

Countywide Plan Map Amendment Application Form

Local Government Contact Information

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

Property Owner Contact Information

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

Agent Contact Information (if applicable)

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

Characteristics of the Subject Property

Site Address(s):	
Total Acreage of the Amendment Area:	
Existing Use(s):	
Proposed Use(s):	
Parcel Identification #:	
Legal Description of the Amendment Area:	
What is the adjacent roadway's Level of Service (LOS) grade?	
Does the Amendment Area impact: [check all that apply]	<div> <input type="checkbox"/> Activity Center <input type="checkbox"/> Industrial or Employment Land </div> <div> <input type="checkbox"/> Multimodal Corridor <input type="checkbox"/> Target Employment Center </div> <div> <input type="checkbox"/> Planned Redevelopment District <input type="checkbox"/> Scenic/Noncommercial Corridor </div> <div> <input type="checkbox"/> Coastal High Hazard Area </div>

Disclosure of Interest Statement

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

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	
Proposed Countywide Plan Map Category(ies):	
Amendment tier (subject to confirmation):	<input type="checkbox"/> Tier I <input type="checkbox"/> Tier II <input type="checkbox"/> Tier III <input type="checkbox"/> To be determined

Local Future Land Use Plan Map Information

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

Local Action Date

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

Application Checklist

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

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.

1199 East Bay Drive Legal Description

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

LOT 1, WINN DIXIE MARKETPLACE - LARGO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGES 33 THROUGH 34, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST; THENCE RUN S89°11'10"E, ALONG THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35, SAID LINE ALSO BEING WITHIN THE RIGHT-OF-WAY OF EAST BAY DRIVE [STATE ROAD 686], A DISTANCE OF 1,346.06 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35, THE SAME ALSO BEING A POINT ON THE CENTERLINE OF HIGHLAND AVENUE, LEAVING SAID NORTH BOUNDARY LINE, THENCE RUN S01°04'21"W, ALONG THE CENTERLINE OF SAID HIGHLAND AVENUE, A DISTANCE OF 668.95 FEET; LEAVING SAID CENTERLINE, THENCE RUN N88°55'39"W, A DISTANCE OF 50.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID HIGHLAND AVENUE, THE SAME ALSO BEING THE SOUTHEAST CORNER OF LOT 1, OF WINN DIXIE MARKETPLACE - LARGO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 33 THROUGH 34, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN N89°08'34"W, A DISTANCE OF 55.00 FEET; THENCE RUN N01°04'21"E, A DISTANCE OF 30.00 FEET; THENCE RUN S89°08'34"E, A DISTANCE OF 55.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HIGHLAND AVENUE; THENCE RUN S01°04'21"W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HIGHLAND AVENUE, A DISTANCE OF 30.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING.

The subject property as a whole contains 8.36 acres, more or less.

EXHIBIT B
EXISTING FUTURE LAND
USE MAP

CASE: FLUM22-002
SUBJECT: 1199 E BAY DR
FUTURE LAND USE MAP
AMENDMENT
LOCATION: 35-29-15-98332-000-0010

Legend

- Subject Property
- Missing Values
 - Commercial General (CG)
 - Clearwater-Largo Road CRD (CLR-CRD)
 - Commercial Neighborhood (CN)
 - Commercial Recreation (CR)
 - Institutional (I)
 - Industrial General (IG)
 - Industrial Limited (IL)
 - Preservation (P)
 - Residential/Office/Retail (R/O/R)
 - Residential/Office General (R/OG)
 - Residential Office Limited (R/OL)
 - Recreation/Open Space (R/OS)
 - Residential Estate (RE)
 - Residential High (RH)
 - Residential Low (RL)
 - Residential Low Medium (RLM)
 - Residential Medium (RM)
 - Residential Rural (RR)
 - Residential Suburban (RS)
 - Residential Urban (RU)
 - Transportation/Utility (T/U)
 - West Bay Drive CRD (WBD-CRD)



