

## Countywide Plan Map Amendment Application Form

### Local Government Contact Information

Requesting Local Government:	CITY OF LARGO
Local Government Contact:	DIANE FRIEL, PLANNER
Address:	201 HIGHLAND AVENUE, PO BOX 296, LARGO FL 33779
Phone:	727-587-6749; 7319
E-Mail Address:	dfriel@largo.com
Local Government Case #:	FLUM20-003
Local Government Ordinance #:	2020-37

### Property Owner Contact Information

Name(s):	EVANGELICAL LUTHERAN CHURCH OF OUR SAVIOR INC.
Address:	301 58TH ST S, ST PETERSBURG FL 33707-1713
Phone:	N/A
E-Mail Address:	N/A

### Agent Contact Information (if applicable)

Name(s):	ROBERT PERGOLIZZI, GULF COAST CONSULTING, INC., AGENT FOR PARADISE GROUP, LLC., AGENT OF RECORD FOR THE PROPERTY OWNER
Address:	13825 ICOT BLVD, SUITE 605, CLEARWATER, FL 33760
Phone:	(727)524-1818
E-Mail Address:	pergo@gulfcoastconsultinginc.com

### Characteristics of the Subject Property

Site Address(s):	4825 EAST BAY DR
Total Acreage of the Amendment Area:	4.34 ACRES MOL
Existing Use(s):	INSTITUTIONAL
Proposed Use(s):	RETAIL STRIP CENTER
Parcel Identification #:	31-29-16-70344-400-0600
Legal Description of the Amendment Area:	A PARCEL OF LAND LYING IN THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  COMMENCE AT THE CENTER QUARTER-CORNER OF SAID SECTION 31; THENCE S 88°55'27" E ALONG THE EAST AND WEST ¼ LINE OF SAID SECTION 31, 33.00 FEET NORTHERLY OF AND PARALLEL TO THE

	<p>SOUTHERLY RIGHT OF WAY BOUNDARY OF EAST BAY DRIVE (SR 686) A DISTANCE OF 56.18 FEET TO A POINT OF INTERSECTION WITH THE PROLONGED EASTERLY RIGHT OF WAY BOUNDARY OF NEWPORT ROAD; THENCE S 01°04'13" W, ALONG THE SAID PROLONGED EASTERLY RIGHT OF WAY BOUNDARY OF NEWPORT ROAD, A DISTANCE OF 33.00 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERN BOUNDARY OF NEW PORT UNIT NO. 1 AS RECORDED IN PLAT BOOK 53, PAGE 60, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S 01°04'13" W, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY BOUNDARY OF THE 60 FOOT RIGHT WAY OF NEWPORT ROAD, AND THE BOUNDARY OF NEW PORT UNIT NO. 1, AS SHOWN ON THE SAID PLAT OF NEW PORT UNIT NO. 1 A DISTANCE OF 55.00 FEET FOR A POINT OF BEGINNING: THENCE ON AN ARC TO THE RIGHT OF 39.27 FEET, WITH A RADIUS OF 25.00 FEET SUBTENDED BY A CHORD OF 35.36 FEET, CHORD BEARING N 46°04'13" E, TO A POINT OF TANGENCY; THENCE S 88°55'47" E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE 30 FOOT RIGHT OF WAY OF THE SERVICE ROAD (PROPOSED) 30.00 FEET SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF SAID EAST BAY DRIVE (SR-686) A DISTANCE OF 467.74 FEET TO A POINT OF 25.00 FEET, SUBTENDED BY A CHORD OF 34.44 FEET, CHORD BEARING S 45°25'31.5" E, TO A POINT OF TANGENCY ON THE WESTERLY RIGHT OF WAY BOUNDARY OF THE 60 FOOT RIGHT OF WAY OF BEDFORD CIRCLE (EAST) AND THE BOUNDARY OF NEW PORT UNIT 1 AS SHOWN ON THE PLAT OF SAID NEW PORT UNIT NO. 1; THENCE S 01°51'16" E, ALONG SAID WESTERLY RIGHT OF WAY BOUNDARY OF BEDFORD CIRCLE (EAST) AND THE BOUNDARY OF NEW PORT UNIT NO. 1 A DISTANCE OF 336.72 FEET; THENCE N 88°55'47" W, CONTINUING ALONG THE NORTHERLY BOUNDARY OF BLOCK 49, NEW PORT UNIT NO. 1, A DISTANCE OF 534.88 FEET THENCE N 01°04'13" E, ALONG SAID EASTERLY RIGHT OF WAY BOUNDARY OF NEW PORT ROAD, A DISTANCE OF 335.00 FEET TO THE POINT OF BEGINNING.</p> <p>The subject properties as a whole contain 4.34 acres or 189,050 square feet, more or less.</p>
<p>What is the adjacent roadway's Level of Service (LOS) grade?</p>	<p>According to the 2019 Level of Service (LOS) Facility Report, SR686/East Bay Drive (US 19 to Belcher Road) has a minimum LOS Standard of "D", and is operating at LOS "C".</p>
<p>Does the Amendment Area impact: [check all that apply]</p>	<p> <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 </p> <p>* The subject property is within the Largo Tri-City Special Area Plan (SAP) study area boundary. The City anticipates adoption of the Largo Tri-City SAP in December 2020, and requires an amendment to the Countywide Plan Map within the Largo Tri-City Activity Center and Multimodal Corridor.</p>
<p><b>Disclosure of Interest Statement</b></p>	
<p>Do any other persons have any ownership interest in the subject property?</p>	<p>NO</p>
<p>If so, provide the name and address of the person(s):</p>	<p>N/A</p>
<p>If so, is the interest contingent or absolute?</p>	<p>N/A</p>
<p>If so, what specific interest is held?</p>	<p>N/A</p>
<p>Does a contract exist for the sale of the subject property?</p>	<p>YES</p>

If so, is the contract contingent or absolute?	CONTINGENT ON LAND USE PLAN AMENDMENT
If so, provide the names of all parties to the contract:	PARADISE GROUP, LLC.
Are there any options to purchase the subject property?	NO
If so, provide the names of all parties to the option:	N/A
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	DEVELOPMENT AGREEMENT (DA20-001) ATTACHED. CITY COMMISSION APPROVED AT FIRST AND FINAL READING ON AUGUST 4, 2020 (SEE ATTACHED DIRECTIVE). FINAL EXECUTED VERSION IS BEING RECORDED.

### Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	PUBLIC/SEMI-PUBLIC
Proposed Countywide Plan Map Category(ies):	RETAIL & SERVICES
Amendment tier (subject to confirmation):	<input type="checkbox"/> Tier I <input checked="" 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):	INSTITUTIONAL
Proposed Local Future Land Use Plan Map Category(ies):	RESIDENTIAL/OFFICE/RETAIL

### 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:

  AUGUST 12, 2020

## 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

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



**City Commission Directive**  
**Tuesday, August 4, 2020**  
**Virtual @ 6:00 p.m.**

**CALL TO ORDER**

**INVOCATION & PLEDGE OF ALLEGIANCE**

Pastor Floyd Westervelt, Abundant Life Ministries

**A. CEREMONIAL**

1. Recognition Of Good Citizen Campers For Summer 2020
2. Largo Youth Leadership Council Recognitions
3. Drawing For Ballot Position For November 3, 2020 Municipal General Election - **ORDER DRAWN: ERIC GERARD, CURTIS HOLMES**

**B. CITIZEN COMMENT**

**C. APPROVAL OF AGENDA/MINUTES**

4. Approval Of Agenda - Regular Meeting of August 4, 2020 - **APPROVED AS AMENDED 7-0**
5. Approval Of Minutes – Regular Meeting of July 21, 2020 - **APPROVED 7-0**

**D. CONSENT DOCKET**

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

6. Authorization To Purchase An Additional Vehicle For the Recreation Parks and Arts Department From Duval Ford In Accordance With The Florida Sheriffs Association Contract No. FSA19-VEL27 And FSA19-VEH17 In The Estimated Amount of \$43,984
7. Authorization To Renew Debris Management And Disaster Recovery Services To AshBritt Environmental, Crowder Gulf, Joint Venture, Inc., J. B. Coxwell Contracting, Inc. And DRC Emergency Services, LLC For The Second And Final Year Renewal Period - **APPROVED 7-0**
8. Authorization To Utilize The Services Of Reel Construction Resources To Construct An Outdoor Shelter At The Highland Recreation Complex In The Estimated Amount Of \$30,000 - **APPROVED 7-0**
9. Approval Of Settlement With David And Tina Chace In The Amount Of \$100,000 Subject To A Full General Release Being Executed In A Form Approved By The City Attorney - **APPROVED 7-0**

10. Approval Of Request To Reduce RG's Bookmark Cafe Rental Fees By 50% (\$325 Per Month) Starting With June 1, 2020 Payment To Coincide With Decreased Building Occupancy

## E. PUBLIC HEARINGS

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

11. Approval Of DA20-001 - Development Agreement Between The City Of Largo, Florida And Paradise Group, LLC - **APPROVED 7-0**
12. Ordinance No. 2020-16 - Second Reading - Future Land Use Map Amendment At 2188 58th Street North From Institutional (I) To Commercial General (CG) - **ADOPTED 7-0**
13. Ordinance No. 2020-17 - Second Reading - Future Land Use Map Amendment At 2050 58th Street North From Institutional (I) To Residential Low (RL) - **ADOPTED 7-0**
14. Ordinance No. 2020-43 - Second Reading - An Annexation of Six (6) Properties Located At 1767 And 1769 South Doctor Martin Luther King Junior Avenue And 1768, 1766, 1764, and 1765 Farrell Avenue, With A Land Use Designation of Residential Urban - **ADOPTED 7-0**
15. Ordinance No. 2020-44 - Second Reading - City Charter Amendments - **ADOPTED 7-0**

## F. LEGISLATIVE MATTERS

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

16. Resolution No. 2275 - Temporarily Reducing Certain Building Construction Permit And Inspection Fees - **APPROVED 7-0**
17. Ordinance No. 2020-31 - First Reading - Amending The City Of Largo Code Of Ordinances Chapter 11, Environment, Article III, Outside Storage - **APPROVED 7-0, P/H ON 08/18**
18. Ordinance No. 2020-32 - First Reading - Amending the Comprehensive Development Code regarding Portable Storage Containers - **APPROVED 7-0, P/H ON 08/18**
19. Ordinance No. 2020-37 - First Reading - Future Land Use Map Amendment At 4825 East Bay Drive From Institutional (I) To Residential/Office/Retail (R/O/R) - **APPROVED 7-0, P/H AFTER REVIEW BY CPA**
20. Ordinance No. 2020-40 - First Reading - Amending Code Of Ordinances Chapter 11 To Clarify The Language Prohibiting The Sale Or Use Of Polystyrene And Polypropylene Food Service Articles And Bioplastic Straws By City Contractors And Temporary Vendors - **APPROVED 5-2 (SMITH, ROBINSON NAY), P/H ON 08/18**
21. Ordinance No. 2020-45 - First Reading - An Ordinance Preventing The Removal of Brick Pavement And Granite Curbing Without City Commission Approval Unless Exempted - **APPROVED 7-0, P/H ON 08/18**

## 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 ZIMMET, COMMISSIONER SMITH, COMMISSIONER FENGER, COMMISSIONER HOLMES, COMMISSIONER ROBINSON, VICE MAYOR HOLCK, COMMISSIONER CARROLL, MAYOR BROWN, CITY MANAGER SCHUBERT**

**ACTION ITEMS**

1. Request by Commissioner Carroll that staff send information on the Good Citizen Campers to the Florida League of Cities President.

22. [Update](#)

**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.

**Prepared by and when  
recorded mail to:**

**City Attorney  
City of Largo  
P.O. Box 296  
Largo, FL 33779-0296**

## **DA20-001**

### **DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT (“AGREEMENT”) is made and entered into this \_\_\_ day of \_\_\_\_\_, 2020, between the **CITY OF LARGO, FLORIDA**, a municipal corporation with its principal address located at is 201 Highland Avenue, Largo, Florida (“CITY”), and **PARADISE GROUP, LLC**, a Florida limited liability company with its principal address located at 2901 Rigsby Lane, Safety Harbor, Florida (“DEVELOPER”), the CITY and the DEVELOPER are together hereinafter referred to as the “PARTIES.”

### **RECITALS**

WHEREAS, the DEVELOPER is party to a purchase and sale agreement pursuant to which the DEVELOPER has agreed to purchase fee simple title from the Evangelical Lutheran Church of Our Savior (“OWNER”) to the real property described on Exhibit "A," attached hereto and made a part hereof (the “PROPERTY”); and

WHEREAS, the CITY is authorized by the Florida Local Government Development Agreement Act, sections 163.3220 – 163.3243, Florida Statutes (the “Act”), and by the CITY's Comprehensive Development Code ( the “CDC”) to enter into a development agreement with any person or entity having a legal or equitable interest in real property located within its jurisdiction; and

WHEREAS, section 4.6 of the CDC provides additional standards and requirements relevant to the CITY’s policies and procedures regarding development agreements which are consistent with the Act; and

WHEREAS, the PROPERTY has a future land use designation of Institutional (I), and the DEVELOPER has submitted an application to the City requesting a future land use map amendment to Residential/Office/Retail (R/O/R); and

WHEREAS, the CITY has determined that the terms of this AGREEMENT are consistent with the Comprehensive Plan adopted by the CITY (the “Comprehensive Plan”) and the CDC, unless otherwise expressly set forth herein; and

WHEREAS, the DEVELOPER wishes to develop a retail commercial facility on the PROPERTY, which totals approximately 4.34 acres (the “PROJECT”).

### **AGREEMENT**

NOW, THEREFORE, in consideration of and in reliance upon the mutual promises, covenants, and findings contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the PARTIES voluntarily agree to enter into this AGREEMENT according to



the following terms and conditions:

**Section 1. RECITALS.**

The foregoing recitals are true and correct, and are incorporated herein by reference. All exhibits to this AGREEMENT are deemed to be part hereof.

**Section 2. DEFINITIONS.**

A. Development Controls Officer (DCO): The Director of the City of Largo Community Development Department or her/his designee.

B. Development Order (DO): A document issued by the DCO upon approval of an official board, commission, or administrative officer authorizing a specific use and development of the PROPERTY, and further authorizing the subsequent issuance of necessary permits.

C. Development Permit (DP): The final permission to erect, construct, reconstruct, alter, raze, move, or remove improvements, or otherwise develop the PROPERTY within the City of Largo. This includes, but is not limited to, the building permit, sign permit, etc.

D. Mortgagee: The holder of any mortgage or the beneficiary of any deed of trust covering all or part of the PROPERTY or the successor or assignee of any such mortgage holder, or beneficiary, provided that the CITY has received written notice from or on behalf of any such holder or beneficiary providing such party's address and stating its desire to receive notices with respect to this AGREEMENT pursuant to Subsection 14.5.

E. Public Infrastructure: Facilities to be located in deeded rights-of-way or easements and/or dedicated by plat to the use of the public in general, to include, but not limited to, roads, pedestrian sidewalks, sewer collection systems, water distribution systems, storm drainage systems, street lights, and street signage.

F. Private Infrastructure: Facilities for all infrastructure other than Public Infrastructure, including but not limited to roads, pedestrian sidewalks, sewer collection systems, storm drainage systems, street lights and street signage, necessary for the PROJECT.

**Section 3. LEGAL DESCRIPTION OF PROPERTY**

The PROPERTY is legally described on Exhibit "A" which is attached to and made a part of this AGREEMENT.

**Section 4. RELATIONSHIP OF PARTIES SUBJECT TO THIS DEVELOPMENT AGREEMENT**

The DEVELOPER is unrelated to the CITY. The CITY is a municipal corporation organized under Florida law. The relationship between the DEVELOPER and the CITY with respect to the subject-matter of this AGREEMENT is contractual and is set forth completely in this AGREEMENT.

**Section 5. DURATION OF AGREEMENT**

5.1 This AGREEMENT shall become effective on the date this AGREEMENT is properly recorded in the public records of Pinellas County, Florida (the "Effective Date").

5.2 The duration of this AGREEMENT shall be for a period of twenty (20) years from the Effective Date. The duration of this AGREEMENT may also be extended by mutual consent of the PARTIES to the extent that any such extension is not contrary to the laws of the State of Florida or the CDC at the time of the extension.

5.3 The Developer is applying to the CITY to change the land use designation for the PROPERTY to Residential/Office/Retail (R/O/R). If the DEVELOPER's application for the land use change to Residential/Office/Retail (R/O/R) is not approved by all necessary governmental entities, this AGREEMENT shall terminate without any action or notice of the Parties. If the AGREEMENT terminates pursuant to this paragraph, the Parties agree to sign a written termination and the DEVELOPER will record any documents necessary to document the termination of this AGREEMENT at the Developer's sole cost.

