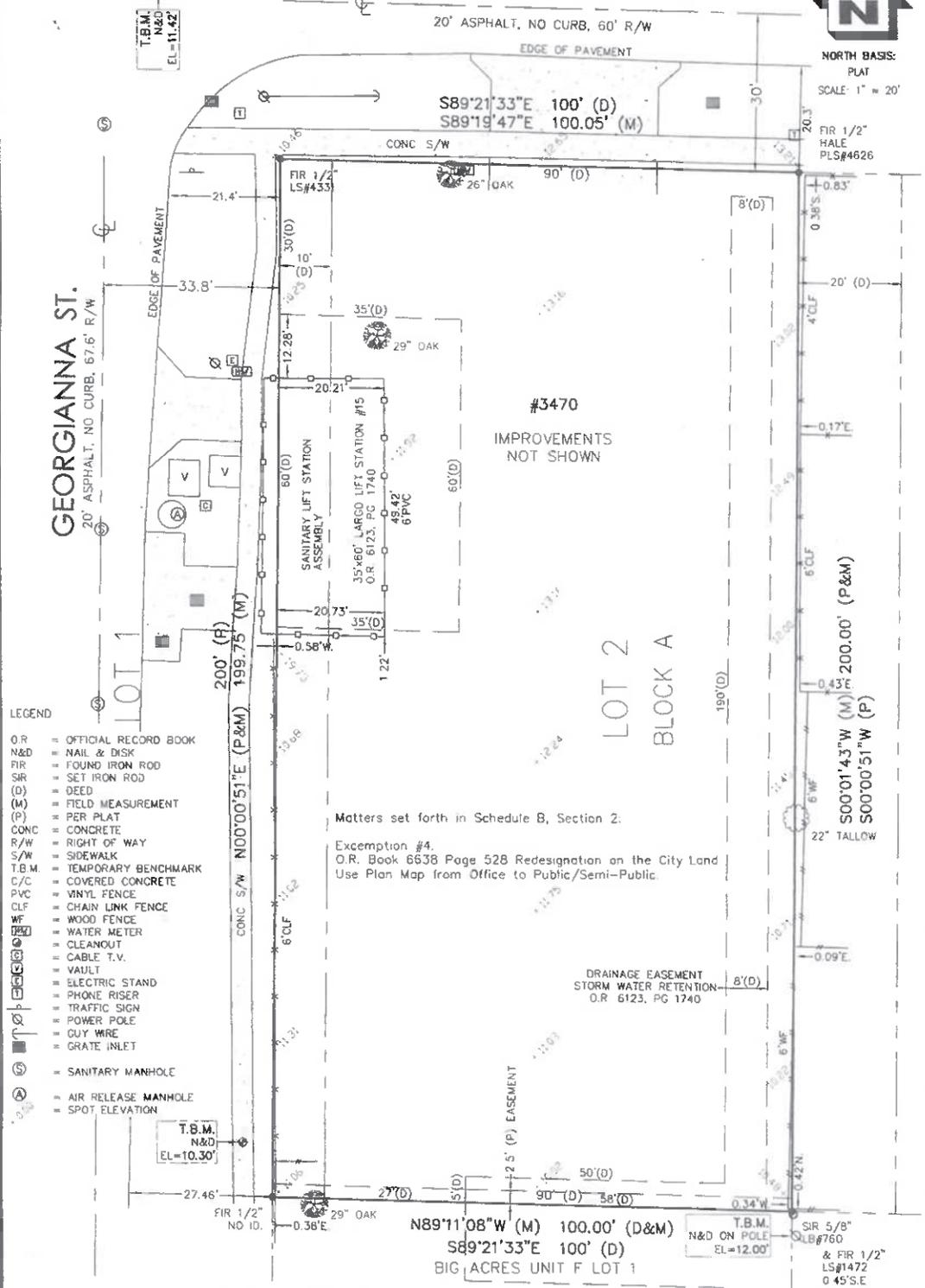
Sincerely,  
Rick Koda  
727-235-1166  
rickkoda@tampabay.rr.com

SECTION 5, TOWNSHIP 30S, RANGE 15E

# ADRIAN AVE



Job Number  
2308-08  
DRW: JM



- LEGEND**
- O.R. = OFFICIAL RECORD BOOK
  - N&D = NAIL & DISK
  - FIR = FOUND IRON ROD
  - SIR = SET IRON ROD
  - (D) = DEED
  - (M) = FIELD MEASUREMENT
  - (P) = PER PLAT
  - CONC = CONCRETE
  - R/W = RIGHT OF WAY
  - S/W = SIDEWALK
  - T.B.M. = TEMPORARY BENCHMARK
  - C/C = COVERED CONCRETE
  - PVC = VINYL FENCE
  - CLF = CHAIN LINK FENCE
  - WF = WOOD FENCE
  - WM = WATER METER
  - CLEANOUT
  - CABLE T.V.
  - VAULT
  - ELECTRIC STAND
  - PHONE RISER
  - TRAFFIC SIGN
  - POWER POLE
  - CUY WIRE
  - GRATE INLET
  - SM = SANITARY MANHOLE
  - AM = AIR RELEASE MANHOLE
  - SE = SPOT ELEVATION

Matters set forth in Schedule B, Section 2.  
 Exemption #4.  
 O.R. Book 6638 Page 528 Redesignation on the City Land Use Plan Map from Office to Public/Semi-Public.