0 0.065 0.13 mi

Date: 1/13/2022

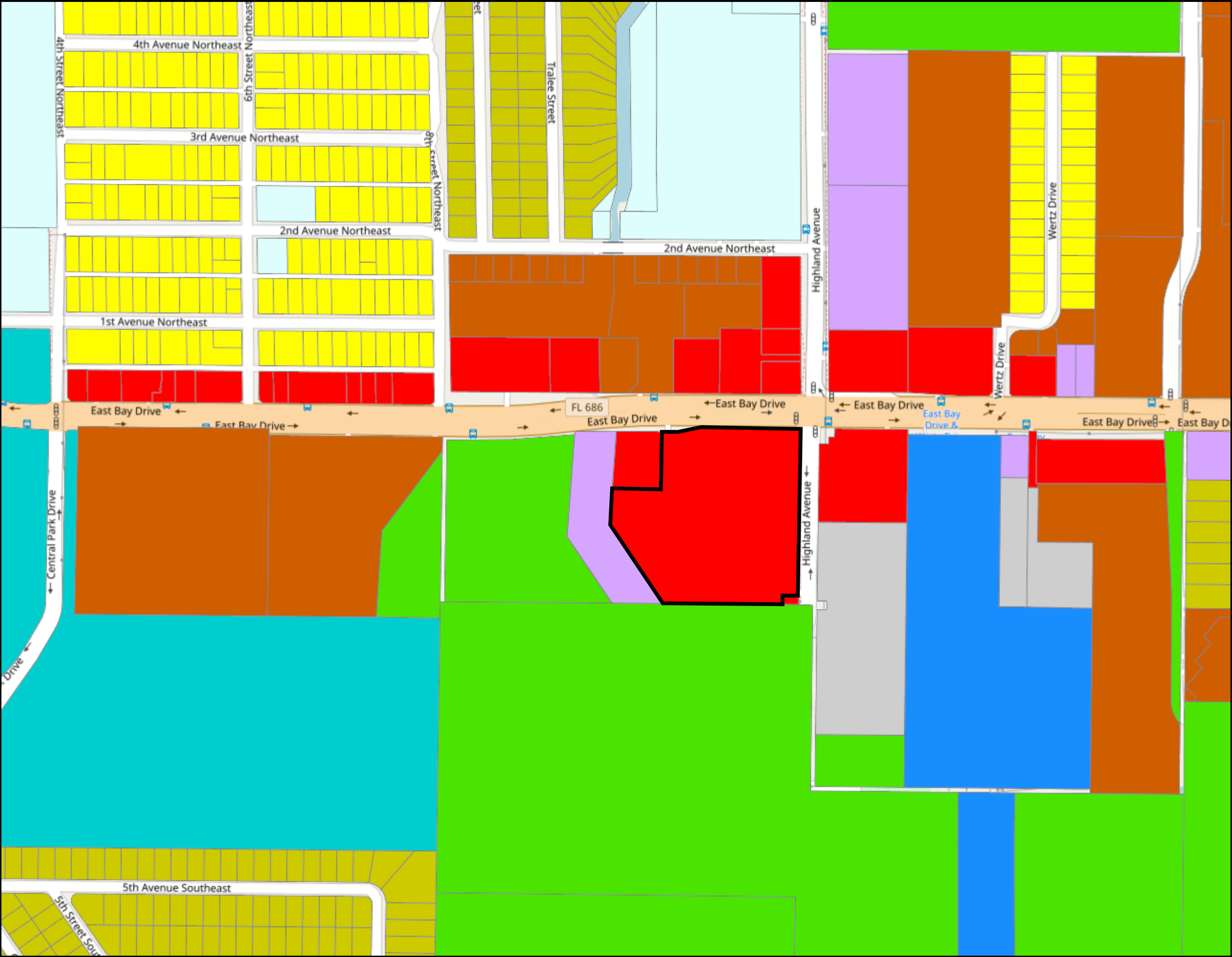


EXHIBIT C PROPOSED FUTURE LAND USE MAP

CASE #: FLUM22-002
SUBJECT: 1199 E BAY DR FUTURE
LAND USE MAP
AMENDMENT
LOCATION: 35-29-15-98332-000-0010

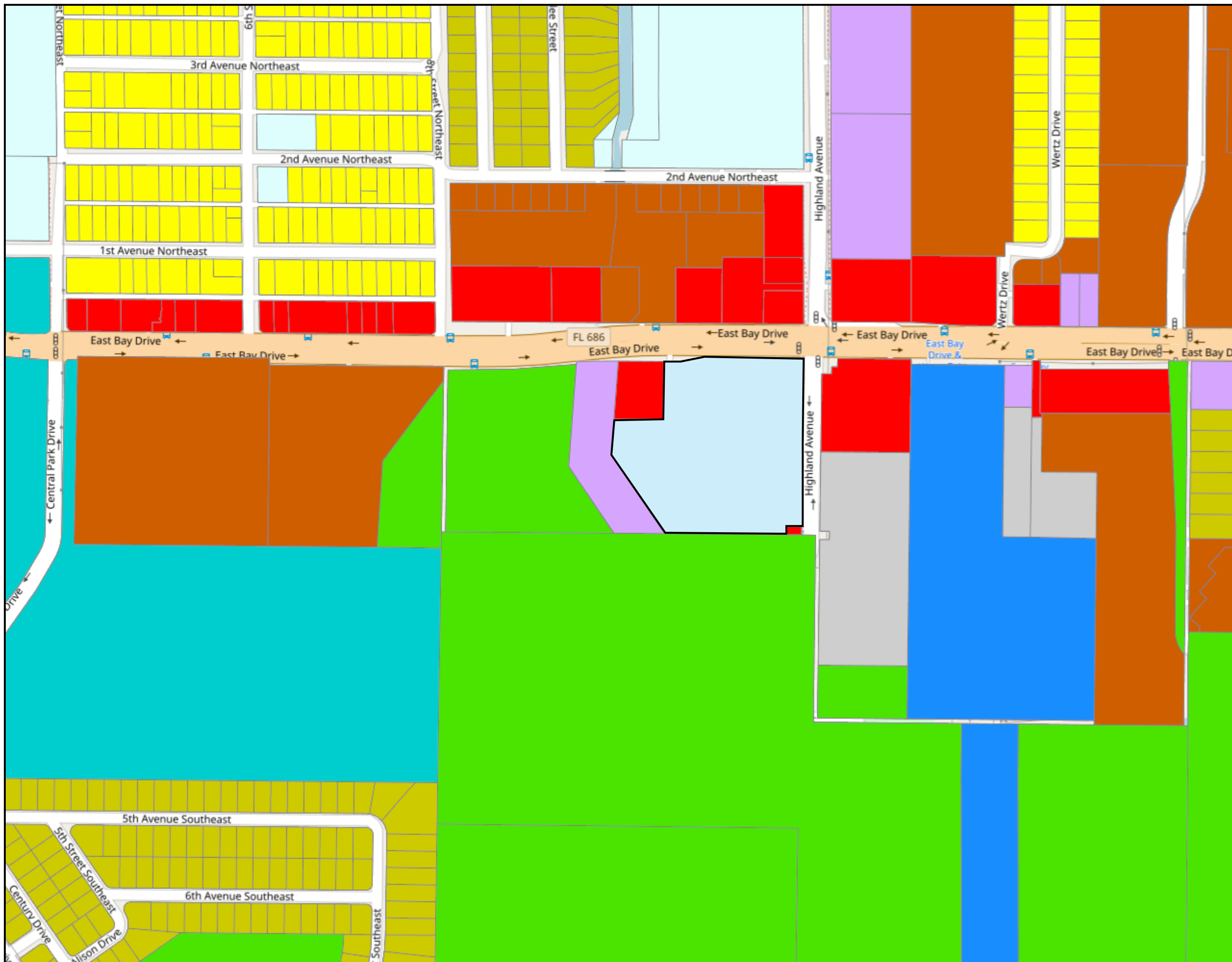
Legend

- Subject Property
- Missing Values
- Commercial General (CG)
- Clearwater-Largo Road CRD (CLR-CRD)
- Commercial Neighborhood (CN)
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- Industrial General (IG)
- Industrial Limited (IL)
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- Residential/Office/Retail (R/O/R)
- Residential/Office General (R/OG)
- Residential Office Limited (R/OL)
- Recreation/Open Space (R/OS)
- Residential Estate (RE)
- Residential High (RH)
- Residential Low (RL)
- Residential Low Medium (RLM)
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- Residential Suburban (RS)
- Residential Urban (RU)
- Transportation/Utility (T/U)
- West Bay Drive CRD (WBD-CRD)



0 0.065 0.13 mi

Date: 1/13/2022



ORDINANCE NO. 2022-22

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN FUTURE LAND USE MAP BY AMENDING THE CLASSIFICATION OF THE WITHIN DESCRIBED TRACTS OF LAND LOCATED AT 1199 EAST BAY DRIVE, FROM COMMERCIAL GENREAL (CG) TO INSTITUTIONAL (I), CONSISTENT WITH THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

LOT 1, WINN DIXIE MARKETPLACE - LARGO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGES 33 THROUGH 34, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST; THENCE RUN S89°11'10"E, ALONG THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35, SAID LINE ALSO BEING WITHIN THE RIGHT-OF-WAY OF EAST BAY DRIVE [STATE ROAD 686], A DISTANCE OF 1,346.06 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35, THE SAME ALSO BEING A POINT ON THE CENTERLINE OF HIGHLAND AVENUE, LEAVING SAID NORTH BOUNDARY LINE, THENCE RUN S01°04'21"W, ALONG THE CENTERLINE OF SAID HIGHLAND AVENUE, A DISTANCE OF 668.95 FEET; LEAVING SAID CENTERLINE, THENCE RUN N88°55'39"W, A DISTANCE OF 50.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID HIGHLAND AVENUE, THE SAME ALSO BEING THE SOUTHEAST CORNER OF LOT 1, OF WINN DIXIE MARKETPLACE - LARGO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 33 THROUGH 34, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN N89°08'34"W, A DISTANCE OF 55.00 FEET; THENCE RUN N01°04'21"E, A DISTANCE OF 30.00 FEET; THENCE RUN S89°08'34"E, A DISTANCE OF 55.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HIGHLAND AVENUE; THENCE RUN S01°04'21"W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HIGHLAND AVENUE, A DISTANCE OF 30.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1, AND

THE POINT OF BEGINNING.

The subject property as a whole contains 8.36 acres, more or less.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBER 35-29-15-98332-000-0010 AS DEPICTED IN ATTACHED EXHIBIT "A".