5.4 In the event of termination of this AGREEMENT because of DEVELOPER's failure to comply with Section 13.3 or for any other reason prior to the issuance of all required certificates of occupancy for the Project, the CITY may elect to change the future land use designation of the PROPERTY back to Institutional (I) or to any other future land use classification the City deems appropriate at the time of termination, and DEVELOPER agrees not to object to the change of the future land use designation, agrees not to claim any vested rights based on the change of the future land use designation to Residential/Office/Retail (R/O/R), and waives and releases any and all claims arising out of the CITY's determination to revert the future land use designation back to Institutional (I) or to some other classification, including any claims under the Bert Harris Act.

#### **Section 6. OBLIGATIONS OF THE DEVELOPER**

The obligations of this AGREEMENT shall be binding on the DEVELOPER and its successors and assigns.

6.1 The DEVELOPER has submitted to the CITY a conceptual site plan, attached hereto as Exhibit "B" ("Conceptual Site Plan"). The DEVELOPER shall develop the PROPERTY in accordance with the Conceptual Site Plan, as modified from time to time subject to CITY approval as herein provided. The PARTIES recognize that as of the time of this AGREEMENT, it is currently uncertain as to the specific allowable uses that will be developed, the exact and final number, square footage, location and design of the buildings and driveway access points.

6.2 The DEVELOPER shall submit preliminary and final site plans for approval to the CITY consistent with the CDC, the Conceptual Site Plan, and this AGREEMENT, and applicable comments of federal, state, county or district agencies. The preliminary site plan and the final site plan must each be approved by the CITY and the final site plan must receive a Development Order and concurrency approval in compliance with all applicable CDC requirements, except as otherwise allowed in Section 6.4 of this AGREEMENT.

6.3 Any revisions to the Conceptual Site Plan must be submitted to the CITY for final approval and shall reflect the final site plan and revisions necessary to comply with the restrictions and performance standards in the AGREEMENT, the CDC, and generally in accordance with the Activity Center Design Guidelines.

6.4 At the time of development of the PROPERTY, DEVELOPER will submit such applications and documentation as are required by law, all applicable technical codes, and the CDC, as they exist on the Effective Date of this AGREEMENT. In the event that DEVELOPER fails to apply for development permits, including but not limited to the Master Development Plan under paragraph 6.5.2, within two (2) years of the Effective Date, including any extension granted by the CDO or by statute, and commence construction within 12 months from the issuance of a development permit, the PROPERTY shall be subject

to any new CDC requirements subsequently adopted, including but not limited the special area plan activity center overlay designation.

6.5 Development Restrictions. The following restrictions shall apply to development of the PROPERTY, even if there is a more restrictive provision of the CDC directly conflicting with these restrictions:

6.5.1 *Use Restrictions.*

6.5.1 A The allowable use of the PROPERTY shall be limited to predominantly retail commercial uses.

6.5.1 B The following uses of the PROPERTY shall be prohibited: adult uses, bars, taverns, nightclubs, mechanical repair shops, recycling centers, vehicle sales, hospitals, manufacturing, contractor yards, storage facilities, indoors and outdoors race track, sports arenas and stadiums, car washes, and gas stations, all as defined in the CDC.

6.5.1 C The PARTIES acknowledge that DEVELOPER may wish to submit a site plan for a convenience store with gas station use on a portion of the Property at some point in the future. Upon completion of the DCO's review of a preliminary site plan submitted by DEVELOPER that includes a convenience store with a gas station use, the DCO may consider whether or not to recommend to the City Commission the approval of an amendment to this Agreement to permit the convenience store with a gas station use. Nothing in this Agreement binds the DCO to recommend approval of such an amendment, nor does it bind the City Commission to approve such an amendment.

6.5.2 *Master Development Plan.* The PROPERTY shall be planned, permitted, and developed as a phased development in accordance with CDC, Sec. 3.6- Level II, Phased Development Site Plan.

6.5.3 *Buffering and Landscaping.*

6.5.3.A DEVELOPER shall construct a buffer around the perimeter of the PROPERTY as follows:

6.5.3.A(1) A 15 foot wide street side Type B buffer, as described in the CDC, along the northern boundary of the PROPERTY

6.5.3.A(2) A 30 foot wide Type C buffer, as described in the CDC, with a 6 foot opaque wall for heavy commercial uses, including uses with loading docks and drive-thrus, and a 20 foot wide Type B buffer, as described in the CDC, with a 6 foot opaque wall for light commercial uses, along the southern boundary of the PROPERTY

6.5.3.A(3) A 10 foot wide street side Type A buffer, as described in the CDC, along the eastern and western boundaries of the PROPERTY.

6.5.4 *Building Elevations and Architectural Design.*

6.5.4.A The preliminary site plan submittal shall include building elevations that include sufficient architectural elements to create visual interest and break up building massing. Architectural treatments on facades facing public right-of-ways shall include elements such as roof parapets of varying height, recesses and projections, banding, decorative columns, etc. Blank walls of greater than 20 feet shall not be permitted. The final site plan shall include the building elevations and the project shall be constructed consistent with the approved building elevations.

6.5.4.B Predominant exterior building materials shall be composed of high quality materials, such as architectural block, brick, concrete with an architectural finish, stucco, or glass. Exterior building materials shall not include unfinished concrete panels, pre-fabricated metal panels or smooth face concrete block. Façade colors shall be neutral or muted colors. The use of bright "primary" colors shall be prohibited. Accent colors may be brighter and more intense but shall harmonize with the dominant building color.

6.5.5 *Trash Collection, Loading Docks, Utility and Service Areas.*

6.5.5.A Areas for trash collection and compaction, loading docks, utility and other service functions shall be incorporated into the overall design of the building using decorative and durable materials consistent with the building facades.

6.5.5.B All containers for trash collection and compaction are required to be screened from the right-of-way and all adjacent properties. Enclosures shall be a minimum of six (6) feet in height and constructed of solid masonry walls with solid gates that totally conceal all of the contents. Where possible, they should be located behind buildings, away from streets, and obscured from public view from driveways.

6.5.5.C Additional plantings shall be provided adjacent to these areas that are visible from the public right-of-way to further enhance the appearance of the enclosure.

6.5.6 *Loading Dock Setbacks.* Loading dock setbacks shall be 40 feet from the southern boundary of the PROPERTY as measured from the south edge of the loading truck's trailer in the parked position, to the south boundary of the PROPERTY.

6.5.7 *Mechanical Equipment.* Mechanical equipment (including roof-mounted equipment) shall be screened from view from the public right-of-way and adjacent properties. This may include air conditioners, electrical transformers, and trash collection equipment including receptacles and compactors.

6.5.8 *Pinellas Suncoast Transit Authority (PSTA) Bus Stop.* The DEVELOPER shall coordinate with PSTA, the CITY, and any other regulatory agency with jurisdiction, to design and construct, at DEVELOPER's sole expense, an enhanced PSTA bus stop (concrete pad and shelter) along the frontage of the northern boundary of the PROPERTY, along East Bay Drive. If there is insufficient existing right-of-way to accommodate the enhanced bus stop, the DEVELOPER shall provide an easement on the

PROPERTY to PSTA for public access to the enhanced bus stop and access for PSTA to use and maintain the enhanced bus stop. The exact location of the bus stop will be determined by PSTA. In addition, the design and construction of the PSTA bus stop shall be approved by PSTA, the CITY Engineer, and any other regulatory agency with jurisdiction over the bus stop prior to the issuance of any permits for the construction of the PSTA bus stop. DEVELOPER shall be responsible for all costs associated with the permitting and construction of the bus stop. If PSTA, in its sole discretion, determines that a bus stop at the PROPERTY is not warranted, the DEVELOPER shall not be obligated to design and construct the enhanced bus stop.

*6.5.9 Internal Circulation, Sidewalks, and Connectivity.*

- 6.5.9.A The PROJECT shall provide for safe internal connectivity between all buildings, parking areas and surrounding roadways for vehicles and pedestrians. Internal pedestrian connectivity shall include sidewalks or pavement marking when crossing vehicular use areas.
- 6.5.9.B Sidewalks shall be provided along the full length of the primary façade of all buildings.
- 6.5.9.C If the PROPERTY is subdivided into more than one parcel, cross access agreements shall be recorded with the plat.

*6.5.10 Large Scale Retail Development Standards.* Should DEVELOPER propose to construct 50,000 square feet or more of commercial uses or a mix of commercial and office uses, the PROPERTY will be subject to the standards and requirements of CDC, Chapter 13—Large Scale Retail Development Standards.

*6.5.11 Traffic Study.*

- 6.5.11.A Prior to preliminary site plan submittal, the DEVELOPER shall conduct a traffic study to determine the PROJECT's traffic impact and operational movements for the property development on all adjacent roadways including Darien Way.
- 6.5.13 B DEVELOPER shall construct any necessary improvements as needed to accommodate the PROJECT's traffic impact and operational movements, which will be determined by the CITY's Engineering Department at the time of the site plan review. These improvements may include, but are not limited to, turn lanes, truck route signage, traffic calming, and pedestrian safety improvements such as crosswalks on adjacent local streets.

**Section 7. OBLIGATIONS OF THE CITY**

In addition to its application for a future land use change, DEVELOPER shall submit to the CITY and the CITY shall process preliminary and final site plan applications for the PROPERTY that are incorporated as part of this AGREEMENT in accordance with the procedures set forth in the CDC.

**Section 8. DEVELOPMENT OF THE PROPERTY**

**8.1 Applicable Rules, Regulations, and Policies.**

8.1.1. Subject to the terms of Section 6.4 of this AGREEMENT, the ordinances, rules, regulations and policies in existence on the Effective Date (excluding those governing impact fees or fee rates, which may be established from time to time in accordance with applicable law) shall govern the development of the PROPERTY for the duration of this AGREEMENT. All existing ordinances, rules, codes, regulations and policies at the termination of this AGREEMENT shall become applicable to the PROPERTY regardless of the terms of this AGREEMENT.

The PROJECT may be subject to ordinances and policies adopted by the CITY after the Effective Date so long as the CITY holds a public hearing and determines that such new ordinances and policies:

1. Are not in conflict with the laws and policies governing this AGREEMENT and do not prevent development of the land uses, intensities, or densities as allowed under this AGREEMENT;
2. Are essential to the public health, safety, or welfare, and expressly state that they shall apply to a development that is subject to a development agreement;
3. Are specifically anticipated and provided for in this AGREEMENT; and
4. The CITY demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this AGREEMENT, or this AGREEMENT is based on substantially inaccurate information provided by the DEVELOPER.

8.2 Subsequent Laws and Policies. Subsequent adopted laws and policies of general application in the CITY, including laws and policies pertaining to impact fees, shall be applicable to the PROPERTY.

8.3 State and Federal Laws. This AGREEMENT shall not preclude the applicability to the PROJECT of changes in rules, regulations, or policies enacted by state or federal laws after the execution of this AGREEMENT. In the event of the subsequent enactment of any law which, in any PARTY's reasonable judgment, would preclude its compliance with the terms of this AGREEMENT, the affected PARTY shall so notify the other PARTY in writing, and the PARTIES shall use their reasonable efforts to modify this AGREEMENT in order to afford each PARTY with the reasonable opportunity to perform its obligations hereunder to the maximum extent permitted by any such subsequent law. In the event that such modification shall deprive any PARTY of any material benefit intended to have been afforded it by this AGREEMENT, the PARTY so deprived may cause this AGREEMENT to be terminated or may avail itself of such other rights and remedies as may then be available to it in order to realize the benefits intended to have been provided to it hereunder.

## **Section 9. PUBLIC FACILITIES**

9.1 General. DEVELOPER shall design, construct, and maintain, until conveyance to and acceptance by the CITY and/or Pinellas County, all Public Infrastructure necessary for the PROJECT, including but not limited to the sidewalk described in section 6.5.9, providing that said Public Infrastructure facilities have received final site plan approval and construction plan approval by the CITY and/or Pinellas County, and that all review procedures have been complied with fully. Public Infrastructure shall be completed, inspected, and accepted by the CITY and/or Pinellas County prior to the issuance of any certificates of occupancy for the PROPERTY.

9.2 Private Infrastructure. DEVELOPER shall design, construct and maintain, until conveyance, if any, all Private Infrastructure, providing, that said Private Infrastructure has received final site plan approval

and construction plan approval by the CITY, and that all review procedures have been complied with fully. Private Infrastructure shall be inspected and approved by the CITY, and any other required governmental agencies, prior to the issuance of any certificates of occupancy for the PROPERTY.

9.3 Off-Site Public Infrastructure. DEVELOPER shall be required to construct off-site public facilities to mitigate negative impacts on adopted levels of service caused by the PROJECT as determined during the full site plan review process.

9.4 Public Facilities to Service Development. The following public facilities are presently available to the PROPERTY from the sources indicated below. Development of the PROPERTY will be governed by and must satisfy CITY or Pinellas County concurrency ordinance provisions, if applicable, in effect at the time of the Effective Date of this AGREEMENT.

9.3.1. Potable water from Pinellas County.

9.3.2. Sanitary sewer service from the CITY.

9.3.3. Fire protection from the CITY.

9.3.4. Drainage facilities for the PROPERTY are as designated on the Conceptual Site Plan and approved by the Southwest Florida Water Management District.

9.5 Remedies/Enforcement Mechanism. In the event DEVELOPER fails to comply with the requirements of this Section 9, the CITY'S remedy shall be to withhold the certificate(s) of occupancy for structures located on the PROPERTY.

#### **Section 10. DEDICATION OF LAND FOR PUBLIC PURPOSES.**

To the extent that DEVELOPER has not done so, the DEVELOPER shall dedicate those portions, if any, of the PROPERTY required for water, sanitary sewer, drainage, utilities, the sidewalk described in section 6.5.9 above, and other publicly owned properties by plat dedication, warranty deed, easement, or by title instrument satisfactory to the Development Controls Officer.

#### **Section 11. REQUIRED DEVELOPMENT PERMITS**

Local development permits which must be approved and issued to DEVELOPER or their successors in interest may include, but are not limited to the following:

- A. Development Order;
- B. Development/Building/Utility Permits;
- C. Plat Approval;
- D. Site Plan approval(s) and associated utility licenses and right-of-way utilization permits;
- E. Construction plan approval(s);
- F. Concurrency determination from Pinellas County on state and county facilities and services;

- G. Drainage permit from Southwest Florida Water Management District and the Department of Environmental Protection (DEP);
- H. Certificates of occupancy;
- I. Future Land Use Map Amendment approval by the CITY, the Pinellas Planning Council (PPC), and the Countywide Planning Authority (CPA);
- J. All other approvals or permits as required by existing or future governmental regulations as they now exist, or as they may exist in the future.

**Section 12. AMENDMENT OF AGREEMENT AND DEVELOPMENT ORDER**

This AGREEMENT may be amended from time to time by written mutual consent of the PARTIES or their successors in interest, in accordance with section 163.3237, F.S.

**Section 13. ANNUAL REVIEW, DEFAULT, AND REMEDIES**

13.1 General Provisions. Neither PARTY shall be in default of this AGREEMENT unless it has failed to perform any of its obligations under this AGREEMENT for a period of thirty (30) days after its receipt of written notice from the other PARTY specifying the nature of the alleged default and the manner in which said fault may be satisfactorily cured. If the nature of the alleged default is such that it cannot reasonably be cured within said thirty (30) day period, the commencement of the cure within such time period and the diligent prosecution to completion of the cure shall be deemed a cure within such period. Except as set forth in Section 9.4 above, upon default by a PARTY under this AGREEMENT, the PARTY not in default shall have all rights and remedies provided by law, including but not limited to the right to terminate this AGREEMENT, the right to seek specific performance, and the right to file for injunctive relief in the Sixth Judicial Circuit Court in and for Pinellas County, Florida to enforce the terms of the AGREEMENT or to challenge compliance of this AGREEMENT with the provisions of F.S. 163.3220 - 163.3243. Should any party be forced to retain an attorney to enforce any provisions of this AGREEMENT, the prevailing party shall be entitled to recover its reasonable attorneys' fees, cost, charges and expenses expended or incurred in pursuit of all such claims at every level, including pre-suit, pre-trial, trial and appeal and including any litigation over entitlement to the amount of attorneys' fees and cost owed.