**LEGAL DESCRIPTION**

THE WEST 90 FEET OF LOT 2 AND THE EAST 10 FEET OF LOT 1, BLOCK A, UNIT D BIG ACRES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 40, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

I hereby Certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

*John C. Brendla*  
**JOHN C. BRENDLA**  
 Florida Surveyor's Registration No. 4601  
 Certificate of Authorization No. LB 760

BOUNDARY SURVEY WITH T.B.M. SPARSE GROUND SHOTS - 8/24/2025

Flood Zone  
 COMMUNITY PANEL #125122 12103C0114 H, EFFECTIVE 8/24/21  
 Basis of Bearings:  
 WEST BOUNDARY  
 N00°00'51"E PER PLAT  
 Benchmark:  
 COUNTY #742 NARROW W  
 EL = 6.512' N.G.V.D., ADJUSTED TO  
 EL = 5.889' N.A.V.D. M.S.L. = 0.00'

CERTIFIED TO:  
 WESTWINDS VENTURE GROUP, LLC  
 OLD REPUBLIC NATIONAL TITLE INSURANCE CO.  
 RAHDERT & MORTIMER, PLLC

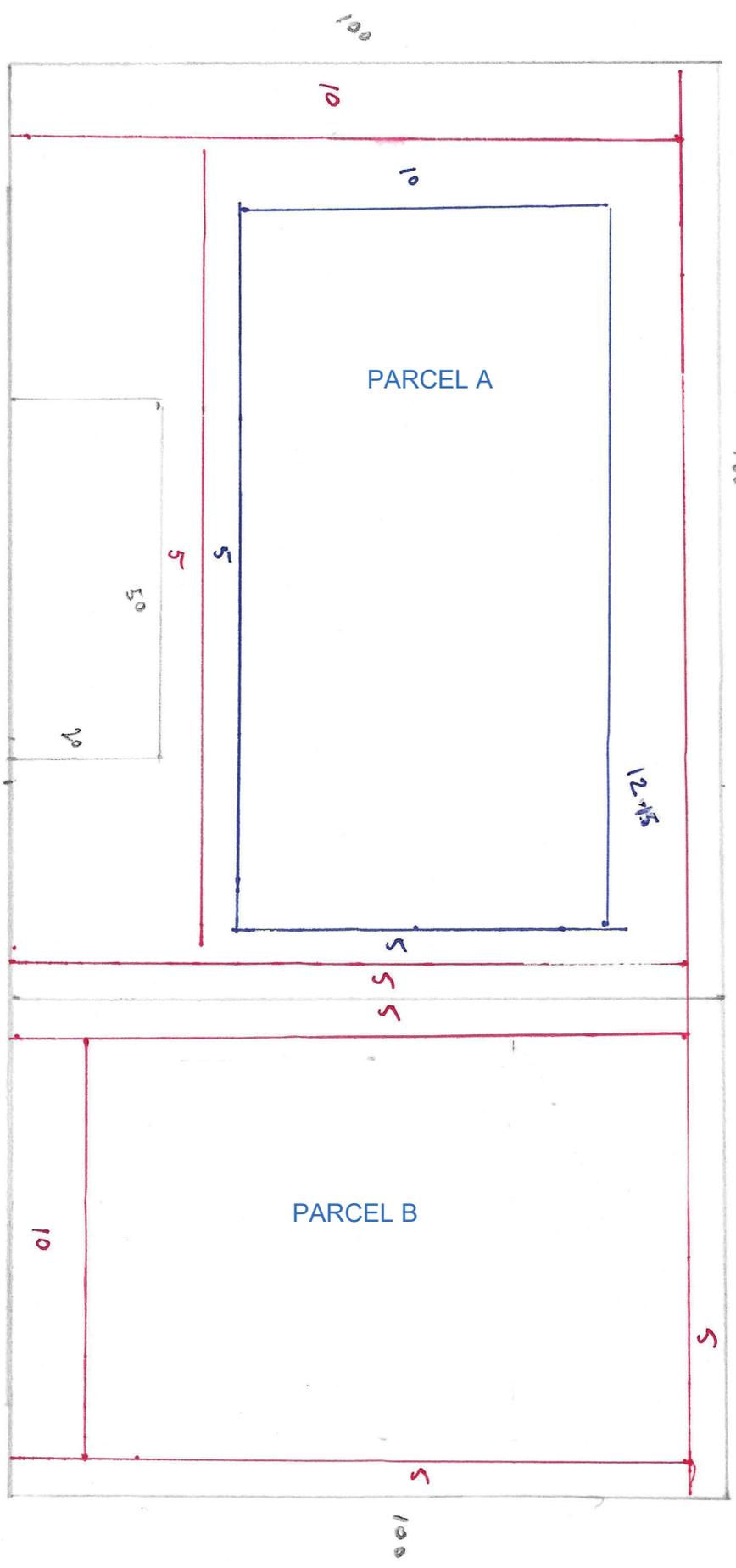
**John C. Brendla & Associates, Inc.**  
 PROFESSIONAL LAND SURVEYORS AND MAPPERS  
 4015 82nd Avenue North ~ Pinellas Park, Florida 33781  
 phone (727) 576-7546 ~ front@jcbrendla.com

FB: 992 PG: 72  
 2308-08.CRD

NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

Survey was prepared with the best of title search commitment #1600833 by Old Republic National Title Insurance Co. on July 21, 2025. Survey not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

3470 ADDRIAN AVE



130

PARCEL A

12.45

PARCEL B

70

100

200

GEORGIANNA ST  
33774