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

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

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

APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

ATTEST:

City Clerk

Mayor

REVIEWED AND APPROVED:



City Attorney



City Commission Directive

Tuesday, April 5, 2022

@ 6:00 p.m.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

A. CEREMONIAL

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

B. CITIZEN COMMENT

C. APPROVAL OF AGENDA/MINUTES

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

D. CONSENT DOCKET

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

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

E. PUBLIC HEARINGS

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

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

Ordinance No. 2022-28 - Second Reading - Establishing Election Parameters for the November 8, 2022 Municipal General Election - **ADOPTED 7-0**

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

F. LEGISLATIVE MATTERS

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

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

G. STAFF REPORTS

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

None

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

ACTION ITEMS

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

I. ADJOURNMENT

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

FLUM Amendment PLANNING STAFF REPORT



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

Memo Date: Feb 8, 2022
To: Community Development
Staff Contact: Taylor Hague, Planner I
Subject/Case: FLUM22-002 (Ordinance No. 2022-22) 1199 East Bay Drive Future Land Use Map Amendment

Agenda Date: Planning Board - 03 Mar 2022

INTRODUCTION:

The applicant, Lara Wood, representing the ownership group, Grace Family Church, is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for the property located at 1199 East Bay Drive totaling 8.36 acres, more or less. The applicant is requesting an amendment to the City's FLUM from Commercial General (CG) to Institutional (I). The requested FLUMA will also require an amendment to the Pinellas County, Countywide Plan Map from Retail & Services (R&S) to Public/Semi-Public (P/SP). Upon amending the property's land use classification the owner has stated that they wish to expand their conditionally-approved religious institution, in addition to setting aside a portion of the existing building for a future tenant.

PURPOSE AND INTENT / BACKGROUND:

The subject property is comprised of an approximately 8.36 acre parcel of land located at the southwest corner of East Bay Drive and Highland Avenue. Original records, sourced from the Pinellas County Property Appraiser, indicate that the property is owned by Grace Family Church of North Tampa Inc. and is classified as 'Church, Church School, Church Owned Building.' The current use of the existing 61,598 square foot building is a religious institution, which was conditionally approved in November of 2021 to operate within an approximately 19,000 square foot portion of the building. Since its original development as a supermarket, the property has been underutilized as a Commercial General (CG) site, with subsequent uses being primarily educational or religious in nature. It is the stated intent of the applicant to occupy 52,082 square feet of the existing building for the purpose of expanding their existing religious institution, while setting aside 8,585 square feet to establish a separate future tenant space. The intended primary use of a religious institution is only permitted with conditional use approval in CG-classified properties and is subject to a 5-acre threshold limit per Chapter 4 of the Comprehensive Development Code and the Countywide Plan Rules. For this reason, the applicant is requesting to amend the City's Future Land Use Map (FLUM) from Commercial General (CG) to Institutional (I).

The subject property was originally designed and developed as a Winn-Dixie supermarket, receiving a development order in 1998 (D2-42-97S). Upon its closing in 2006, the property has housed uses such as educational facilities and religious institutions; these include Everest University, Reach Church, and Grace Family Church, the latter two having undergone conditional use approval prior to establishing (case numbers C2D20-006 and C2D21-007).

APPLICABLE CDC CHAPTERS/SECTIONS:

1. Section 4.5: Level IV, Comprehensive Plan Future Land Use Map Amendment
2. Chapter 5: Land Use Classifications
3. Chapter 6: Allowable Uses
4. Chapter 8 - General Development Standards and Impact Fees

APPLICANT INFORMATION:

NAME/TITLE: Lara Wood, Operations Administrator/Facilities Director

COMPANY: Grace Family Church
ADDRESS: 5101 Van Dyke Road
CITY/STATE/ZIP CODE: Lutz, FL 33558
APPLICANT'S STATUS: Property Owner

SITE INFORMATION:

ADDRESS: 1199 East Bay Drive
LOCATION: Southwest corner of East Bay Drive and Highland Avenue
PARCEL ID NUMBER: 35-29-15-98332-000-0010
LOT SIZE: 8.36 Acres
EXISTING LAND USE: Religious institution and vacant commercial space
FUTURE LAND USE: Commercial General (CG)

Existing Land Use and FLUM of Adjacent Properties

Adjacent to	Existing Land Use	FLUM
North	Various commercial uses across East Bay Drive	Commercial General (CG)
East	Gas station, vacant commercial land	Commercial General (CG), Industrial Limited (IL)
South	Largo Central Park Nature Preserve	Recreation/Open Space (R/OS)
West	Long Bayou, financial institution	Commercial General (CG), Residential/Office General (R/OG)

PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY:

1. **D2-42-97S** - Original development order for the property, issued in 1998, approving the development of the site as a Winn-Dixie supermarket.
2. **C2D20-006** - Conditional use, approved in November of 2020, permitting Real Church FL, Inc. to establish a religious institution in a 6,622 square foot portion of the existing building.
3. **C2D21-007** - Conditional use, approved in November of 2021, permitting Grace Family Church to establish a religious institution in an approximately 19,000 square foot portion of the existing building.

COMPREHENSIVE DEVELOPMENT CODE REQUIREMENTS:

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

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

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

1. The Largo Comprehensive Plan: Forwarding Our Future 2040, Future Land Use Map currently classifies the subject 8.36-acre site as Commercial General (CG). Future Land Use Element (FLUE), Policy 1.1.1 of the Comprehensive Plan requires that the City maintain consistency of the Future Land Use Map (Map 1) and Countywide Plan Map Categories, where Map 1 provides the City of Largo's adopted land use classification as identified in Table FLUE-1.

The applicant's request to change the property's future land use classification is consistent with several objectives and policies of the Comprehensive Plan and will enable the reuse of a commercially-designated use that has been severely underutilized in recent years. The allowable uses permitted within the Institutional (I) future land use classification are generally less intense than those allowed in Commercial General (CG) properties. This results in the property maintaining consistency with the Future Land Use Map and create minimal impact on surrounding land uses, further described below.

2. Allowing the requested change to I would be consistent with the intent of Policy 1.1.1 (stated above) whereas Table FLUE-1 describes the category as following:

"...generally appropriate to locations where educational, health, public safety, civic, religious and like institutional uses are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access."

Furthermore, the Comprehensive Development Code (CDC), Section 5.2.4.R, describes the I land use classification as following:

"...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. 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."

The subject property meets the general development criteria for Institutional (I) properties outlined in Table 8-1 of the Comprehensive Development Code (CDC). The existing 61,598 square foot building equates to a 0.17 Floor Area Ratio (FAR), which would bring it under the 0.65 FAR permitted under the Institutional (I) land use classification. Additionally, as stated in CDC Section 5.2.4.R, "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. 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." The property is situated along an active corridor, with commercial-type businesses to the west, north, and east, and the Largo Central Park Nature Preserve to the south. The site directly fronts East Bay Drive (Principal Arterial) and is within one mile of Seminole Boulevard (Principal Arterial). Ample mass transit availability is provided along East Bay Drive, with the nearest bus stop being located directly east of the property's northern entrance. The applicant's proposed expansion of their existing religious operation, with the additional set aside for a separate tenant space, will have consistent traffic generation in line with church services, primarily weekend hours of operation, and minimum adverse impacts resulting from noise, odors, poor aesthetics, or outdoor activities.