13.2 Annual Review. Each year during the term of this AGREEMENT, beginning one (1) year after the Effective Date, the DEVELOPER shall submit a report to the CITY specifying performance and compliance with this AGREEMENT. The CITY shall review the annual report with the terms of this AGREEMENT, and either accept or reject the report based upon substantial, competent evidence that the DEVELOPER or its successors in interest have complied in good faith with the terms and conditions of this AGREEMENT. Failure to comply with the terms and conditions of this AGREEMENT after being provided with applicable notice and the opportunity to cure as set forth in Section 13.1 shall constitute an event of default under this AGREEMENT. Without limiting the generality of the foregoing, if the CITY finds, on the basis of substantial competent evidence, that there has been a failure on the part of the DEVELOPER to comply with its obligations under this AGREEMENT, the CITY may, after furnishing the default notice described in Section 13.1, exercise any one or more, or all, of its rights and remedies against the DEVELOPER under this AGREEMENT, at law or in equity, including terminating this AGREEMENT. It shall be the responsibility of the DEVELOPER to notify the CITY of any changes in ownership and other interest of the PROPERTY pursuant to Section 14.5.

13.3 Time Frame for Development of Property. The DEVELOPER shall complete construction of the building for the first phase of the Project, as evidenced by issuance of a certificate of completion for the



building, within three (3) years from the Effective Date, subject to any extensions granted by the DCO or required by statute, in accordance with section 3.6 of the CDC. The DEVELOPER shall complete construction of all phases of the Project, as evidenced by issuance of all required certificates of occupancy for the entire Project by the City, within ten (10) years from the Effective Date, subject to any extensions granted by the DCO or required by statute, in accordance with section 3.6 of the CDC.

#### **Section 14. MISCELLANEOUS**

14.1 Covenants Running with the Land. The provisions of this AGREEMENT shall constitute covenants which shall run with the land comprising the PROPERTY; the burdens and benefits hereof shall bind and inure to the benefit of the PARTIES hereto and their personal representatives, heirs, successors, grantees and, and a copy of this AGREEMENT shall be recorded among the Public Records of Pinellas County, Florida, upon execution of this AGREEMENT by the PARTIES hereto.

14.2 Mortgagee Rights. CITY shall provide any mortgagee, of which the CITY has notice, with written notice of any default by the DEVELOPER under this AGREEMENT concurrently with its delivery of such notice to the DEVELOPER, and give each mortgagee the same opportunity to cure such default as is provided to the DEVELOPER under this AGREEMENT and will accept any such cure from mortgagee as if such cure was tendered by DEVELOPER. Failure to provide such notice to mortgagee shall not give rise to any liability on the part of the CITY.

14.3 Transfer of PROPERTY. The DEVELOPER may assign or transfer all of or any portion of its interests, rights, or obligations under this AGREEMENT to any party acquiring an interest or estate in all or any portion of the PROPERTY. In the event of any transfer or assignment made by the DEVELOPER as provided in this Section, the assignee's express assumption of the DEVELOPER'S obligations under this AGREEMENT shall relieve the DEVELOPER of all prospective responsibility for the obligations so assumed. The DEVELOPER shall provide the CITY with written notice promptly after the completion of any transfer, assignment or conveyance of the PROPERTY or any portion thereof. If the DEVELOPER shall transfer all or any of the portion of the PROPERTY, the transferee shall succeed to all of DEVELOPER'S rights under this AGREEMENT as they affect the development to that portion of the Property so transferred, and the transferee shall automatically assume all obligations of the DEVELOPER hereunder which relate to the portion of the PROPERTY transferred to it. A transfer of all or part of the Property to any other person or entity not a party to this AGREEMENT shall release the DEVELOPER from its obligations hereunder relating only to the transferred property.

14.4 Construction. This AGREEMENT has been reviewed and revised by legal counsel for both the DEVELOPER and the CITY, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this AGREEMENT.

14.5 Notices. Any notice or request required or authorized to be given by the terms of this AGREEMENT or under any applicable law by either PARTY shall be in writing, hand delivered, or sent certified or registered mail, postage prepaid, return receipt requested. Such notice shall be addressed as follows:

As to the CITY:

Henry Schubert, City Manager  
City of Largo  
P.O. Box 296  
Largo, FL 34649-0296

With a required copy concurrently to:

Alan S. Zimmet, Esq.  
Bryant Miller Oliver, P.A.  
One Tampa City Center, Suite 2700  
Tampa, FL 33602

As to DEVELOPER:

PARADISE GROUP, LLC  
2901 RIGSBY LANE  
SAFETY HARBOR, FL 34695

With a required copy concurrently to:

BRIAN J. AUNST, SR.  
625 COURT ST, STE 200  
CLEARWATER, FL 33756

14.6 Severability. If any provision of this AGREEMENT or the application of any provision of this AGREEMENT to a particular situation is held by a court of competent jurisdiction to be invalid or unenforceable, then, to the extent that the invalidity or unenforceability does not impair the application of this AGREEMENT as intended by the PARTIES, the remaining provisions of this AGREEMENT, or the application of this AGREEMENT to other situations, shall continue in full force.

14.7 Counterparts and Exhibits. This AGREEMENT may be executed in one or more counterparts, each of which when executed and delivered, shall be an original, but all such counterparts shall constitute one and the same instrument. To indicate their agreement to the above, the PARTIES or their authorized representatives or officers have signed this AGREEMENT. This AGREEMENT consists of 14 pages, including Notary acknowledgments, and in addition, two (2) exhibits which constitute the entire understanding and agreement of the PARTIES to this AGREEMENT. The following exhibits are attached to this AGREEMENT and incorporated herein for all purpose:

Exhibit "A"	PROPERTY (Legal Descriptions)
Exhibit "B"	Conceptual Site Plan

14.8 Completion of AGREEMENT. Upon the completion of performance of this AGREEMENT or its revocation or termination, the DEVELOPER or its successors in interest shall record a statement in the official records of Pinellas County, Florida, signed by the PARTIES hereto, evidencing such completion, revocation or termination, and shall forthwith deliver a copy of such statement to the City Manager or his designee.

14.9 Recording this AGREEMENT. This AGREEMENT shall be recorded, by the CITY, at the DEVELOPER'S cost, in the public records of Pinellas County, Florida, in accordance with the requirements of the Act.

14.10 Entire AGREEMENT. This AGREEMENT (including any and all exhibits attached hereto, all of

which are a part of this AGREEMENT to the same extent as if such exhibits were set forth in full in the body of this AGREEMENT), constitutes the entire agreement between the PARTIES hereto pertaining to the subject matter hereof.

14.11 Construction. The titles, captions and section numbers in this AGREEMENT are inserted for convenient reference only and do not define or limit the scope or intent and should not be used in the interpretation of any section, subsection or provision of this AGREEMENT. Whenever the context requires or permits, the singular shall include the plural, and plural shall include the singular.

14.12 Controlling Law and Venue. This AGREEMENT shall be construed by and controlled under the laws of the State of Florida. The PARTIES consent to jurisdiction over them in the State of Florida and agree that venue for any state action arising under this AGREEMENT shall lie solely in the courts located in Pinellas County, Florida, and for any federal action shall lie solely in the United States District Court for the Middle District of Florida, Tampa Division.

*The remainder of this page intentionally blank. Please see following pages for signatures and exhibits.*

**IN WITNESS WHEREOF, the PARTIES have caused this AGREEMENT to be executed the day and year first above written.**

*By executing this AGREEMENT, the DEVELOPER acknowledges that the undersigned has the lawful authority granted by said entity to execute this AGREEMENT on behalf of the OWNER, and has been granted the right to bind the OWNER and DEVELOPER to the covenants and agreements herein above stated.*

Entity Name: PARADISE GROUP, LLC

By (Signature): \_\_\_\_\_

Print Name: CHARLES A. ERNST, SR.

Title: OPERATING MANAGER

**NOTARIZATION: CORPORATE/PARTNERSHIP/TRUST/OTHER ENTITY**

STATE OF FLORIDA

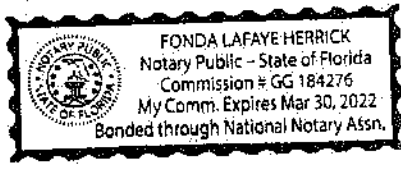
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18<sup>th</sup> day of June, 2020,

by Charles A Ernst as Oper. Mgr of PARADISE GROUP, LLC, who acknowledged before me that he is authorized to execute this AGREEMENT on behalf of said entity and [] is personally known to me or [ ] has produced identification.

Type of identification produced: \_\_\_\_\_

My commission expires:  
(Notary Seal)



Fonda L Herrick  
Notary Public Signature

FONDA L HERRICK  
Notary Public Print Name

**CITY OF LARGO, Florida**  
a Municipal Corporation.

BY:

\_\_\_\_\_  
Henry Schubert, City Manager

ATTEST:

\_\_\_\_\_  
Diane Bruner, City Clerk

STATE OF FLORIDA  
COUNTY OF PINELLAS

REVIEWED AND APPROVED BY:

\_\_\_\_\_  
APPROVED  
Alan S. Zimmer, City Attorney  
By Alan S. Zimmer at 2:37 pm, 6/22/20

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Henry Schubert, as City Manager of the CITY OF LARGO, FLORIDA, a municipal corporation, and he acknowledged before me that he executed the instrument on behalf of the CITY. He is personally known to me.

My commission expires:  
(Notary Seal)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Public Print Name

**EXHIBIT "A"**

**PROPERTY  
LEGAL DESCRIPTION OF THE PROPERTY**

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

A PARCEL OF LAND LYING IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER QUARTER-CORNER OF SAID SECTION 31; THENCE S 88°55'27" E ALONG THE EAST AND WEST  $\frac{1}{4}$  LINE OF SAID SECTION 31, 33.00 FEET NORTHERLY OF AND PARALLEL TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF EAST BAY DRIVE (SR 686) A DISTANCE OF 56.18 FEET TO A POINT OF INTERSECTION WITH THE PROLONGED EASTERLY RIGHT OF WAY BOUNDARY OF NEWPORT ROAD; THENCE S 01°04'13" W, ALONG THE SAID PROLONGED EASTERLY RIGHT OF WAY BOUNDARY OF NEWPORT ROAD, A DISTANCE OF 33.00 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERN BOUNDARY OF NEW PORT UNIT NO. 1 AS RECORDED IN PLAT BOOK 53, PAGE 60, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S 01°04'13" W, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY BOUNDARY OF THE 60 FOOT RIGHT WAY OF NEWPORT ROAD, AND THE BOUNDARY OF NEW PORT UNIT NO. 1, AS SHOWN ON THE SAID PLAT OF NEW PORT UNIT NO. 1 A DISTANCE OF 55.00 FEET FOR A POINT OF BEGINNING; THENCE ON AN ARC TO THE RIGHT OF 39.27 FEET, WITH A RADIUS OF 25.00 FEET SUBTENDE BY A CHORD OF 35.36 FEET, CHORD BEARING N 46°04'13" E, TO A POINT OF TANGENCY; THENCE S 88°55'47" E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE 30 FOOT RIGHT OF WAY OF THE SERVICE ROAD (PROPOSED) 30.00 FEET SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF SAID EAST BAY DRIVE (SR-686) A DISTANCE OF 467.74 FEET TO A POINT OF CURVATURE; THENCE ON AN ARC TO THE RIGHT OF 37.99 FEET, WITH A RADIUS OF 25.00 FEET, SUBTENDE BY A CHORD OF 34.44 FEET, CHORD BEARING S 45°25'31.5" E, TO A POINT OF TANGENCY ON THE WESTERLY RIGHT OF WAY BOUNDARY OF THE 60 FOOT RIGHT OF WAY OF BEDFORD CIRCLE (EAST) AND THE BOUNDARY OF NEW PORT UNIT 1 AS SHOWN ON THE PLAT OF SAID NEW PORT UNIT NO. 1; THENCE S 01°51'16" E, ALONG SAID WESTERLY RIGHT OF WAY BOUNDARY OF BEDFORD CIRCLE (EAST) AND THE BOUNDARY OF NEW PORT UNIT NO. 1 A DISTANCE OF 336.72 FEET; THENCE N 88°55'47" W, CONTINUING ALONG THE NORTHERLY BOUNDARY OF BLOCK 49, NEW PORT UNIT NO. 1, A DISTANCE OF 534.88 FEET THENCE N 01°04'13" E, ALONG SAID EASTERLY RIGHT OF WAY BOUNDARY OF NEW PORT ROAD, A DISTANCE OF 335.00 FEET TO THE POINT OF BEGINNING.

The subject properties as a whole contain 4.34 acres or 189,050 square feet, more or less.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS 31-29-16-70344-400-0600

**EXHIBIT "B"**  
**CONCEPTUAL SITE PLAN**

**[SEE ATTACHED]**

# SITE DATA

TOTAL PROJECT AREA	4.34 AC
EXISTING LAND USE DESIGNATION	"I" (INSTITUTIONAL)
PROPOSED LAND USE DESIGNATION	"ROR" (RESIDENTIAL / OFFICE / RETAIL)
PARCEL IDENTIFICATION NUMBER	31-29-16-70344-400-0600
FEMA FLOOD ZONE DESIGNATION	ZONE "X" **

LANDSCAPE AND / OR SCREENING BUFFERS:	
NORTH	15 FT-WIDE LANDSCAPE BUFFER (TYPE B)
SOUTH	20 FT-WIDE LANDSCAPE BUFFER (TYPE B) WITH 6 FT-TALL OPAQUE SCREEN WALL
EAST	10 FT-WIDE LANDSCAPE BUFFER (TYPE A)
WEST	10 FT-WIDE LANDSCAPE BUFFER (TYPE A)

BUILDING SETBACKS:	
NORTH	125 FT FROM C/L OF EAST BAY DR (50 FT FROM R-O-W LINE)
EAST	45 FT FROM C/L OF BEDFORD CIRCLE EAST (20 FT FROM R/W LINE)
WEST	45 FT FROM C/L OF NEWPORT RD (20 FT FROM R/W LINE)

MAXIMUM RESIDENTIAL DENSITY (ROR)	18 DU / ACRE
MIN LOT SIZE	7,500 SF
MAX FLOOR AREA RATIO	0.40
MAX IMPERVIOUS SURFACE RATIO (ISR)	0.85

\* A FLUMA APPLICATION HAS BEEN SUBMITTED TO AMEND THE LAND USE DESIGNATION OF THIS PROPERTY FROM "INSTITUTIONAL" TO "RESIDENTIAL/OFFICE/RETAIL".  
 \*\* PER FEMA FLOOD INSURANCE RATE MAP #12103C0136G (DATED SEPTEMBER 03, 2003), THE SITE RESIDES IN FLOOD ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN.


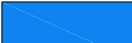

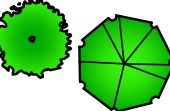


# LOT DATA

LOT 1:	
PROPOSED LOT AREA	1.91 ACRES
POTENTIAL BUILDING AREA ENVELOPE	22,000 SF - 23,000 SF
PARKING SPACES PROVIDED	95 SPACES

LOT 2:	
PROPOSED LOT AREA	1.29 ACRES
POTENTIAL BUILDING AREA ENVELOPE	7,500 SF - 8,000 SF
PARKING SPACES PROVIDED	91 SPACES

LOT 3:	
PROPOSED LOT AREA	1.14 ACRES
POTENTIAL BUILDING AREA ENVELOPE	3,500 SF - 4,000 SF
PARKING SPACES PROVIDED	33 SPACES

# LEGEND

-  PROPOSED PAVEMENT
-  PROPOSED STORMWATER MANAGEMENT AREA (SIZE AND LOCATION SUBJECT TO CHANGE)
-  POTENTIAL BUILDING ENVELOPE AREA
-  CANOPY TREE
-  UNDERSTORY TREE
-  SHRUBS

### \*\*DISCLAIMER\*\*

THIS SITE PLAN IS PURELY CONCEPTUAL IN NATURE AND IS ONLY INTENDED TO ILLUSTRATE THE DEVELOPMENT POTENTIAL OF THE PROPERTY FOR CITY STAFF TO REFERENCE DURING REVIEW OF THE PROPOSED DEVELOPMENT AGREEMENT. THE BUILDING PLACEMENT, BUILDING ENVELOPE AREAS, PARKING LAOUT AND ACCESS POINTS ARE SUBJECT TO CHANGE.