3. Amending the land use from CG to I will facilitate the reuse and redevelopment of the underutilized and partially vacant commercial building on site that is compatible with the immediate area and the proposed change is compatible with the immediate area and is consistent with the following goals, objectives, and policies of the FLUE element 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 1.1.3: Coordinate with adjacent jurisdictions and local government plans to ensure compatibility with existing and future planned uses along its common boundaries.
- e. FLUE Policy 1.3.1: Require all development to meet the locational criteria contained in Table FLUE-1.
- f. 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.
- g. 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.
- h. FLUE Policy 2.2.2: Identify and promote infill development in established or built-out neighborhoods, often using vacant land or rehabilitating existing properties, to encourage many benefits, including financial savings for Largo, increased property values for residents and businesses and economic stabilization of distressed neighborhoods.
- i. FLUE Policy 2.2.3: Continue to implement redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure exists to support redevelopment.
- j. FLUE Policy 3.2.2: Review all proposed Future Land Use Plan amendments against the City's locational criteria described in Table FLUE-1 of the Future Land Use Element and the Countywide Future Land Use Element, as amended.

The subject property's existing building has been severely underutilized as a commercial space since the original tenant, Winn-Dixie Supermarkets, vacated the premises in 2006. Since then the site has been primarily occupied by land uses classified as institutional in nature, such as educational facilities and religious institutions. The Institutional (I) land use category is compatible with both previous uses that have occupied the property and the surrounding land uses. Policy 1.1.2 is furthered by this change in land use classification.

The reuse of this 8.36-acre property as a religious institution/other ancillary institutional use furthers the intent of Objective 2.2. Most of East Bay Drive is heavily developed, and the change in future land use to permit institutional uses that have only been occupying a portion of the existing building through conditional use guidelines will allow the entire property to be utilized to its fullest potential rather than remaining primarily vacant. Objective 2.2. is furthered by this change in land use classification.

As previously mentioned, the subject site is severely underutilized in its current state. The institutional land uses that have occupied the site in recent years have been hampered by land use acreage thresholds that place a limit on the area of impact each use is permitted to place on the property, as stated in both the CDC and the Countywide Plan Rules. These acreage thresholds are calculated as a percentage of the building area occupied relative to the total site area; for the subject property, approximately 37,000 square feet of the almost 62,000 square foot building can be occupied by a conditional use to stay under the 5-acre threshold outlined for commercial properties. Changing the property's land use classification to Institutional will remove this restriction from the subject site and allow it to develop to its maximum potential, furthering Policy 2.2.3.

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

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

III. Consistency with the Countywide Rules:

1. Section 2.3.3.11: Category/Symbol - Public/Semi-Public (P/SP): Locational characteristics of the Countywide Rules describes and characterizes P/SP as:

"...intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses,

transportation facilities, and natural resource features, and may include residential as part of the mix of uses."

As stated previously, the institutional uses that have attempted to establish on the subject property have been limited to what is permitted to them under acreage thresholds. This limits the extent of their operation in addition to leaving a large portion of the property vacant and underutilized. This, in addition to the high acreage and availability of resources such as parking, will maintain consistency with the rules for P/SP outlined in the Countywide Rules.

2. Permitted Uses Not Subject to Acreage Thresholds - Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse/Distribution-Light; Storage/Warehouse/ Distribution-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential.

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

I. Impacts of Public Facilities and Services

1. Transportation: According to the Florida Department of Transportation (FDOT) Open Data Hub, the adjacent segment of East Bay Drive between Highland Avenue and Seminole Boulevard carries approximately 42,000 annual average daily trips (AADT) on the six-lane divided principal arterial. The existing Commercial General (CG) is considered Retail & Services (R&S) and the proposed Institutional (I) land use category is considered Public/Semi-Public (P/SP). Utilizing trip generation rates outlined in the Countywide Plan Rules, the generalized trips rates for for R&S uses are 433 trips per day per acre, which results in approximately 3,619 daily trips, while the generation rates for religious Public/Semi-Public (P/SP) uses are 104 trips per day per acre, which would result in approximately 869 daily trips. If the land use were to be changed, the property would generally see approximately 2,750 less trips per day.

2. Sanitary Sewer: The property is served by the City of Largo sanitary sewer system. Largo maintains an existing lift station in the southeast corner of the property and an 8-inch reclaimed water line along East Bay Drive. Potable water is provided by Pinellas County Utilities, which maintains water lines directly adjacent to the site along East Bay Drive. When applicable, proposed development will be reviewed and approved by staff during the site plan review process, and shall continue to comply with Comprehensive Plan, Sanitary Sewer Subelement, Policy 1.2.6: Operate the wastewater treatment plant at or below 90% of design capacity on an annual average.

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

4. Drainage: The property's drainage system was reviewed and approved as part of its original development review sequence . This site drains to the large lake that is immediately east of the site. This FLUMA is not expected to result in any changes to the physical development that currently exists on the property. As contained in the Comprehensive Plan, Stormwater Subelement, Policy 1.1.1: The City shall utilize the following Level of Service (LOS) standards for flood control and water quality:

a. Flood Control:

- i. Stormwater Management Systems that have a positive outfall shall be designed for a 25- year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.
- ii. Stormwater Management systems that have no positive outfall shall be designed for a 100-year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.

b. Water Quality:

- i. Stormwater ponds, or other similar Stormwater Management Systems, shall be designed to treat the first ½ inch of runoff unless it is an impaired water body; then the SWFWMD guidelines are followed.

5. Solid Waste: Solid waste services are currently provided by the City of Largo and will continue to be provided by the City for the use on site. An increase in solid waste is expected as a result of the future land use map amendment, and shall continue to comply with Comprehensive Plan, Solid Waste Subelement, Policy 1.1.1: Comply with the LOS Standard for solid waste disposal of 1.30 tons of solid waste disposed per person per year in accordance with Pinellas County's adopted LOS Standard, while striving to reduce this number.

6. Fire Protection, Rescue and Emergency Medical Services: The property is currently located in the Largo Fire District. Largo's Fire and Rescue Services have the ability to serve the property currently and following the proposed future land use map amendment. Emergency service is provided by Station #41, which is located approximately one mile from the subject property. There are three fire hydrants located on the property; two of which are privately owned and one being served by the County.

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

8. Other: Should the property receive approval for the FLUM change, and the property is redeveloped in the future, City services not listed above are or will be available to the properties on substantially the same basis and in the same manner as such services are provided within the rest of the City. Based on the information presented above, the City has the ability to provide municipal services to the area where the property is located. The current future land use classification for the 8.36 acres subject property is Commercial General (CG). If approved through this FLUMA process, the proposed Institutional (I) classification will enable the applicant to expand their existing religious institution.

II. Demonstration of Need

The subject property has been severely underutilized as a commercial facility since Winn-Dixie supermarkets ceased operations in 2006. Since then, subsequent uses have primarily been institutional in nature, with educational facilities and religious institutions establishing on the property. Several commercial concepts, primarily multifamily developments, have inquired about the feasibility of redeveloping the property, but none were seen through to development. Changing the property's land use classification would remove the commercial designation that has prevented the site from being utilized to its fullest potential due to institutional acreage limitations placed on the property per the Comprehensive Development Code (CDC)

and the Countywide Rules. This change will result in the revitalization of a property that has been left primarily vacant in recent years, providing jobs and increasing its economic benefit to the City of Largo.

III. Parcels Ability to Develop in Compliance of CDC Standards

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

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

1. Based on FIRM map 12103C, the majority of the subject property is located within Flood Zone X - Area of Minimal Flood Hazard (0.2% annual chance of flood hazard). This encompasses the entirety of the site's existing building and the majority of the property's existing infrastructure. The entirety of the property's stormwater retention pond and a small section of the site's southwest corner are located within Flood Zone AE - Special Flood Hazard Area. This portion of the property is also located within a Coastal High Hazard Area, which are areas vulnerable to hurricane and storm surge damage as designated by the Federal Emergency Management Agency (FEMA).

2. The property is located within Hurricane Evacuation Zone C and has access to adequate emergency shelter space and evacuation routes.

3. The proposed amendment should not result in any significant impacts on the property and the proposed expansion of the existing religious institution. The proposed land use amendment will encompass an existing building and infrastructure and represents a significant decrease in intensity as a result of the property changing from Retail & Services (R&S) to Public/Semi-Public (P/SP), fulfilling the guidelines for amending properties within the CHHA outlined in the Countywide Rules. Assisted Living Facilities (ALFs), which are considered institutional uses per the Comprehensive Development Code (CDC), would not be permitted to establish on the subject property per the locational restrictions outlined in CDC Section 15.2.3.A, which prohibit them from developing within CHHAs.

V. Scenic/Noncommercial Corridors

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

PUBLIC NOTIFICATION REQUIREMENTS:

MAILED WRITTEN NOTIFICATION: January 28th, 2022

PUBLISHED NEWSPAPER NOTIFICATION: February 16th, 2022

POSTED PROPERTY NOTICE: February 24th, 2022

STAFF RECOMMENDATION:

Staff recommends approval of FLUM22-002. The proposed Comprehensive Plan Future Land Use Map Amendment (FLUMA) is consistent with the goals, objectives, and policies of the Largo Comprehensive Plan, Comprehensive Development Code, the Countywide Plan Rules, and Chapter 163 of the Florida Statutes.

SUGGESTED MOTIONS FOR THE PLANNING BOARD:

I MOVE TO APPROVE FLUM22-002 (ORDINANCE NUMBER 2022-22) - 1199 EAST BAY DRIVE 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 FLUM22-002 (ORDINANCE NUMBER 2022-22) - 1199 EAST BAY DRIVE FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED AMENDMENT DOES NOT MEET THE REQUIREMENTS OF CDC SECTION 4.5.3 FOT FUTURE LAND USE MAP AMENDMENTS.

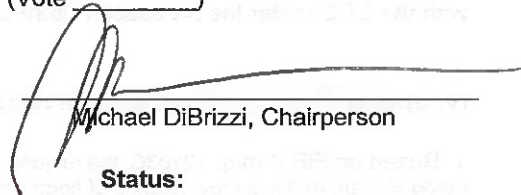
RECOMMENDATION:

RECOMMENDATION:

X Approval (Vote 7-0)

_____ Approval with conditions (Vote _____)

_____ Denial (Vote _____)


Michael DiBrizzi, Chairperson

Approved By:

Status:

Alicia Parinello, Planning Division Manager

Approved - 09 Feb 2022

SUPPORTING DOCUMENTS:

[Signed Ordinance with Exhibits](#)

[FLUMA Submittal Letter](#)

[Survey](#)

[Statement of Consistency](#)

[Traffic Assessment](#)

[FEMA Flood Map](#)

[Letter of Authorization](#)

[Deed](#)



January 8, 2022

City of Largo
Community Development Department
201 Highland Avenue North
Largo, Florida 33770

Attn: Mr. Taylor Hague, Planner 1

**Re: Grace Family Church of Largo
Future Land Use Map Amendment**

Dear Mr. Hague:

Grace Family Church of North Tampa, Inc. is seeking approval of an Amendment to the Future Land Use Map of the City of Largo. The church recently purchased and currently owns the property at 1199 East Bay Drive in Largo, Florida with Parcel Identification Number 35-29-15-98332-000-0010. The property was originally developed as a Winn Dixie grocery store. The Church is currently developing a portion of the building to operate as a religious facility under a recently approved Conditional Use. The Church requests a Future Land Use Map Amendment from Commercial General (CG) to Institutional (I). Please consider the following submitted with this letter:

1. Future Land Use Amendment Application (executed)
2. Statement of Consistency
3. Special Warranty Deed (proof of ownership)
4. Letter of Authorization
5. Boundary & Topographic Survey (prepared by Geodata Services, Inc.)
6. Traffic Assessment (prepared by Gulf Coast Consulting, Inc.)

The ultimate proposed program for the Grace Family Church of Largo is as follows:

- Building Spaces:
 - Church Campus: 52,082 SF
 - Tenant Space: 8,585 SF
- Church Campus
 - 1100 Seat Sanctuary (Auditorium)
 - Auditorium/Lobby/Sunday School/Bible Meeting Rooms
 - High School / Middle School Sunday Church
 - Elementary School Sunday School Rooms
 - Offices for Staff
 - 10 full time staff; Mon-Th 8:00am-5:00pm

- Week night events
 - Mon-Fri 7:00pm-9:00pm Evening Bible Studies
 - 100-150 Attendees
- General
 - Services on Sunday Mornings
 - Bible study events on week nights
 - Other church events expected – weddings, funerals, memorial services, community service events
 - No daycare
 - No school

If you have any questions, please feel free to contact me.

Sincerely,
Dausch Group, Inc.



Christopher L. Dausch, P.E., LEED AP
President

Statement of Consistency for City of Largo Future Land Use Amendment

Grace Family Church of North Tampa, Inc. is seeking approval of an Amendment to the Future Land Use Map of the City of Largo. The church recently purchased and currently owns the property at 1199 East Bay Drive in Largo, Florida with Parcel Identification Number 35-29-15-98332-000-0010. The property was originally developed as a Winn Dixie grocery store. The Church is currently developing a portion of the building to operate as a religious facility under a recently approved Conditional Use. The Church requests a Future Land Use Map Amendment from Commercial General (CG) to Institutional (I). The request is consistent with the goals, objectives and policies of the Comprehensive Plan as demonstrated by the following:

Review criteria for Comprehensive Plan Amendments is pursuant to Section 4.5.3 of the City of Largo Comprehensive Development Code.

The application is consistent with the goals, objectives and policies of the Comprehensive Plan and Ch. 163, Part II, Florida Statutes and the Countywide Rules (Section 4.5.3(A)). This has previously been demonstrated by the recent Conditional Use Approval to develop a portion of the existing building to a religious facility.