FULL ACCESS INTERSECTION

PROPOSED RIGHT-IN/OUT ACCESS

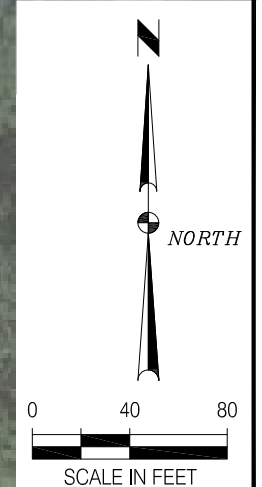
FULL ACCESS

FULL ACCESS

FULL ACCESS

FULL ACCESS

**EAST BAY DRIVE (SR 686)**  
 AADT = 62,500



PARADISE VENTURES, INC  
 2901 Rigby Lane, Safety Harbor, FL 34895  
 Phone - (727) 726-1115  
 www.paradiseventuresinc.com

COMMERCIAL PROJECT  
 4825 EAST BAY DRIVE  
 LARGO, PINELLAS COUNTY, FL  
 CONCEPT SITE PLAN "A"

PM/DRAWN BY:	BWK
DATE:	01/27/20
SCALE:	AS SHOWN
TWP:	X
RANGE:	X
JOB NUMBER:	X

EXAMINED AND APPROVED DATE: 1 OF 1



# 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:** Jun 10, 2020                                      **Agenda Date:** Planning Board - 02 Jul 2020  
**To:** Community Development  
**Staff Contact:** Diane Friel, Planner II  
**Subject/Case:** FLUM20-003 (Ordinance No. 2020-37) - 4825 East Bay Drive Future Land Use Map Amendment

## INTRODUCTION:

The applicant, Robert Pergolizzi, agent for Paradise Group, LLC, the agent of record for the property owner, Evangelical Lutheran Church of Our Savior, Inc., is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for property located at 4825 East Bay Drive totaling 4.34 acres, more or less. Upon approval of a Development Agreement (DA), the applicant is requesting an amendment to the City's FLUM from Institutional (I) to Residential/Office/Retail (R/O/R) future land use classification. The DA will restrict the allowable uses under R/O/R by prohibiting the following: adult uses, bars, taverns, nightclubs, mechanical repair shops, recycling centers, vehicle sales, hospitals, manufacturing, contractor yards, storage facilities, indoors and outdoors race track, sports arenas and stadiums, car washes, and gas stations, all as defined in the CDC. The requested FLUMA will require an amendment to the Pinellas County, Countywide Plan Map from Public/Semi-Public (P/SP) to Retail & Services (R&S) category.

## PURPOSE AND INTENT / BACKGROUND:

The subject property consists of approximately 4.34 acres located south of East Bay Drive, east of Newport Road and west of Bedford Circle East (Parcel ID 31-29-16-70344-400-0600). Under ownership by Evangelical Lutheran Church of Our Savior, Inc., official records from the County and City indicate that the site is a "Church, Church School, Church Owned Building, Salvation Army, Missions" and a daycare facility. It is the applicant's intent to purchase the property and redevelop the site with new retail commercial uses which are not allowed under the current Institutional (I) land use classification. For this reason, the applicant (Paradise Group, LLC) is requesting to amend the City's Future Land Use Map (FLUM) from I to R/O/R. The applicant had previously submitted a FLUMA to change the use to Commercial General (CG) which allows the most intense, permissive and auto-oriented commercial land uses. Staff evaluated the proposed change to CG and concluded that it would result in inconsistency with the Comprehensive Plan goals, objectives and policies and land use incompatibility due to the following: incompatibility and potential negative impact to the surrounding property/neighborhood; perpetuating strip commercial sprawl of CG; substantial intensification of use and potential incompatible uses; and substantial intensification of transportation impacts. Concerns raised by staff led the applicant to enter into a Development Agreement (DA) with the City of Largo and to modify their FLUMA request to a less intensive map category with more restrictive uses per the CDC to reduce impacts to the adjacent neighborhood. The request, as guided by and contingent upon DA20-001, will be to amend the City's FLUM from Institutional (I) to Residential/Office/Retail (R/O/R), and restrict the allowable and conditional uses under R/O/R by prohibiting the following: adult uses, bars, taverns, nightclubs, mechanical repair shops, recycling centers, vehicle sales, hospitals, manufacturing, contractor yards, storage facilities, indoors and outdoors race track, sports arenas and stadiums, car washes, and gas stations.

Historically, the first church buildings on the subject property were constructed in the mid-1960s. The church campus expanded in 1975 and 1979, and again in 1988 with school and preschool uses added. The property is currently developed with 15,622 square feet of gross floor area and is occupied by Our Savior Lutheran Church - East Bay Campus. Our Savior Lutheran Church has larger, affiliate church and school campus in St. Petersburg. The existing church and Institutional (I) land use designation is anomalous and not consistent with

**Agenda Item #5.**

the majority of land uses along East Bay Drive which are mostly retail/commercial and office. The property is underutilized as a church on a primarily commercial corridor and the FLUMA from I to R/O/R will allow for highest and best uses as the area is currently supported by utility and sidewalk infrastructure, a major roadway, and mass-transit. Dependent on the outcome of DA20-001 and if the FLUMA is approved, the owner will be restricted to lower intensity uses then would be allowed if the property 's future land use classification were Commercial General (CG). Furthermore, the R/O/R classification proposed is consistent and compatible with the adjacent neighborhood to the south with proper buffering and/or restrictions on uses per the Development Agreement (DA20-001). The redevelopment of the subject site to provide retail goods and services on the south side of East Bay Drive provides direct pedestrian and bicycle accessibility without crossing East Bay Drive. A complete sidewalk system exists on abutting right of way along East Bay Drive, Newport Road, and Bedford Circle East to facilitate the pedestrian/bicycle access. PSTA provides transit service along East Bay Drive. The redevelopment will lead to compact infill and a more pedestrian-oriented site design can be accommodated by code requirements.

**APPLICABLE CDC CHAPTERS/SECTIONS:**

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

**SITE INFORMATION:**

ADDRESS: 4825 East Bay Drive, Clearwater, FL 33764  
 LOCATION: South of East Bay Drive, East of Newport Road and West of Bedford Circle East  
 PARCEL ID NUMBERS: 31-29-16-70344-400-0600  
 LOT SIZE: 4.34 acres mol (189,050 sq. ft.)  
 EXISTING LAND USE: Our Savior Lutheran Church - East Bay Campus (Church, Church School, Church Owned Building, Salvation Army, Missions)  
 FUTURE LAND USE: Institutional (I)

<b>Existing Land Use and FLUM of Adjacent Properties</b>		
<b>Adjacent to</b>	<b>Existing Land Use</b>	<b>FLUM</b>
North	East Bay Drive (SR 686), Retail Strip Stores, Medical Office Building	Commercial General (CG)
South (Unincorporated Pinellas County)	Single Family Homes (Newport Subdivision)	Residential Low Medium (RLM)
East	Mortuary, Cemetery, Crematorium, Funeral Home, Single Family Home, Apartments	Commercial General (CG); Residential Office General (R/OG); and Institutional (I)
West	General Office, General Office Building - multi-story/campus	Commercial General (CG)

**PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY:**

1. 40M78: Rogate Lutheran Church Master Plan (Sign) - Approved November 21, 1978
2. 25M80: Rogate Lutheran Church Master Plan Amendment - Approved August 5, 1980
3. D1-11-87S: Rogate Lutheran Church Addition - Approved June 2, 1987
4. FLUM19-009: Paradise Group - Withdrawn December 5, 2019
5. DA20-001: Paradise Group and City of Largo - Concurrently proposed with this case on July 2, 2020

**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 subject property is currently classified by the Largo Comprehensive Plan: Forwarding Our Future 2040, Future Land Use Map as Institutional (I). Future Land Use Element (FLUE), Policy 1.1.1 of the Comprehensive Plan, requires that the City maintain consistency of the Future Land Use Map (MAP 1) and the Countywide Plan Map Categories, where Map 1 provides the City of Largo's adopted Land Use Classification as identified in Table FLUE-1. The request to change the Future Land Use Map from I to R/O/R is consistent with several Objectives and Policies of the Comprehensive Plan and will enable a higher and better use of an underutilized and underdeveloped site. In conjunction with the Development Agreement (DA), the more intense allowable and conditional uses within R/O/R will be restricted. Due to the limitations of the uses, the amendment will maintain consistency of the Future Land Use Map and result in minimal impacts to the surrounding uses as further described below.
2. Allowing the requested change to R/O/R without the adoption of the DA would be inconsistent with the intent of Policy 1.1.1 (stated above) whereas, Table FLUE-1 describes Residential/Office/Retail (R/O/R) as, "generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive non-residential use to residential, office or public/ semi-public use; and in areas where the size and scale of development will accommodate mixed residential, office and retail use. These areas are typically in close proximity to and served by the arterial and major thoroughfare highway network, in and adjacent to activity centers where mixed use development allows interaction between uses and encourages mass transit and non vehicular trips. The Comprehensive Development Code (CDC), Chapter 5 further states that R/O/R classification is "applied to those areas considered appropriate for development with uses intended to provide commercial goods and services on a citywide basis where public facilities and municipal services are limited. No outdoor activities or storage are allowed within this land use designation. Uses in this designation have the potential for moderate to heavy traffic generation, extended hours of operation, noise due to collection and delivery vehicles, and large outdoor air conditioning units, odors emanating from solid waste containers, and loss of privacy for abutting residential developments. These potential negative impacts upon surrounding uses must be properly mitigated through larger landscaping buffers, noise and odor reduction, and other applicable mitigating measures. **The subject property meets the general criteria for the R/O/R land use classification as it is located on East Bay Drive, a major/principal arterial, within close proximity to a major intersection. East Bay Drive carries both local and regional commuter traffic and is served by Pinellas Suncoast Transit Authority (PSTA) fixed route buses. In addition, the property is within 0.6 miles of a transit hub located to the east of Wal-Mart. While the predominate future land use classification is CG along the corridor between Belcher Road and US Highway 19 N, there is a mix of residential, institutional and other noncommercial uses that front East Bay Drive. However, without the DA in place, the proposed change from I to R/O/R is inconsistent with Table FLUE-1 because the property is immediately adjacent to and abutting an established low density, single family subdivision (Newport Neighborhood) in unincorporated Pinellas County. The southern boundary of the subject property immediately abuts six (6) single family homes that share the same block with the subject property. Though fronting East Bay Drive, the site has no direct access to the principal arterial. To date, the egress and ingress for the site are located on the two abutting local streets, Newport Road and Bedford Circle East. Both local streets provide access to the Newport Neighborhood to the south. R/O/R is less intense than a Commercial General (CG) future land use classification; however, some intensive, auto-oriented commercial uses are conditionally allowed or allowed by right, as**

**identified in CDC, Table 6-1: Allowable Uses within Land Use Classifications. Some of the uses allowed in R/O/R (either conditionally or by right) are potentially incompatible with and could generate substantial impacts to the abutting neighborhood. The request to amend the City's FLUM from I to R/O/R, as guided by and contingent upon DA20-001, will prohibit the following allowable and/or conditional R/O/R uses: adult uses, bars, taverns, nightclubs, mechanical repair shops, recycling centers, vehicle sales, hospitals, manufacturing, contractor yards, storage facilities, indoors and outdoors race track, sports arenas and stadiums, car washes, and gas stations, all as defined in the CDC.**

3. With DA20-001 prohibiting certain land uses, the proposed change to the classified use of the property from I to R/O/R is consistent with the following additional goals, objectives and policies of the FLUE of the Comprehensive Plan: Forwarding Our Future 2040:
  - a. FLUE, Goal 1: Achieve a viable and healthy balance of land uses to improve the quality of life and support the vision, mission and values of Largo.
  - b. FLUE, Policy 1.1.2: Ensure compatibility among land use classifications by preserving its characteristics throughout existing and future development in order to accommodate anticipated growth
  - c. FLUE, Policy 1.1.3: Coordinate with adjacent jurisdictions and local government plans to ensure compatibility with existing and future planned uses along its common boundaries.
  - d. FLUE, Objective 1.3: Create a planning framework and implementation strategy that will enhance the livability and accessibility of Largo; promote public health and place-making principles; strengthen community identity, improve economic sustainability and enhance the aesthetics of the City.
  - e. FLUE, Policy 1.3.1: Require all development to meet the locational criteria contained in Table FLUE-1.
  - f. FLUE, Policy 1.3.2: Plan, design, and create complete and well-structured neighborhoods whose physical layout and land use mix promote walking, bicycling, and public transportation use as a means of accessing services, food, retail, employment, education, childcare, recreation, and other destinations.
  - g. FLUE, Policy 1.3.3: Continue to strengthen community character using urban design standards/principles to achieve economic sustainability, strengthen community pride, protect natural resources and increase accessibility through, but not limited to: Crime Prevention through Environmental Design (CPTED); Low Impact Development (LID); Mixed-Use Development; Place-making Principles; Form-Based Codes; Smart Growth Principles; Complete Streets Principles; and Transit-Oriented Development.
  - h. FLUE, Policy 1.3.4: Involve residents, business owners and other applicable stakeholders in the early stages of any development to foster local ideas and address local concerns for the proposed planning areas.
  - i. FLUE, Goal 2: Revitalize, (re)develop and reconnect the City by transcending its interrelated planning system to achieve a future land use pattern that includes a full range of employment, shopping, civic and leisure opportunities.
  - j. FLUE, Objective 2.1: Include broad mix of uses, shared/joint uses, and compact developments, that will provide opportunities for housing while also addressing neighborhood and citywide demand for retail, services and employment.
  - k. FLUE, Policy 2.1.6: Through partnerships and effective collaboration with local governments and Pinellas County/Forward Pinellas, continue to coordinate and (re)develop any interrelated planning system in accordance with Goal 16.0: Planning and Urban Design Principles of the Countywide Plan Strategies.
  - l. FLUE, Objective 2.2: Devote effort to redevelopment and infill of existing commercial or residential areas that will provide alternatives to sprawl; conserve land; support and maximize each interrelated planning system.
  - m. FLUE, Policy 2.2.1: Facilitate and support incremental infill and (re)development in the interrelated planning system by way of: Urban design standards; Bonus density and height; Compact infill development; Pedestrian-oriented site configurations and building designs; Development guidelines; and Capital improvement project proposals to address safety and connectivity issues whenever feasible.

- n. FLUE, Policy 2.2.2: Identify and promote infill development in established or built-out neighborhoods, often using vacant land or rehabilitating existing properties, to encourage many benefits, including financial savings for Largo, increased property values for residents and businesses and economic stabilization of distressed neighborhoods.
- o. FLUE, Policy 2.2.3: Continue to implement redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure exists to support redevelopment.
- p. Goal 3: Plan for active living to provide residents with safe, convenient, and interconnected mobility options within neighborhoods, corridors, centers and other special area districts; and continue to guide Largo's participation in all planning efforts, intergovernmental and interagency coordination in accordance to the other elements of Forwarding Our Future 2040.
- q. FLUE, Policy 3.1.1: Ensure land use regulations remain consistent with City initiatives and programs, countywide and regional long-range multi-modal transit plans, to improve a vibrant mix of uses and street-level activity. Where possible, land development patterns, including land use, density/intensity, urban form and related planning considerations, should be established in advance of transit service to establish transit-ready conditions.

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

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

III. Consistency with the Countywide Rules:

- 1. Section 2.3.3.7 Category/Symbol, Retail & Services (R&S) - Locational characteristics of the Countywide Rules, describes and characterizes R&S as, "the category generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics."

**As stated above, the request to change the subject property from Public/Semi-Public (P/SP) to R&S is consistent with Section 2.3.3.7. R&S category "is intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses." Corresponding with Largo's R/O/R land use classification, uses in this category are primarily automobile-oriented, is proliferated along the corridor, and have the potential for moderate to heavy traffic generation.**

- 2. Permitted Uses Not Subject to Acreage Thresholds – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.

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

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

- 1. **Transportation:** According to the 2019 Level of Service (LOS) Facility Report, SR686/East Bay Drive (US 19 to Belcher Road) has a minimum LOS Standard of "D", and is operating at LOS C. The subject property is bounded by Newport Road (west) and Bedford Circle East (east); both are local roads serving as the entrances to the Newport Neighborhood. The concurrently proposed

## Agenda Item #5.

development agreement (DA20-001) terms and conditions addresses mitigation of potential traffic impacts to the adjacent neighborhood.