Compatibility – The requested amendment will not result in incompatible land use classification for adjacent parcels or neighborhoods. The following statements demonstrate said compatibility (Section 4.5.3(B)):

- (Section 4.5.3(B)(1)): Impacts on Public Facilities and Services.
 - Impacts on public facilities and services will be reduced significantly from the previous Commercial General use of a grocery store. Less trips would be generated therefore reduced traffic. There would also be a reduction in the use of public utilities (water and sanitary sewer).
- (Section 4.5.3(B)(2)): Demonstration of Need.
 - The addition of a Place of Worship adds to the overall desires of a community in accord with commercial, office, recreational and residential spaces. A Place of Worship would work in harmony with commercial and office. Those nearby businesses are likely to benefit from the patronage of attendees before and after services. The same can be said for the adjacent recreation/open space that may benefit from use by the attendees. The Place of Worship (institutional) provides an option for a religious facility that is within walking distance from nearby residences and is also easily accessed by public transportation. A Place of Worship provides the community with a place for spiritual, emotional and often physical support which contributes in a meaningful and substantive way.
 - Need is demonstrated through the recent Conditional Use Approval granted for a portion of the building to be utilized as a Place of Worship for Grace Family Church of North Tampa. Also, a previous tenant, Real Church, held religious services at this location for the year prior to September 2021 (similar Conditional Use Approval).

- It is a fact that buildings and property that are unoccupied are more likely to degrade due to lack of maintenance and upkeep. Grace Family Church plans to improve the building and property. This will help to beautify and upgrade the overall appearance of the neighborhood and surrounding area.
- (Section 4.5.3(B)(3)): The parcel can be developed (re-developed) in full compliance with any and all applicable standards of the CDC.
- (Section 4.5.3(B)(4)): There will be no adverse effects on any environmental resources. There are no environmentally sensitive areas on the site and the site is currently fully developed.
- (Section 4.5.3(B)(5)): Areas of Special Flood Hazard.
 - The existing building is not in an Area of Special Flood Hazard however a portion of the southwest corner of the property appears to fall within a Coastal Floodplain, Zone AE with an established elevation of 9.0ft. NAVD (FEMA Map No. 12103C01171 dated 8/24/2021). The area in question is very small low area near and drainage inlet near the loading dock that would only be inundated most likely during hurricane storm surge.
- (Section 4.5.3(B)(6)): Coastal High Hazard Area.
 - See previous statement.
- (Section 4.5.3(B)(7)): Hurricane Evacuation
 - Does not apply - All activities would be cancelled or postponed during a hurricane.
- (Section 4.5.3(B)(8)): Property is not along a Scenic/Noncommercial Corridor.
- (Section 4.5.3(B)(9)): 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.

NOTE THAT THIS DRAWING MAY HAVE BEEN ALTERED IN SCALE BY REPRODUCTION

W.O. 6347

ADDRESS:

1199 EAST BAY DRIVE
LARGO, FLORIDA

LEGAL DESCRIPTION:

LOT 1, WINN DIXIE MARKETPLACE – LARGO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGES 33 THROUGH 34, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST; THENCE RUN S89°11'10"E, ALONG THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35, SAID LINE ALSO BEING WITHIN THE RIGHT-OF-WAY OF EAST BAY DRIVE [STATE ROAD 686], A DISTANCE OF 1,346.06 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35, THE SAME ALSO BEING A POINT ON THE CENTERLINE OF HIGHLAND AVENUE, LEAVING SAID NORTH BOUNDARY LINE, THENCE RUN S01°04'21"W, ALONG THE CENTERLINE OF SAID HIGHLAND AVENUE, A DISTANCE OF 668.95 FEET; LEAVING SAID CENTERLINE, THENCE RUN N88°55'39"W, A DISTANCE OF 50.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID HIGHLAND AVENUE, THE SAME ALSO BEING THE SOUTHEAST CORNER OF LOT 1, OF WINN DIXIE MARKETPLACE – LARGO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 33 THROUGH 34, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN N89°08'34"W, A DISTANCE OF 55.00 FEET; THENCE RUN N01°04'21"E, A DISTANCE OF 30.00 FEET; THENCE RUN S89°08'34"E, A DISTANCE OF 55.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HIGHLAND AVENUE; THENCE RUN S01°04'21"W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HIGHLAND AVENUE, A DISTANCE OF 30.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING.

SYMBOL LEGEND

- Backflow Preventor
- Ballast
- Bus Stop Shelter
- Cable Box
- Cable Utility Sign
- Centerline
- Cleanout
- Decorative Light
- Disabled Parking
- Drainage Manhole
- Fire Department Control
- Fire Hydrant
- Gas Hookup
- Grass Trap
- Guy Anchor
- Lightpole
- Mailbox
- Pedestrian Cross Button
- Post W Electric
- Power Box
- Reclaimed Water Meter
- Sanitary Manhole
- Sewer Valve
- Sign
- Spot Elevation
- Telecommunication Box
- Traffic Signal Box
- Utility Pole
- Utility Vault
- Water Meter
- Water Valve
- Well

ABBREVIATION LEGEND

- (C) = Calculated Data
- (D) = Data per Description
- (F) = Field Determined
- (M) = Measured Data
- (P) = Data per Plat
- +/- = Plus or Minus
- ACCS = Air Conditioner on CIS
- BFP = Backflow Preventor
- CIC = Covered Concrete
- C/S = Concrete Slab
- C/SW = Concrete Sidewalk
- CLF = Chain Link Fence
- COV = Covered
- CLP = Concrete Light Pole
- OMP = Corrugated Metal Pipe
- CONC = Concrete
- DOVA = Double Check Valve Assembly
- D/W = Driveway
- DWH = Drainage Manhole
- DWM = Detectable Warning Mat
- E/P = Edge of Pavement
- E.P. = Electric Panel
- EL = Elevation
- EDW = Edge of Water
- FOR = Found Iron Rod & Cap
- FCM = Found Concrete Monument
- FPE = Finished Floor Elevation
- FIP = Found Iron Pipe
- FIR = Found Iron Rod - No Cap
- FN&D = Found Nail & Disk
- H&D = Found Piped Pipe
- G.I. = Grate Inlet
- H2O = Water Line
- H2D = Fire Hydrant
- ID = Identification
- IE = Invert Elevation
- LB = Corporate Certificate Number
- LP = Light Pole
- LPE = Lower Floor Elevation
- L/S = Lift Station
- M/F = Metal Fence
- MES = Metered End Section
- NFNS = Not Found and Not Set
- OCS = Outfall Control Structure
- OHV = Overhead Wire
- O.R. = Official Records Book
- P.B. = Plat Book
- PCP = Permanent Control Point
- PG(s) = Page(s)
- PLS = Professional Land Surveyor
- PSM = Permanent Reference Monument
- R/W = Right-of-Way
- RCP = Reinforced Concrete Pipe
- SCR = Set Iron Rod & Cap 5/8" PLS #2865
- SN&D = Set Nail & Disk PLS #2865
- SMH = Sanitary Manhole
- TBM = Temporary Benchmark
- TOS = Top of Slope
- TRA = Transformer
- TYP = Typical
- UB = Utility Box
- UP = Utility Pole
- UV = Utility Vault
- V/F = Vinyl Fence
- W = With
- W/F = Wood Fence
- WM = Water Meter
- W.O. = Work Order
- WV = Water Valve