2. **Sanitary Sewer:** There is a wastewater pump station west of the subject property. The proposed land use classification will result in increased generation of wastewater. When applicable, proposed development will be reviewed and approved by staff during the site plan review process, and shall continue to comply with Comprehensive Plan, Sanitary Sewer Subelement, Policy 1.2.6: Operate the wastewater treatment plant at or below 90% of design capacity on an annual average.
3. **Potable Water:** The subject property will continue to be served by potable water from Pinellas County Utilities. When applicable, any new development on the subject property will tie into the existing Pinellas County Utilities potable water network. Potable water demand is expected to increase with the change of use, and shall continue to comply with Comprehensive Plan, Water Conservation Subelement, Policy 1.1.3: Sustain the level of service standard for potable water that is 120 gallons per capita per day (gcpd) until the year 2026 (next ten-year planning period), through the Pinellas County Ten-Year Water Supply Facilities Work Plan.
4. **Drainage:** Upon submittal of a future project application, the applicant will have to comply with the standards of the Largo Comprehensive Development Code and Southwest Florida Water Management District regulations. The City provides stormwater drainage facilities and services throughout the City's planning service area in order to protect the health, safety and welfare of the inhabitants of the City. The existing or future drainage conveyance systems on private property is maintained by the property owner(s). Discharges into public stormwater systems are the responsibility of the jurisdictional authority. In the event further development or redevelopment occurs on the property, stormwater systems will be improved or constructed by the property owner(s), in accordance with the rules and regulations of the City and Southwest Florida Water Management District. As contained in the Comprehensive Plan, Stormwater Subelement, Policy 1.1.1: The City shall utilize the following Level of Service (LOS) standards for flood control and water quality:
  - a. Flood Control:
    - i. Stormwater Management Systems that have a positive outfall shall be designed for a 25-year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.
    - ii. Stormwater Management systems that have no positive outfall shall be designed for a 100-year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.
  - b. Water Quality:
    - i. Stormwater ponds, or other similar Stormwater Management Systems, shall be designed to treat the first ½ inch of runoff unless it is an impaired water body; then the SWFWMD guidelines are followed.
5. **Solid Waste:** Solid waste services are currently provided by the City of Largo and will continue to be provided by the City for the use on site. An increase in solid waste is expected as a result of the future land use map amendment, and shall continue to comply with Comprehensive Plan, Solid Waste Subelement, Policy 1.1.1: Comply with the LOS Standard for solid waste disposal of 1.30 tons of solid waste disposed per person per year in accordance with Pinellas County's adopted LOS Standard, while striving to reduce this number.
6. **Fire Protection, Rescue and Emergency Medical Services:** The property is currently located in the Largo Fire District. Largo's Fire and Rescue Services have the ability to serve the property currently and following the proposed future land use map amendment. Service is provided by Fire Station #42, located less than a mile from the property. Fire, rescue and emergency response services in Pinellas County are provided by first responder agreements. Current accessibility to the property are acceptable and a fire hydrant is within the maximum distance.
7. **Financing Municipal Services:** The major revenues that are collected from properties within the City limits (including the subject property) include ad-valorem taxes, stormwater fees, sanitary sewer monthly fees and impact fees, solid waste collection fees, communication service taxes, municipal utility taxes, franchise fees, and local business tax receipt fees. The revenues collected from properties are distributed into the City's General Fund, Wastewater Fund, Stormwater Fund and/or the Solid Waste Fund. In addition, the City will collect development fees at the time of any future development review and permitting, which includes: site plan review fees, infrastructure and

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

8. **Other:** Should the property receive approval for the FLUM change, and the property is redeveloped in the future, City services not listed above are or will be available to the properties on substantially the same basis and in the same manner as such services are provided within the rest of the City. Based on the information presented above, the City has the ability to provide municipal services to the area where the properties are located. The current future land use classification for the 4.34 acres m.o.l. subject property is Institutional (I). If approved through this FLUMA process without the contingency of the Development Agreement (DA20-001), the proposed Residential/Office/Retail (R/O/R) classification would permit a broader span of uses. Evaluating each use (as allowed within R/O/R) subject to the purpose, restrictions and interpretations of the CDC, the proposed land use will pose incompatibilities with adjacent properties.

The subject property is within the Largo Tri-City Special Area Plan (SAP) study area boundary. Being located about a half a mile from the intersection of US Highway 19 N and East Bay Drive/Roosevelt Boulevard, the subject property may be included in the final plan boundary. The City anticipates adoption of the SAP in December 2020, and requires an amendment to the Countywide Plan Map within the Largo Tri-City Activity Center and Multimodal Corridor. The SAP is intended to regulate allowable uses, development standards, design standards, delineate incentives and provide a framework for public infrastructure improvements within the area in order to create a mixed use, transit-oriented development pattern. The plan will include the existing conditions, economic analysis, land use, transportation and mobility recommendations of the corridor and the area.

## II. Demonstration of Need

1. The redevelopment of an existing underutilized church to retail/commercial uses on a highly visible arterial roadway, with mass-transit service, represents a "commercial Infill" project that will be more compatible with the predominate uses along East Bay Drive and the redevelopment will support the neighborhood by providing retail services in close proximity. The Newport Neighborhood to the south is a well-established residential neighborhood and redevelopment of the the subject site to provide retail goods and services on the south side of East Bay Drive would afford the neighborhood direct pedestrian and bicycle accessibility without crossing East Bay Drive. Code requirements and the proposed Development Agreement terms and conditions will dictate pedestrian and bicycle-friendly site design and will dictate proper buffering of uses from the abutting residential properties to the south. Additionally, restrictions on uses per the proposed Development Agreement will further ensure land use compatibility during development review. Utilizing this existing property for retail goods and services for the neighborhood as well as those passing by on East Bay will provide economic stabilization. The proposed future land use change includes a market analysis to support the request for R/O/R. Evaluating existing development patterns within the area, the most probable future redevelopment scenario for R/O/R is commercial retail development. Per the City's Economic Development Division, there is an estimated 10% vacancy rate of commercial/retail properties along the 1 mile block off East Bay Drive between Belcher Road and US Highway 19 N. Redevelopment is a key planning/land use tool for the continued revitalization and efficient development of the City. Comprehensive Plan, FLUE, Goal 1 states, "Achieve a viable and healthy balance of land uses to improve the quality of life and support the vision, mission and values of Largo." Having the DA in place and proposing the R/O/R land use classification per Section 5.2.4 of the CDC will meet the retail needs of the applicant at a scale and intensity more appropriate for this location.
2. The proposed future land use amendment will support the proposed Largo Tri-City Activity Center and the multimodal corridor (Roosevelt Boulevard) by encouraging mixed-use development intended to provide commercial goods and services locally and regionally. The proposed R/O/R future land use will recognize the existing uses as allowed uses in conformance to Section 5.2.4:

**Agenda Item #5.**

Description and Locational Characteristics of Individual Land Use Classifications and Table 6-1: Allowable Uses within Land Use Classifications of the CDC. R/O/R will allow for future incremental, infill (re)development of the appropriate uses in the activity center consistent with the development standards for the subject properties.

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

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

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

1. The subject property is located within Zone X, Area of Minimal Flood Hazard;
2. The subject property is not located within the Coastal High Hazard Area;
3. The subject property is within Level C Evacuation Zone and has access to adequate emergency shelter space as well as evacuation routes; and
4. The proposed amendment does not create any significant negative impact(s).

**V. Scenic/Noncommercial Corridors**

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

**PUBLIC NOTIFICATION REQUIREMENTS:**

MAILED WRITTEN NOTIFICATION: June 2, 2020  
 PUBLISHED NEWSPAPER NOTIFICATION: June 17, 2020  
 POSTED PROPERTY NOTICE: June 25, 2020

**STAFF RECOMMENDATION:**

Based upon the intent of DA20-001, restricting the uses that could be developed on the property, the proposed Comprehensive Plan Future Land Use Map Amendment (FLUMA) is consistent with the goals, objectives, and policies of the adopted Largo Comprehensive Plan, Comprehensive Development Code (CDC), Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes.

If DA20-001 is denied, staff recommends denial of the proposed amendment, changing the City of Largo Future Land Map (FLUM) classification from Institutional (I) to Residential/Office/Retail (R/O/R), finding that the proposed FLUMA is inconsistent with the goals, objectives and policies of the adopted Largo Comprehensive Plan, Comprehensive Development Code (CDC), Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes.

**SUGGESTED MOTIONS FOR THE PLANNING BOARD:**

I MOVE TO APPROVE FLUM20-003 (ORDINANCE NO. 2020-37) - 4825 EAST BAY DRIVE FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED FUTURE LAND USE MAP AMENDMENT MEETS THE REQUIREMENTS OF CDC SUBSECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS SUBJECT TO ALL STAFF RECOMMENDATIONS.

I MOVE TO DENY FLUM20-003 (ORDINANCE NO. 2020-37) - 4825 EAST BAY DRIVE FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED FUTURE LAND USE MAP AMENDMENT DOES NOT MEET THE REQUIREMENTS FOR CDC SUBSECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS.

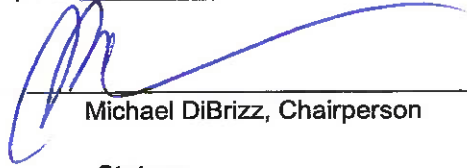
**RECOMMENDATION:**

RECOMMENDATION:

Approval (Vote 4/0)  
 Approval with conditions (Vote \_\_\_\_\_)



\_\_\_\_\_ Denial (Vote \_\_\_\_\_)



\_\_\_\_\_

Michael DiBrizz, Chairperson

**Approved By:**

Rick Perez, Planning Manager

**Status:**

Approved - 18 Jun 2020

**SUPPORTING DOCUMENTS:**

[Ord 2020-37](#)

[Exhibit A - Location](#)

[Exhibit B - Existing FLUM](#)

[Exhibit C - Proposed FLUM](#)

[Exhibit D - Aerial Map](#)

[Narrative](#)

[Survey](#)

ORDINANCE NO. 2020-37

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AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN FUTURE LAND USE MAP CLASSIFICATION OF THE WITHIN DESCRIBED TRACTS OF LAND LOCATED AT 4825 EAST BAY DRIVE, FROM INSTITUTIONAL (I) TO RESIDENTIAL/OFFICE/RETAIL (R/O/R), CONSISTENT WITH THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the State Legislature adopted the Local Government Comprehensive Planning and Land Development Regulation Act in 1986 requiring all counties and cities to prepare 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 Institutional (I) as depicted in attached Exhibit "B," to Residential/Office/Retail (R/O/R) as depicted in attached Exhibit "C":

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

A PARCEL OF LAND LYING IN THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER QUARTER-CORNER OF SAID SECTION 31; THENCE S 88°55'27" E ALONG THE EAST AND WEST ¼ LINE OF SAID SECTION 31, 33.00 FEET NORTHERLY OF AND PARALLEL TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF EAST BAY DRIVE (SR 686) A DISTANCE OF 56.18 FEET TO A POINT OF INTERSECTION WITH THE PROLONGED EASTERLY RIGHT OF WAY BOUNDARY OF NEWPORT ROAD; THENCE S 01°04'13" W, ALONG THE SAID PROLONGED EASTERLY RIGHT OF WAY BOUNDARY OF NEWPORT ROAD, A DISTANCE OF 33.00 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERN BOUNDARY OF NEW PORT UNIT NO. 1 AS RECORDED IN PLAT BOOK 53, PAGE 60, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S 01°04'13" W, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY BOUNDARY OF THE 60 FOOT RIGHT WAY OF NEWPORT ROAD, AND THE BOUNDARY OF NEW PORT UNIT NO. 1, AS SHOWN ON THE SAID PLAT OF NEW PORT UNIT NO. 1 A DISTANCE OF 55.00 FEET FOR A POINT OF BEGINNING; THENCE ON AN ARC TO THE RIGHT OF 39.27 FEET, WITH A RADIUS OF 25.00 FEET SUBTENDED BY A CHORD OF 35.36 FEET, CHORD BEARING N 46°04'13" E, TO A POINT OF TANGENCY; THENCE S 88°55'47" E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE 30 FOOT RIGHT OF WAY OF THE SERVICE ROAD (PROPOSED) 30.00 FEET SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF SAID EAST BAY DRIVE (SR-686) A DISTANCE OF 467.74 FEET TO A POINT OF CURVATURE; THENCE ON AN ARC TO THE RIGHT OF 37.99 FEET, WITH A RADIUS OF 25.00 FEET, SUBTENDED BY A CHORD OF 34.44 FEET, CHORD BEARING S 45°25'31.5" E, TO A POINT OF TANGENCY ON THE WESTERLY RIGHT OF WAY BOUNDARY OF THE 60 FOOT RIGHT OF WAY OF BEDFORD CIRCLE (EAST) AND THE BOUNDARY OF NEW PORT UNIT 1 AS SHOWN ON THE PLAT OF SAID NEW PORT UNIT NO. 1; THENCE S 01°51'16" E, ALONG SAID WESTERLY RIGHT OF WAY BOUNDARY OF BEDFORD CIRCLE (EAST) AND THE

Agenda Item #5.

61 BOUNDARY OF NEW PORT UNIT NO. 1 A DISTANCE OF 336.72 FEET; THENCE N 88°55'47"  
62 W, CONTINUING ALONG THE NORTHERLY BOUNDARY OF BLOCK 49, NEW PORT UNIT  
63 NO. 1, A DISTANCE OF 534.88 FEET THENCE N 01°04'13" E, ALONG SAID EASTERLY RIGHT  
64 OF WAY BOUNDARY OF NEW PORT ROAD, A DISTANCE OF 335.00 FEET TO THE POINT OF  
65 BEGINNING.

66  
67 The subject properties as a whole contain 4.34 acres or 189,050 square feet, more or less.

68  
69 ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS 31-29-16-  
70 70344-400-0600 AS DEPICTED IN ATTACHED EXHIBIT "A".

71  
72 **Section 2.** That the City of Largo's Future Land Use Map on file in the office of the City Clerk is hereby amended  
73 in accordance with the provisions of this ordinance.

74  
75 **Section 3.** That it is the intention of the City Commission of the City of Largo that each provision hereof be  
76 considered severable, and that the invalidity of any provision of this ordinance shall not affect the validity of any other  
77 portion of this ordinance, the Largo Comprehensive Plan, or the Largo Comprehensive Development Code.

78  
79 **Section 4.** The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31  
80 days after the state land planning agency notifies the City that the plan amendment package is complete. If timely  
81 challenged, this plan amendment shall become effective on the date the state land planning agency or the Administration  
82 Commission enters a final order determining this adopted plan amendment to be in compliance. No development orders,  
83 development permits, or land uses dependent on this plan amendment may be issued or commence before it has become  
84 effective. If a final order of noncompliance is issued by the Administration Commission, this plan amendment may  
85 nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall  
86 be sent to the state land planning agency.