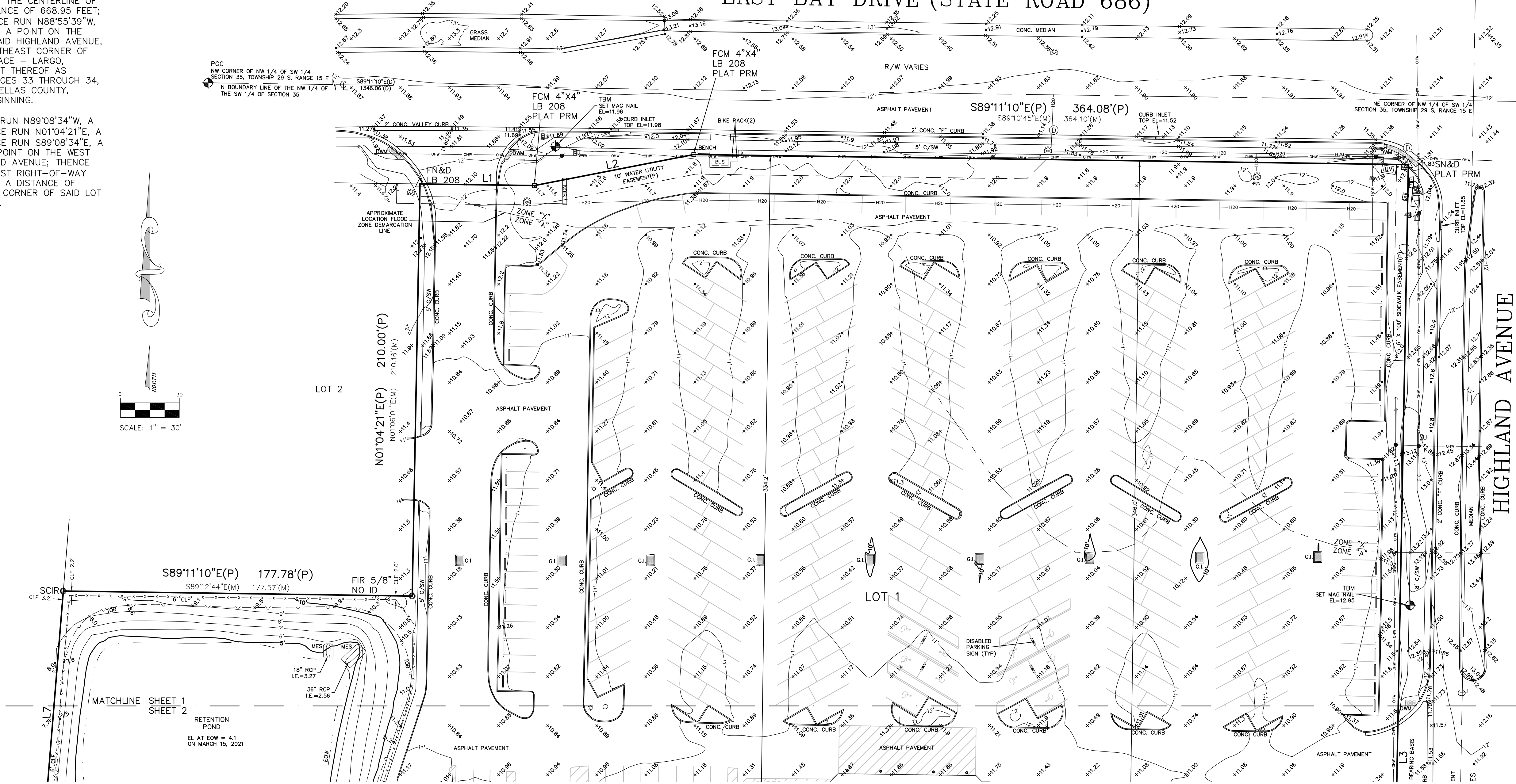
BOUNDARY & TOPOGRAPHIC SURVEY

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

LINE TABLE

LINE	BEARING	LENGTH
L1(P)	S89°11'10"E	58.34'
L1(M)	S89°14'19"E	58.31'
L2(P)	N78°56'53"E	82.67'
L2(M)	N79°08'07"E	82.73'
L3	S01°04'21"W(P)	605.72'(C)
L3(M)	S01°04'21"W	605.76'
L4(D)	N/S89°08'34"W/E	55.00'
L4(M)	N89°05'48"W	55.03'
L5(D&M)	S/N01°04'21"W/E	30.00'
L6	N89°08'34"W(P)	438.26'(C)
L6(M)	N89°08'45"W	438.24'
L7(P)	N04°38'16"E	128.30'
L7(M)	N04°35'47"E	128.43'
L8(D)	S01°04'21"W	30.00'
L9(D)	N89°08'34"W	55.00'

EAST BAY DRIVE (STATE ROAD 686)



SURVEY NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND OTHER MATTERS OF RECORD THAT A TITLE SEARCH MIGHT DISCLOSE.
- PLANIMETRIC FEATURES SHOWN HEREON WERE DETERMINED BY STANDARD FIELD SURVEYING METHODS.
- BEARING BASIS IS THE WEST RIGHT-OF-WAY LINE OF HIGHLAND AVENUE BEING S01°04'21"W, PER PLAT.
- ALL INSTRUMENTS SHOWN HEREON ARE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE MARKINGS AND OR STRUCTURES. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS PARCEL APPEARS TO BE IN FLOOD ZONE "A" AND "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 1210300117H, MAP EFFECTIVE DATE: 05/17/2005, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD ZONE LINES SHOWN HEREON WERE TRANSFERRED BY GRAPHIC METHODS FROM THE FLOOD ZONE MAP, AND ARE SUBJECT TO THE INHERENT INACCURACIES OF SUCH TRANSFERS. THESE FLOOD ZONE LINES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND ANY PROPOSED FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE PERMITTING AGENCY HAVING JURISDICTION.
- ELEVATION BASIS: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BENCHMARK UTILIZED: "21131 B", ELEVATION = 10.34' AS PUBLISHED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.
- PLANIMETRIC AND TOPOGRAPHIC FEATURES COMPILED BY GEODATA SERVICES, INC. UTILIZING PHOTOGRAMMETRIC METHODS FROM DRONE PHOTOGRAPHY. DRONE PHOTOGRAPHY PERFORMED BY GEODATA SERVICES, INC. PHOTOGRAPHY TAKEN ON MARCH 23, 2021.
- PHOTOGRAMMETRIC MAPPING HAS BEEN COMPILED IN ACCORDANCE WITH PROCEDURES THAT HAVE BEEN DEMONSTRATED TO COMPLY WITH NATIONAL MAP ACCURACY STANDARDS FOR A HORIZONTAL MAPPING SCALE OF 1"=30' AND A CONTOUR INTERVAL OF 1'.
- DRONE CONTROL PROVIDED BY GEODATA SERVICE, ON MARCH 18, 2021.
- ZONING INFORMATION PROVIDED BY CLIENT.

SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONIC DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5A-17.062.

DENNIS J. EYRE, P.L.S. FLA. REG. NO. 2865

DATE: DECEMBER 9, 2021

AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY.

W.O. #6347	FIELD DATE: MARCH 29, 2021
DRAWN BY: HW	ADDED ZONING DATE: DECEMBER 9, 2021
CHECKED BY: DJE	
SCALE: 1"=30'	
FIELD BOOK / PAGE(S)	
SHEET 1 OF 2	

GEODATA SERVICES INC.

1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727) 447-1763



LB 7466

NOTE THAT THIS DRAWING MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION.