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

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

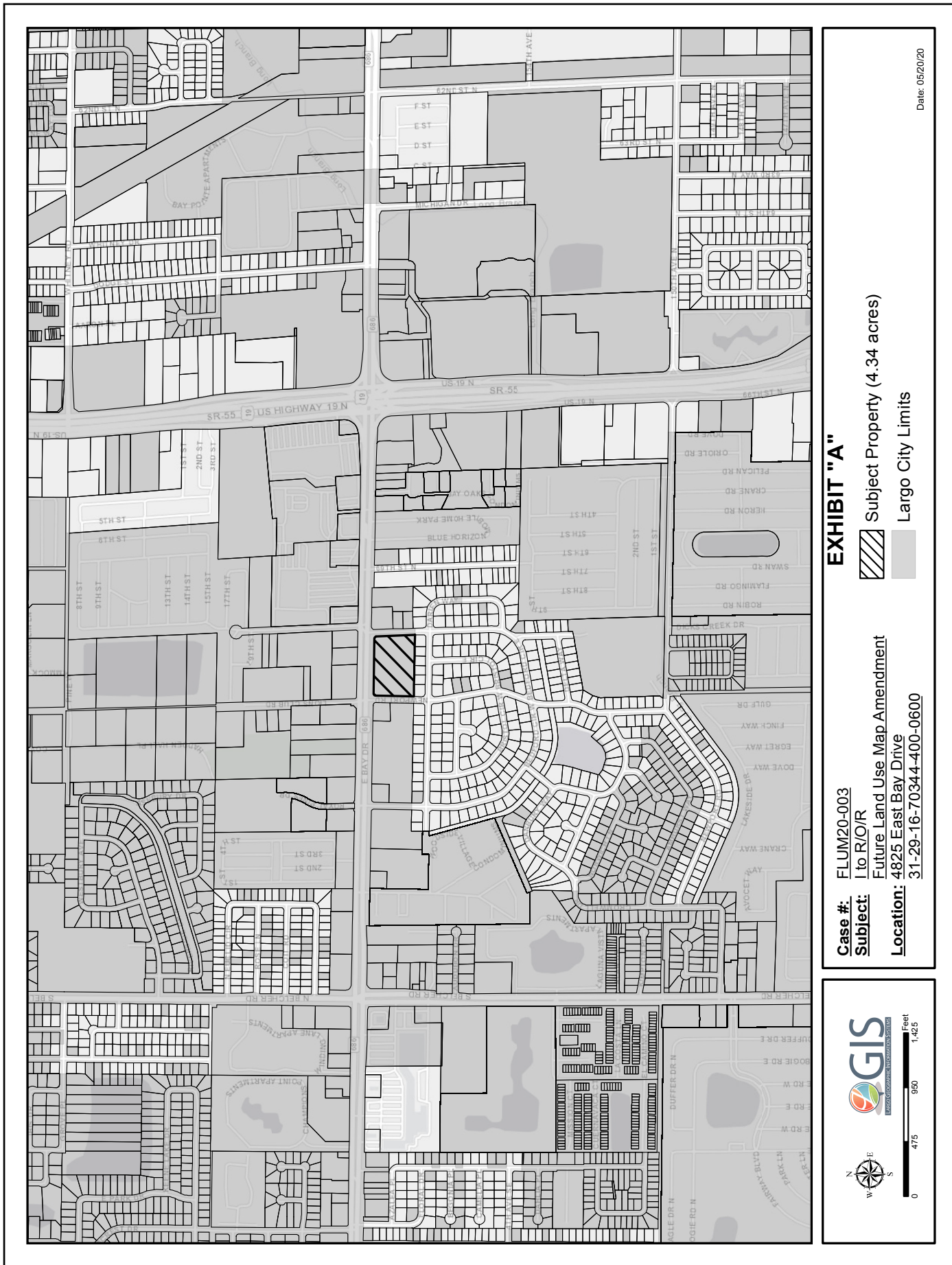
ATTEST:

\_\_\_\_\_  
Mayor

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

REVIEWED AND APPROVED:

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



**EXHIBIT "A"**

-  Subject Property (4.34 acres)
-  Largo City Limits

**Case #:** FLUM20-003  
**Subject:** I to R/O/R Future Land Use Map Amendment  
**Location:** 4825 East Bay Drive  
 31-29-16-70344-400-0600

**Case #:** FLUM20-003




**Subject:** I to R/O/R

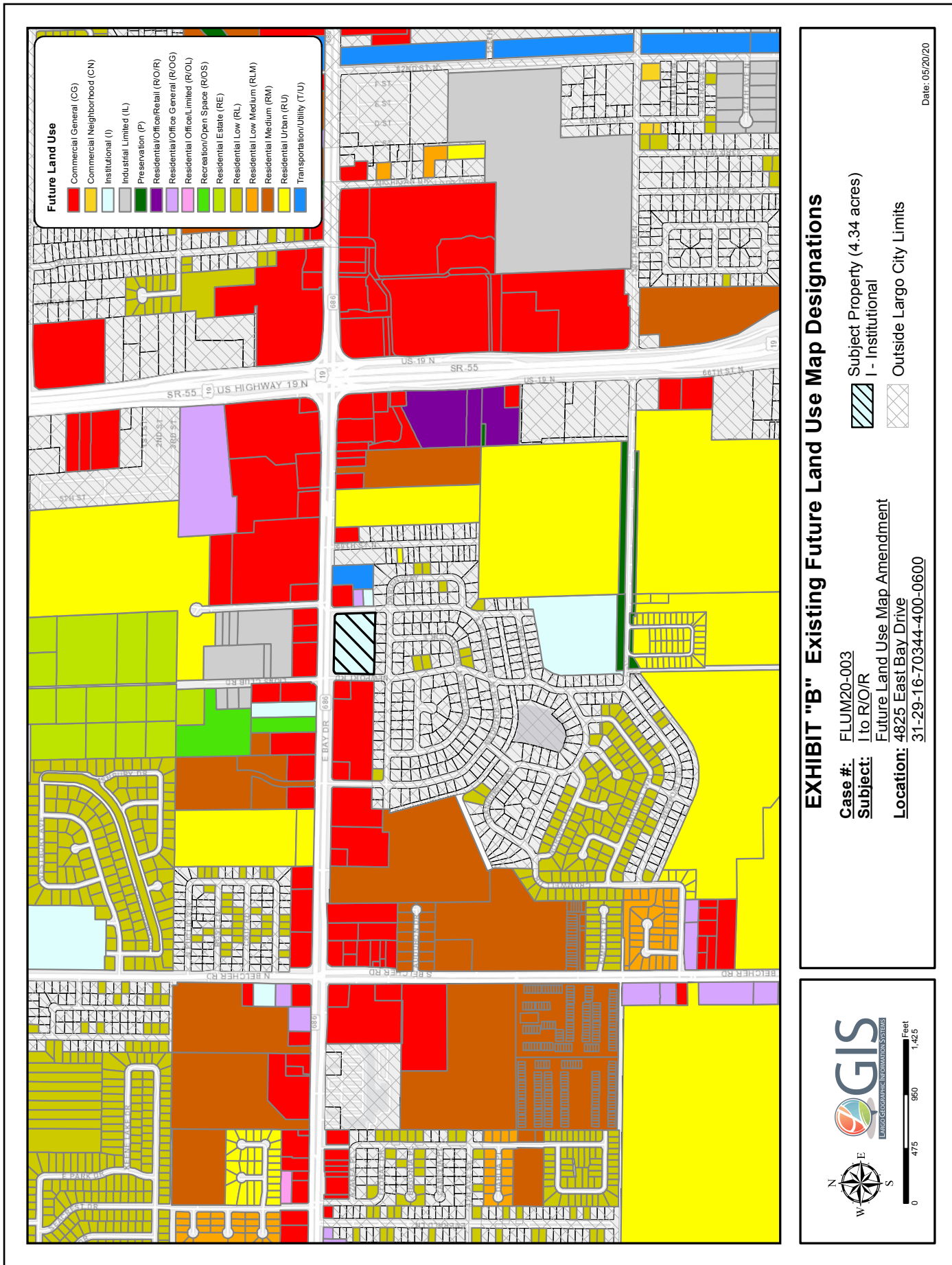
**Subject:** Future Land Use Map Amendment

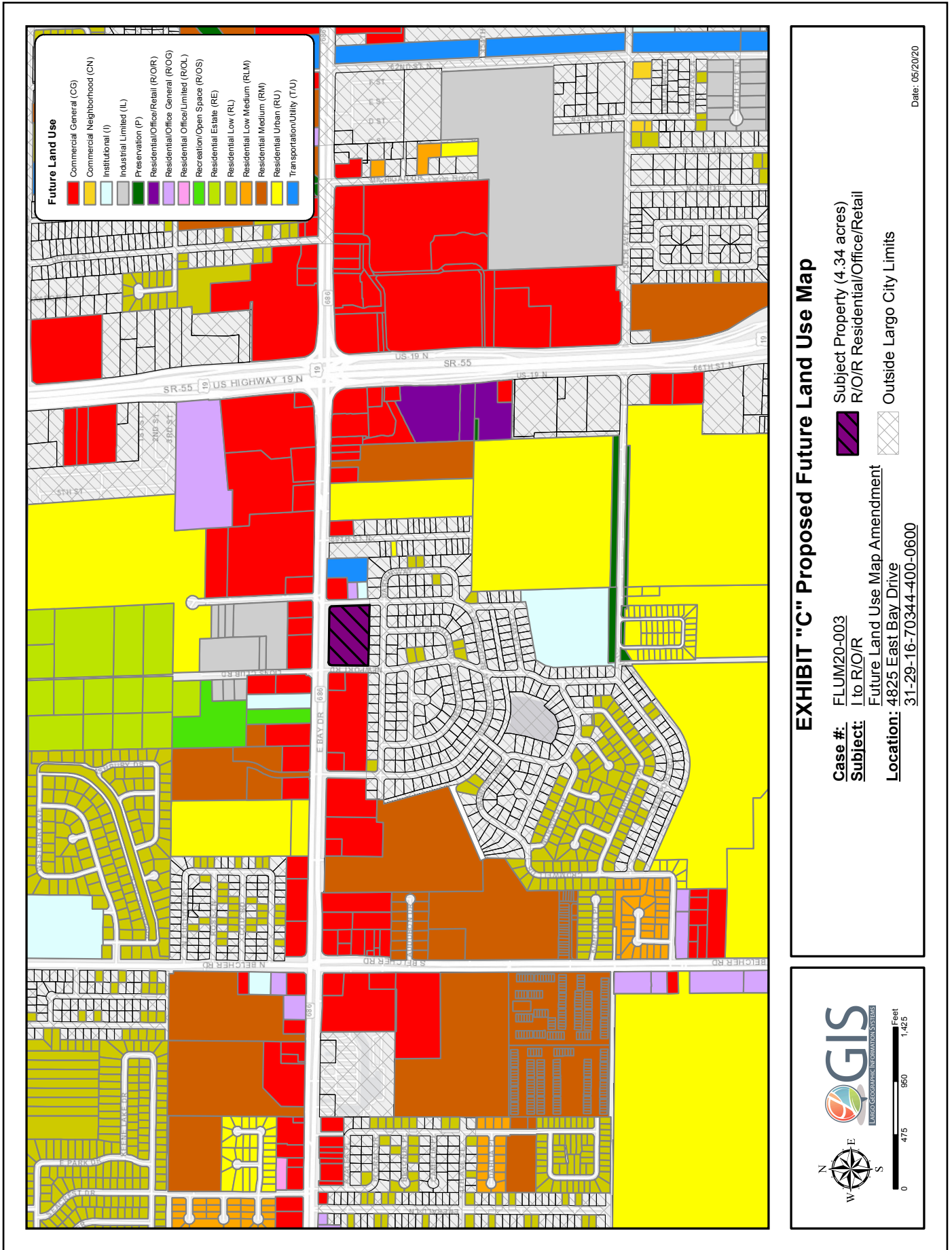
**Location:** 4825 East Bay Drive

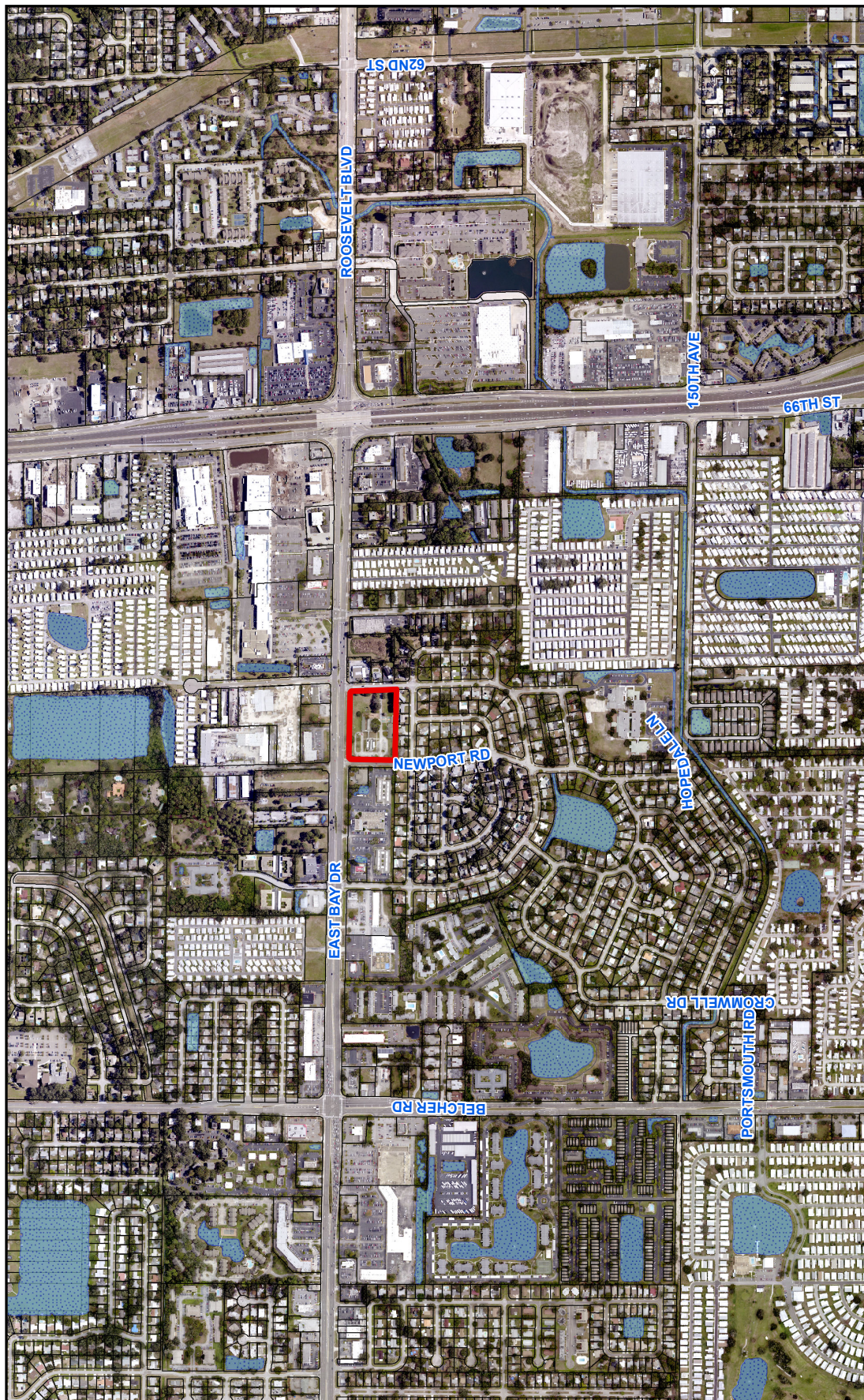
31-29-16-70344-400-0600

Date: 05/20/20








**EXHIBIT "D" - Aerial**

**Case #:** FLUM20-003

**Subject:** I to R/O/R

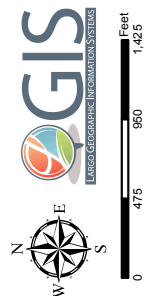
Future Land Use Map Amendment

 Subject Property (4.34 acres)

**Location:** 4825 East Bay Drive

31-29-16-70344-400-0600

Date: 05/20/20



**NARRATIVE SUMMARY  
LAND USE PLAN AMENDMENT  
FOR  
EVANGELICAL LUTHERAN CHURCH OF OUR SAVIOR  
4825 EAST BAY DRIVE  
LARGO, FL**

Owners: Evangelical Lutheran Church of Our Savior, Inc.  
301 58<sup>th</sup> Street S.  
St. Petersburg, FL 33707

Contract Purchaser/Developer

Paradise Group, LLC  
2901 Rigsby Lane  
Safety Harbor, FL 34695

Planning/Engineering Consultant:

Robert Pergolizzi, AICP/PTP  
Gulf Coast Consulting, Inc.  
13825 ICOT Boulevard, Suite 605  
Clearwater, FL 33760

Parcel ID # 31/29/16/70344/400/0600

**I. INTRODUCTION**

The subject property contains 4.34+/- acres and is located on the south side of East Bay Drive between Newport Road and Bedford Circle East in the City of Largo. The subject property currently contains a church with associated daycare/school facilities. The existing land use designation per the City of Largo Future Land Use Plan is Institutional (I). The applicant seeks to modify the Land Use Plan for Residential/Office/Retail (R/O/R) to supplement many of the commercial and office uses along most of East Bay Drive. The existing Institutional designation is somewhat of an anomaly in that the overwhelming majority of land fronting East Bay Drive contains retail and office uses. The applicant seeks this amendment to the land use plan to R/O/R, consistent and compatible with many parcels fronting East Bay Drive, for the purposes of redeveloping the site with new retail commercial uses, however at a lower intensity than allowed in Commercial General (CG) with more restrictive uses per the CDC to reduce impacts to the adjacent neighborhood.

**The R/O/R land use designation provides compatibility with the adjacent neighborhood while allowed a reasonable range of retail and/or office uses for property fronting East Bay Drive.**



## II. LAND USE

The subject site is presently developed with a church and associated daycare/school facilities, which has an Institutional Land Use in the City of Largo. The surrounding uses are mixed and are as follows:

North: To the north on the north side of East Bay Drive are various retail and office small businesses including Wendy's, retail shops, a liquor store, a car wash, a veterinarian office and restaurants. The large majority of these parcels have CG land use in the City of Largo.

South: The properties located on the side of the subject site are in unincorporated Pinellas County and are developed with single-family homes. These properties have an R-3 zoning classification (minimum lot size 6,000 SF) and a Residential Low (RL) land use designation. These single-family homes are modest in size on lots ranging between 8,250 SF and 10,500 SF.

East: To the east across Bedford Circle East are mixed uses consisting of National Cremation Society (CG), a house (R/OG), and apartments (I), on land having CG, R/OG and I land use designations in the City of Largo.

West: To the west across Newport Road are mixed uses containing offices and restaurants, on land having CG land use in the City of Largo.

The overwhelming majority of land along East Bay Drive between Belcher Road and US 19 has CG land use and is developed with retail/office uses, however there is a mix of residential, institutional, and other non-commercial uses that front East Bay Drive. As such, the R/OR/ designation is appropriate to serve as a transition between the heavily traveled East Bay Drive and the "Newport Neighborhood" to the south. Per the Largo Comprehensive Development Code (CDC), the R/O/R land use designation is *"applied to those areas considered appropriate for development with uses intended to provide commercial goods and services on a citywide basis... no outdoor activities or storage are allowed within this land use designation."* The R/O/R land use is typically situated near major transportation facilities as is the CG designation, however, lower FAR and certain use restrictions make it more compatible with adjacent residential development. The Countywide Plan category of Retail & Services (R&S) states *"this category is generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; in areas in close proximity to major transportation facilities, including transit and multimodal corridors"*

East Bay Drive is a Principal Arterial roadway and is a major transportation facility. The site has approximately 520 feet of frontage along East Bay Drive and would be permitted at least one direct access to this arterial roadway. East Bay Drive is also classified as a "multi-modal corridor" having direct access to several PSTA routes.

In addition, the site is located within the US 19 Special Area Plan study area and in an area designated “Activity Center” within that Plan. The US 19 Special Area Plan is being developed by the City of Largo.

**III. AVAILABILITY OF PUBLIC UTILITIES**

The property is served by the City of Largo sanitary sewer system. Largo maintains 8-inch gravity lines within Newport Road and Bedford Circle East. Potable water is provided by Pinellas County Utilities, which maintains water lines directly adjacent to the site.

**IV. TRANSPORTATION**

According to the Forward Pinellas 2017 Level of Service Report the adjacent segment of East Bay Drive between Belcher Road and US 19 is reported to be operating at LOS F carrying 61,500 vehicles per day AADT on a 6-lanes divided segment. Both the R/O/R and CG land use categories are considered “Retail & Sales” per the Countywide Rules and the Countywide Land Use Plan. Utilizing Trip Generation rates from the Countywide Rules, the generalized trip generation for Institutional uses is 192 daily trips/acre, and the generalized rate for Retail & Sales (R&S) is 433 daily trips/acre. Therefore the expected trip generation would increase from 833 daily trips to 1,879 daily trips, resulting in a net increase of 1,046 daily trips. This represents a 1.7% increase of existing daily traffic along East Bay Drive.  $(1,046/61,500 = 1.7\%)$

The Largo CDC allows a maximum FAR of 0.40, resulting in a maximum of 75,600 SF of gross floor area for this 4.34 acre site. This is considerably less intense than that allowed in CG, (0.55 FAR) and I (0.65 FAR) and represents a moderate sized neighborhood friendly retail center. Typically, retail/commercial uses only achieve a 0.25 – 0.30 FAR due to parking, landscaping and drainage retention requirements. In addition, a large percentage of vehicle trips are “pass-by capture” from the traffic stream already on the road. A detailed traffic analysis will be required by the City of Largo and FDOT as part of the Site Plan approval process. This detailed analysis will identify actual levels of service at intersections and the adjacent roadway segment and will identify any potential mitigation measures.

Access to East Bay Drive (SR 686) is regulated by FDOT. East Bay Drive has a posted speed of 45 MPH is classified as an Access Class 7 roadway with a minimum connection spacing standard of 125 feet. The site has over 500 feet of frontage on East Bay Drive and is permitted to have at least one new right-in/right-out driveway and maintain compliance with FDOT’s connection spacing standards. Direct access to East Bay Drive will minimize traffic along Newport Road and Bedford Circle East south of the site.

**IV. FLOOD ZONE / HURRICANE EVACUATION ZONE**

Based on FEMA data the site lies within Flood Zone X, which is out of the 500-year floodplain. The site resides in Hurricane Evacuations Zone “C” and is rarely required to evacuate.

**V. CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The Land Use Plan Amendment from Institutional (I) to Residential/Office/Retail (R/O/R) is consistent with several Objectives and Policies of the Largo Comprehensive Plan.

*Policy 1.1.2 – Ensure compatibility among land use classifications by preserving characteristics throughout existing and future development in order to accommodate anticipated growth.*

The existing church with an Institutional (I) land use designation is an anomaly and not consistent with the majority of land uses along East Bay Drive which are mostly retail/commercial and office. The R/O/R category is consistent and compatible with the majority of surrounding uses and can be compatible with the adjacent neighborhood to the south with proper buffering and/or restrictions on uses per a Development Agreement. This policy is furthered by the redevelopment.

*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 food, retail, employment, education, childcare, recreation and other destinations.*

The Newport Neighborhood to the south is a well-established residential neighborhood. The redevelopment of the subject site to provide retail goods and services on the south side of East Bay Drive provides direct pedestrian and bicycle accessibility without crossing East Bay Drive. A complete sidewalk system exists on Newport Road and Bedford Circle East to facilitate pedestrian/bicycle access. PSTA provides transit service along East Bay Drive with bus stops 400 feet west of Newport Road and 200 feet east of Bedford Circle East. Code requirements will dictate a pedestrian friendly site design. This policy is furthered by this redevelopment.

*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.*

The 4.34 acre property is “infill” along an existing commercial corridor and furthers this objective. Redevelopment of an “infill” site is not sprawl. All adjacent properties along East Bay Drive are intensely developed, except the subject site, and the redevelopment will be infill that will support the neighborhood by providing retail services in close proximity. This objective is furthered by the redevelopment.

*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.*

*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 benefit, including financial savings for Largo, increased property values for residents and businesses and economic stabilization of distressed neighborhoods.*

The redevelopment represents a compact infill development. A more pedestrian oriented site design can be accommodated by code requirements. The Newport Neighborhood is well-established and built-out and utilizing this existing property for retail goods and services for the neighborhood as well as those passing by on East Bay Drive will provide economic stabilization. It will also generate tax revenue for the City of Largo, whereas the current church is exempt from property taxes. These policies are furthered by the redevelopment.

*Policy 2.2.3 – Continue to implement redevelopment and revitalization strategies and incentives for private investment in under-utilized areas where adequate infrastructure exists to support redevelopment.*

As previously mentioned this site is severely underutilized. The church is an anomaly on a primarily commercial artery through the City of Largo. The Land Use Plan Amendment to convert to R/O/R will allow for highest and best uses (incentives) for private reinvestment in this area which is supported by utility infrastructure, a major roadway, and mass-transit.

## **VI. CONCLUSION**

The Institutional (I) land use designation is no longer appropriate on this site. The plan amendment to convert 4.34 acres of property from I to R/O/R on the south side of East Bay Drive between Newport Road and Bedford Circle East is consistent and compatible with the surrounding land uses, and is well suited for retail/commercial uses as part of the “Activity Center” within the US 19 Special Area Plan. The redevelopment of an existing underutilized church to retail/commercial uses on a highly visible arterial roadway, with mass-transit service, will be more compatible with predominate uses in the area. This redevelopment represents a “commercial infill” project on a property that is severely underutilized.

This application request meets the intent of the “R/O/R” land use designation as defined in the City of Largo Comprehensive Development Code (CDC) and is consistent with the vision of the Countywide Comprehensive Plan.



4825 East Bay Drive  
Aerial Photograph


CONCEPT PLAN ONLY  
SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY  
& TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND  
CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL.



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## Largo Future Land Use Inquiry

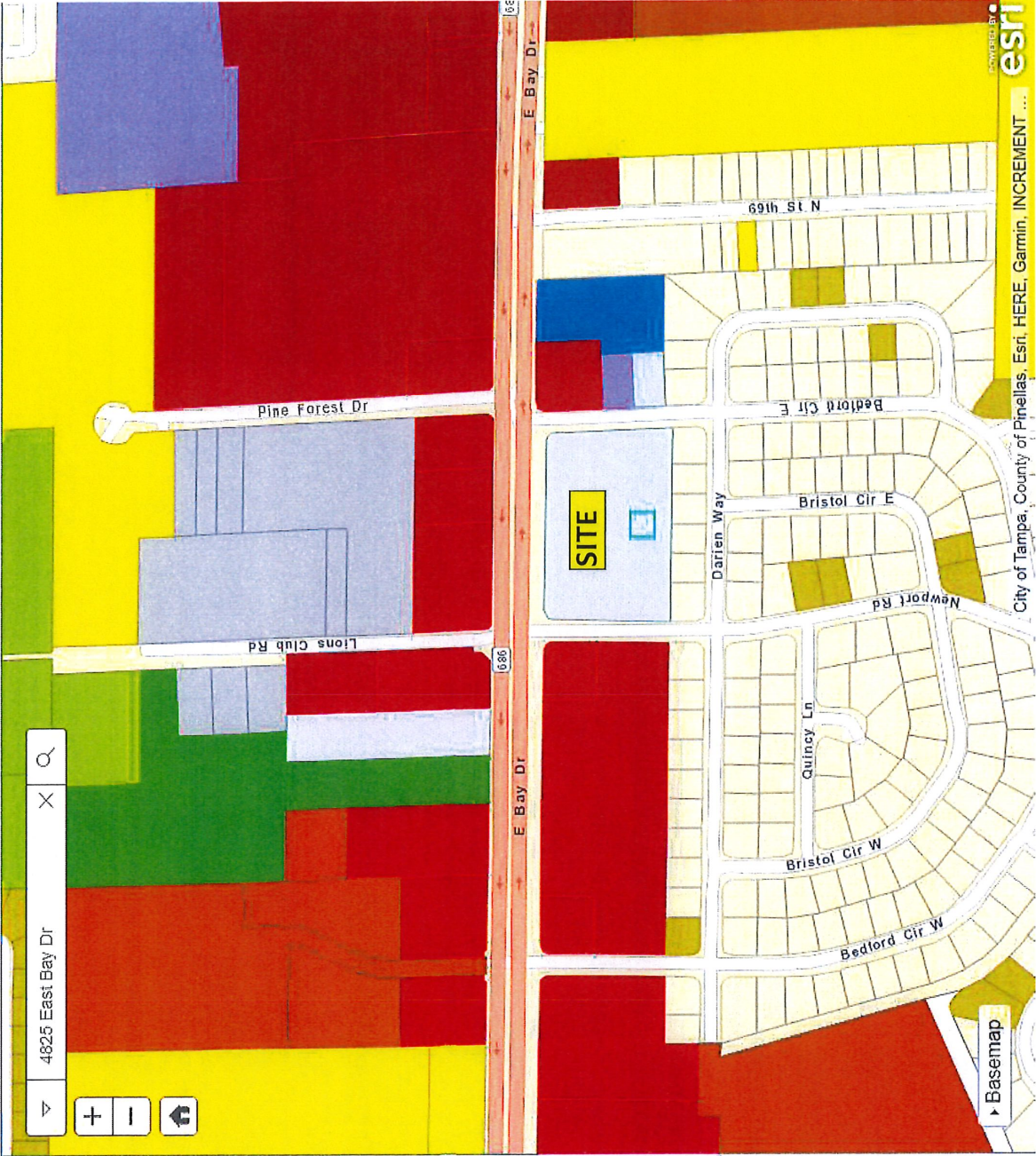
4825 East Bay Dr

4825 East Bay Dr

### Future Land Use Search Results

Largo Future Land Use Layer: 31-29-16-70344-400-0600

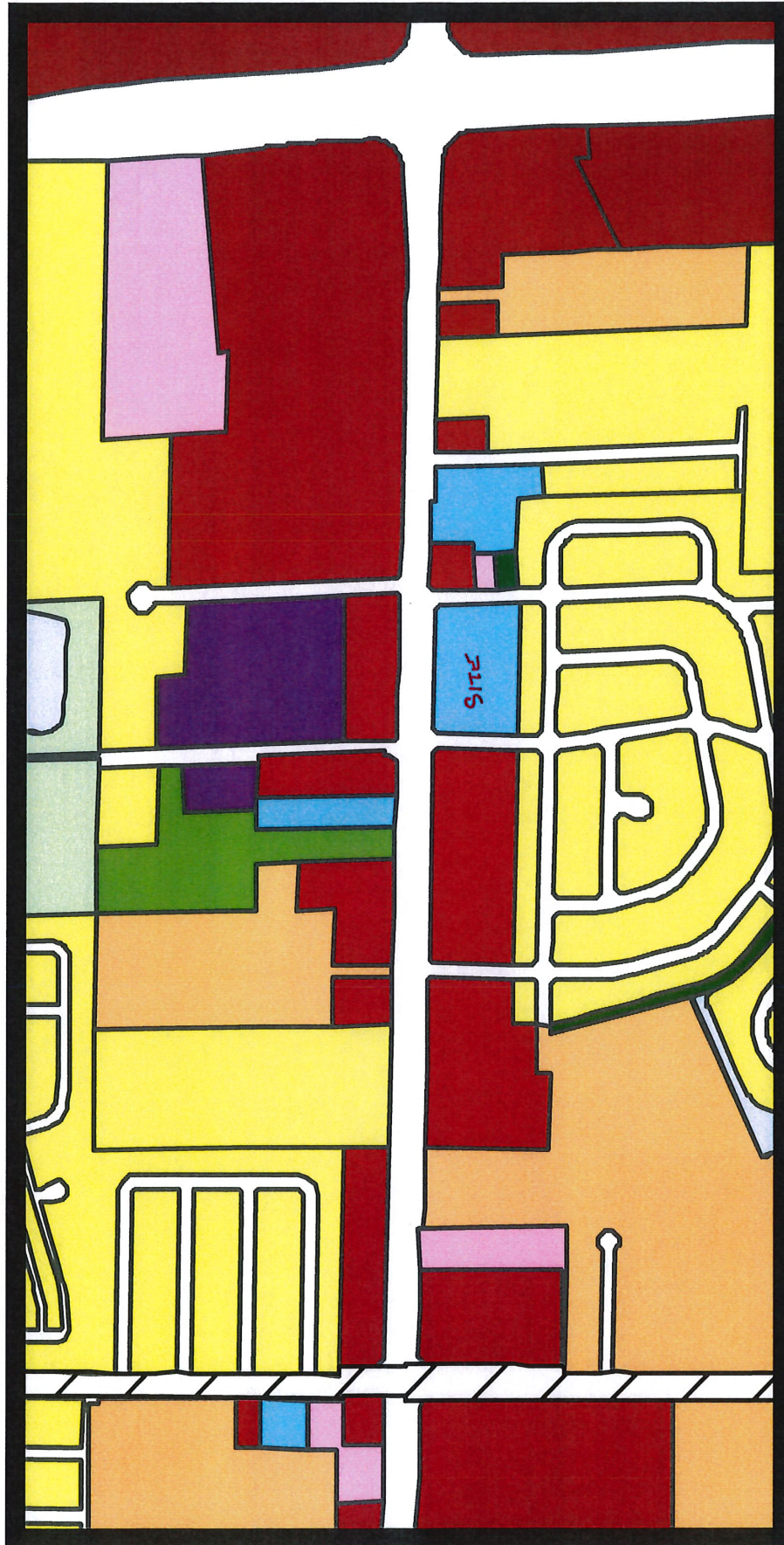
Section Number	31
Township Number	29
Range Number	16
Subdivision Number	70344
Block Number	400
Lot Number	0600
Parcel Identification Number (PIN)	312916703444000600
Parcel Identifier (PID)	31-29-16-70344-400-0600
Assessors Parcel Number (APN)	1629931703444000600
Sub-Parcel Count	1
Land Use Code	I
<b>Land Use Description</b>	<b>Institutional</b>
Land Use Sub-Code	
Land Use Sub-Code Description	
Allowable Density (units/acre)	12.50
Maximum Intensity	0.65
Allowable Development Units	54.00
Floor Area Ratio (FAR)	123,358.31
Acreage	4.36
Square Footage	189,782.01
Land Use Status	Active
FLUM Approval Date	
FLUM Effective Date	
FLUM Ordinance Number	
FLUM Create User	
FLUM Create Date	
FLUM Update User	
FLUM Update Date	



City of Tampa, County of Pinellas, Esri, HERE, Garmin, INCREMENT ...