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PO Box 296
Largo, FL 33779
Largo.com

Community Development Department
April 6, 2022

Forward Pinellas
310 Court Street, 2nd Floor
Clearwater, FL 33756

Re: Review Against Locally-Adopted Coastal High Hazard Area Balancing Criteria

Dear recipient,

Please see below for staff's evaluation of the proposed land use amendment at 1199 East Bay Drive against the standards outlined in the Countywide Rules Section 4.2.7.1 A-H:

A. Access to Emergency Shelter Space and Evacuation Routes – The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.

The property is located within Hurricane Evacuation Zone C and was determined to have adequate emergency shelter space and sits adjacent to an Emergency Management Evacuation Route in East Bay Drive. In addition, it is the stated intent of the applicant that in the case of a significant weather event/hazard all church operations would immediately close.

B. Utilization of Existing and Planned Infrastructure – The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.

The proposed land use amendment will encompass an existing building and infrastructure, with the applicant stating their desire to occupy a larger portion of the facility and avoid acreage limitations for institutional uses put in place by the Countywide Rules for the Retail & Services category. There is no proposed redevelopment that will result from this amendment.

C. Utilization of Existing Disturbed Areas – The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.

See response to prior criteria.

D. Maintenance of Scenic Qualities and Improvement of Public Access to Water – The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Boca Ciega Bay), and Tampa Bay.

This provision does not apply to the subject property, as it does not provide access to a public waterway.

E. Water Dependent Use – The requested amendment is for uses which are water dependent.

The proposed primary utilization of the property as a result of this amendment would be a religious institution and therefore not be classified as a water-dependent use.



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F. Part of Community Redevelopment Plan – The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated redevelopment areas. The subject property is not located within a Community Redevelopment Plan or other designated redevelopment area.

G. Overall Reduction of Density or Intensity –The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding CHHA.

Please see below for a comparison of development guidelines for the current and proposed land use categories:

Existing Land Use Classification: Commercial General (CG)	Max Allowable Density	24 units/acre
	Max Allowable Floor Area Ratio (FAR)	0.55 (55%)
	Max Allowable Impervious Surface Ratio (ISR)	0.90 (90%)
Proposed Land Use Classification: Institutional (I)	Max Allowable Density	12.5 units/acre
	Max Allowable Floor Area Ratio (FAR)	0.65 (65%)
	Max Allowable Impervious Surface Ratio (ISR)	0.85 (85%)

Per the City of Largo Comprehensive Development Code, uses in the Commercial General (CG) 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. The Commercial General (CG) category also permits the highest available residential base density for multifamily developments within the City of Largo. While use permitted within the Institutional (I) land use designation are frequently characterized by large sites and/or structures and extended hours of operation, sometimes resulting in locally heavy traffic during peak hours, the potential impact to surrounding land uses is generally less than those found within the site's existing land use designation. In addition, the proposed land use amendment would not permit residential development in an area that would be required to evacuate in the event of a significant weather event/hazard.

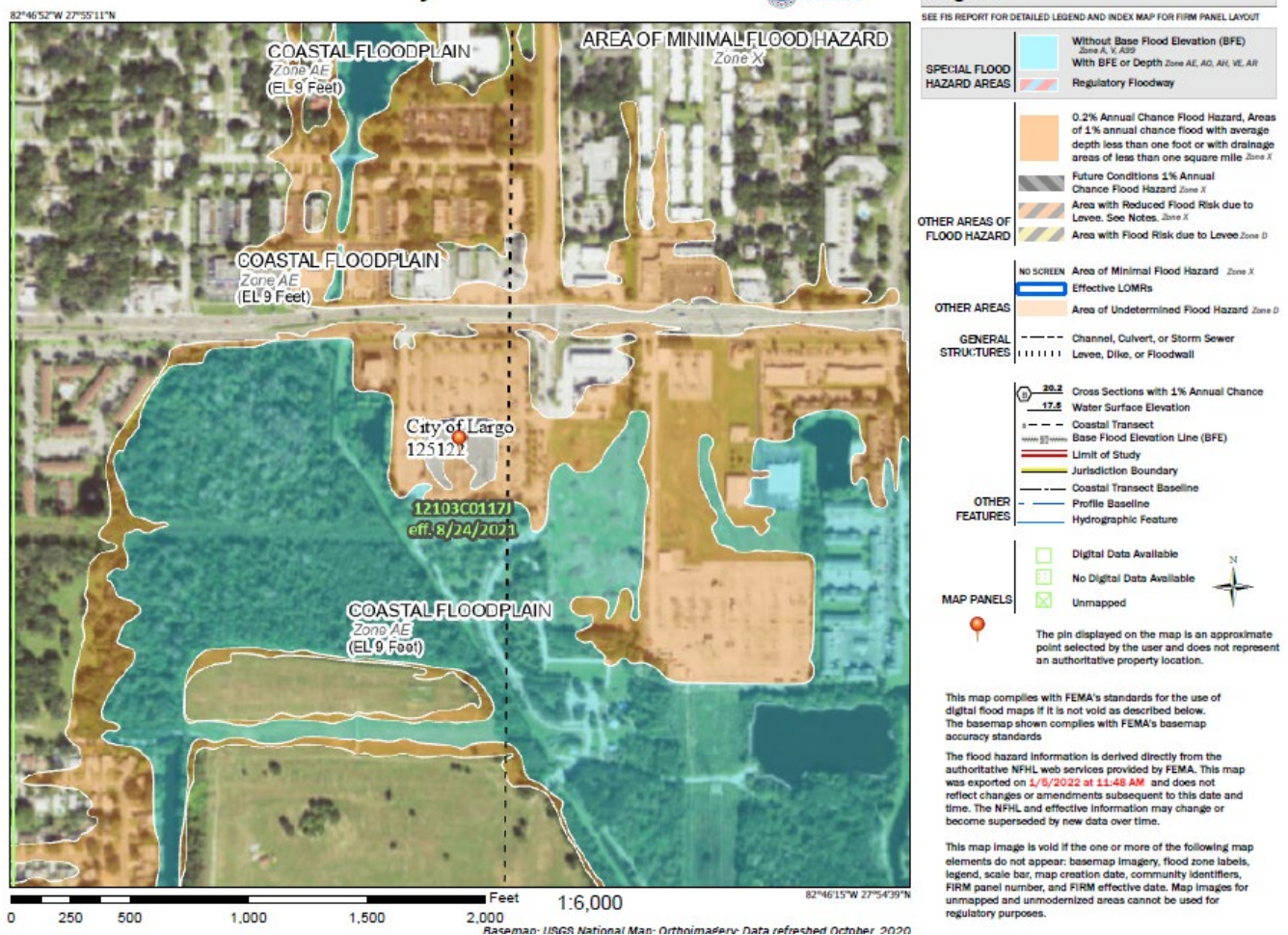


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H. Clustering of Uses – The requested amendment within the CHHA provides for the clustering of uses on a portion of the site outside the CHHA.

Based on FIRM map 12103C, the majority of the subject property is located within Flood Zone X - Area of Minimal Flood Hazard (0.2% annual chance of flood hazard). This encompasses the entirety of the site's existing building and the majority of the property's existing infrastructure. The entirety of the property's stormwater retention pond and a small section of the site's southwest corner are located within the CHHA. As this amendment would not result in the redevelopment of the property, it fulfills this criteria of the Countywide Rules.

National Flood Hazard Layer FIRMette



Sincerely,
Taylor Hague, MURP
Planner II
thague@largo.com | 727-587-6749 x 7208