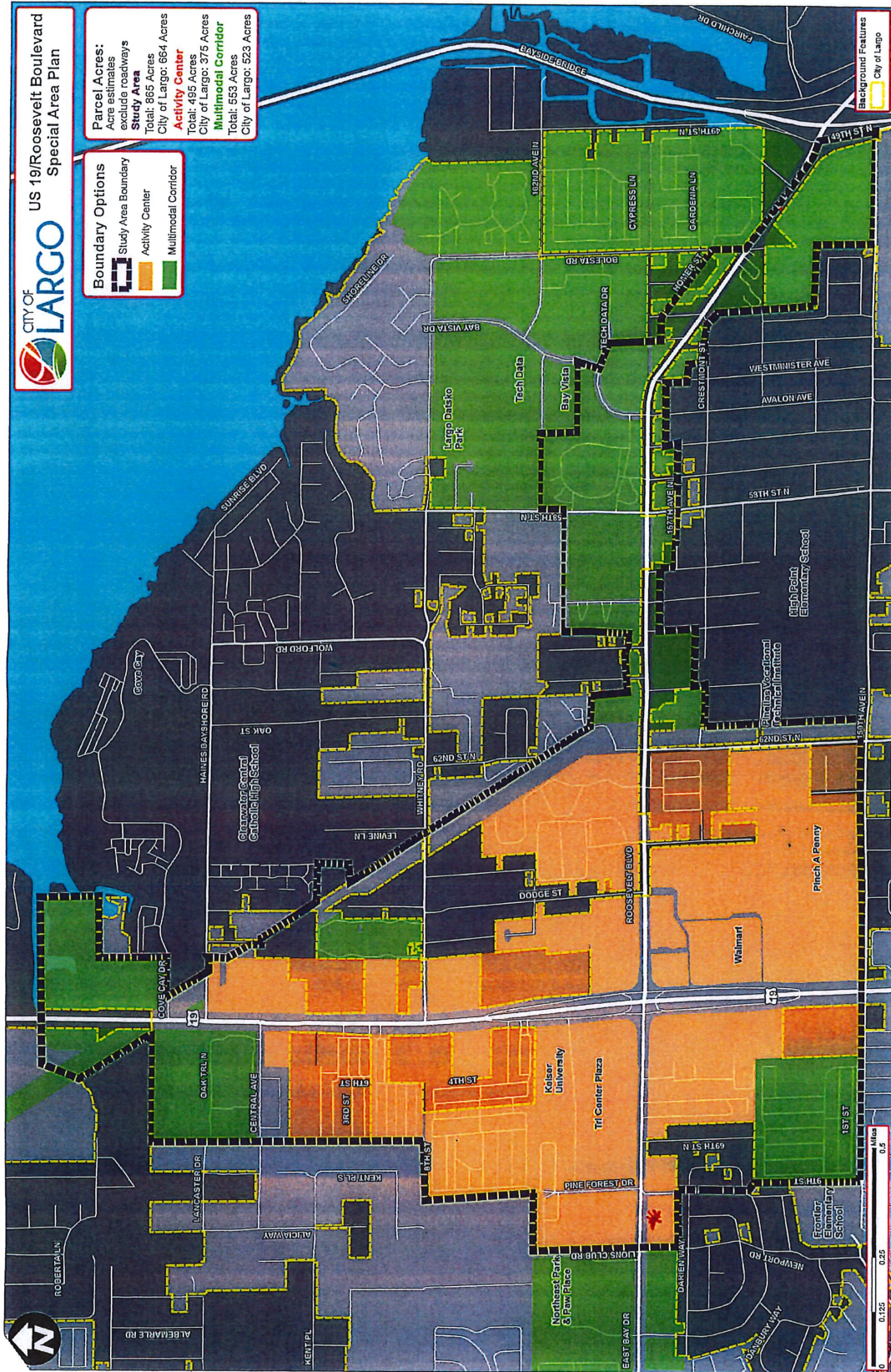
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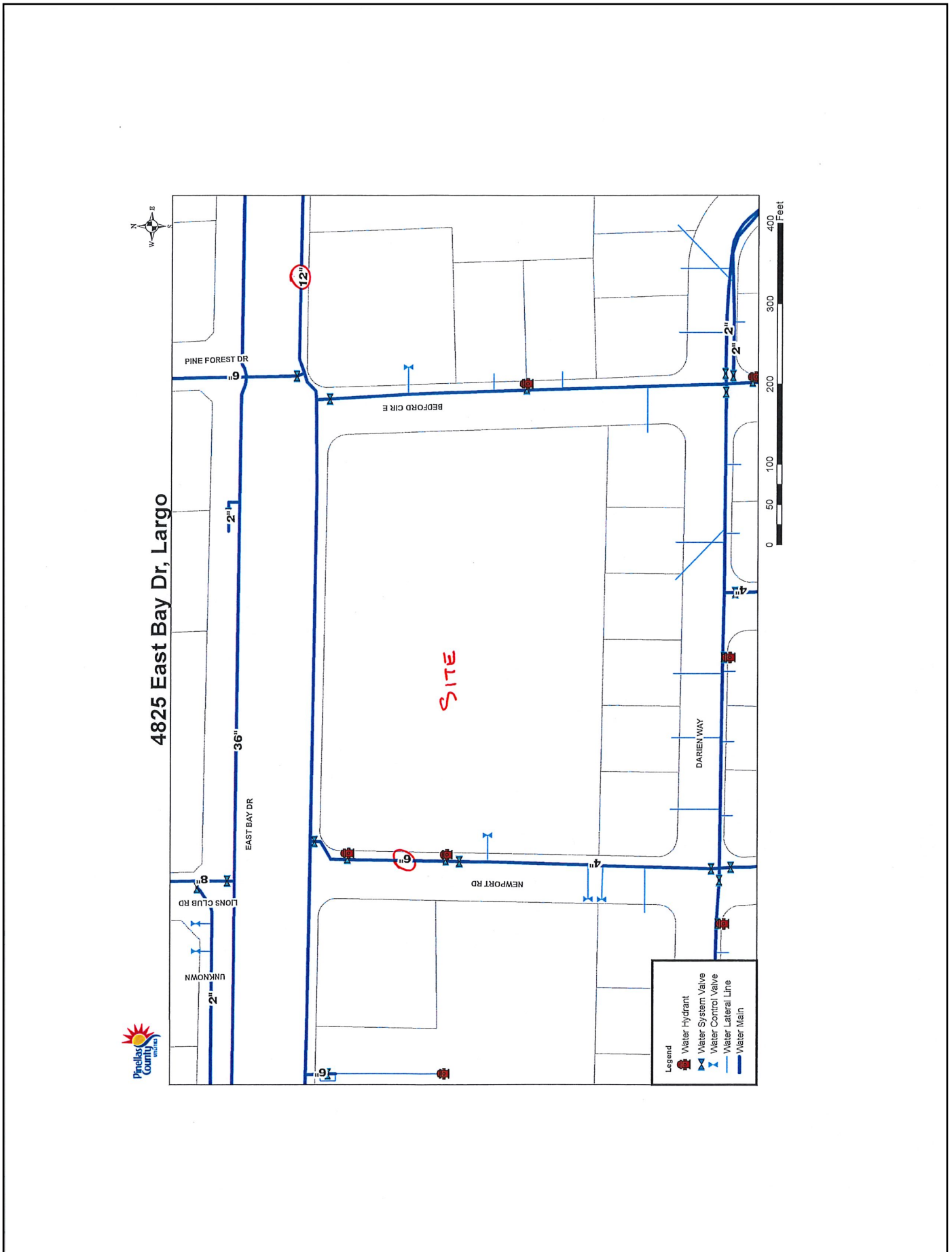
Basemap

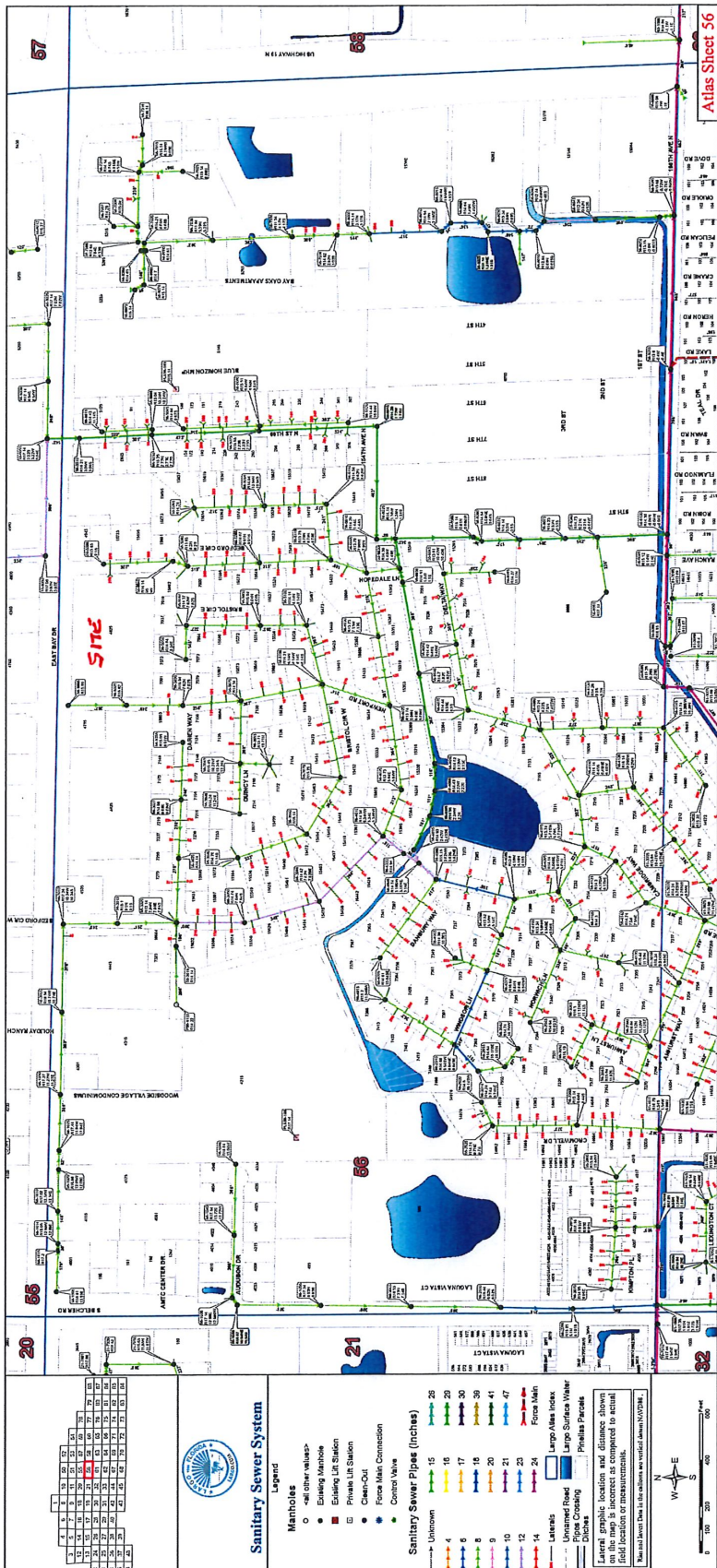


COUNTY WIDE LU PLAN



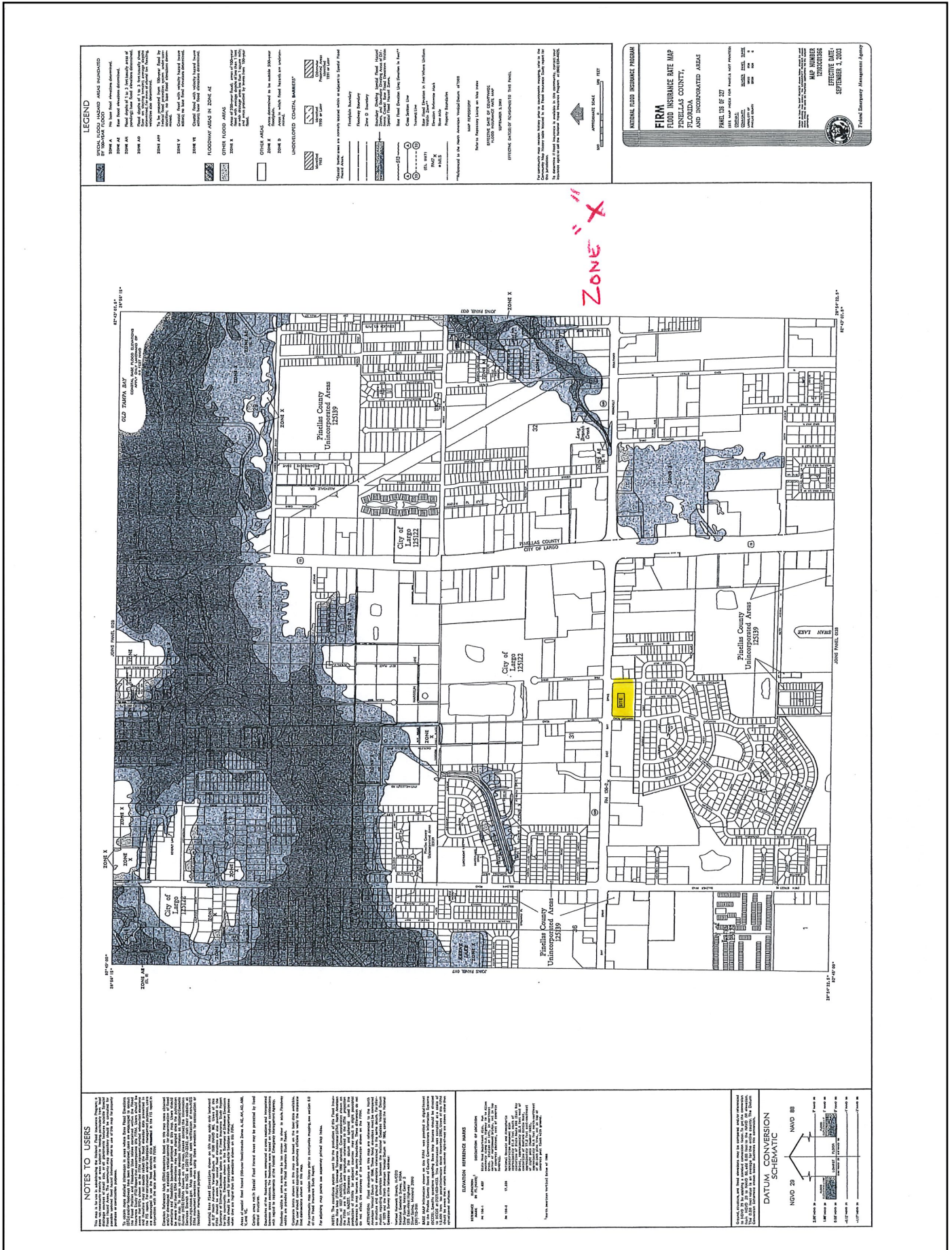








Facility	Juris	Plan Area	Fac Type	Road Type	LOS Std	Length (mi)	Signals Per Mile	LOS Meth	AADT	Volume	Physical Capacity	V:Cap Ratio	Def Flag	Fac LOS
957 - PATRICIA AVE: (UNION ST -> MAIN ST)	DN	04	SA	2D	D	1.470	2.04	T	9,450	494	813	.606	0	C
961 - PHILLIP PKWY: (MAIN ST -> ENTERPRISE RD)   CR 102	SH	05	SA	2U	D	1.524	.66	T	10,045	525	792	.663	0	C
962 - PHILLIP PKWY: (ENTERPRISE RD)   CR 102 -> SR 580	SR	05	SA	2U	D	1.345	.74	T	11,600	606	880	.689	0	C
967 - PINEHURST RD: (MICHIGAN AVE -> SR 580)	DN	04	SC	2U	D	1.259	1.59	T	4,954	259	572	.453	0	B
968 - PINELLAS BAYWAY   SR 679: (PINELLAS BAYWAY   SR 682 -> BAHIA DEL MAR BLVD)	SR	11	NA	4U	D	.379	.00	T	16,100	841	3,572	.235	0	B
969 - PINELLAS BAYWAY   SR 679: (ANDERSON BLVD -> 1/2 MI N OF TOLL PLAZA)	CR	12	NA	2U	D	2.909	.00	T	4,600	240	1,440	.167	0	B
970 - PINELLAS BAYWAY   SR 679: (1/2 MI N OF TOLL PLAZA -> MADONNA BLVD)	SR	11	NA	2U	D	1.086	.00	T	10,350	541	1,440	.376	0	C
971 - PINELLAS BAYWAY   SR 679: (1/2 MI N OF TOLL PLAZA -> MADONNA BLVD)	SR	12	NA	4D	D	2.170	.00	T	4,600	240	3,760	.064	0	B
972 - PINELLAS BAYWAY   SR 682: (DOLPHIN CAY LN S -> PINELLAS BAYWAY   SR 679)	SR	11	SA	4D	D	1.098	1.82	T	31,270	1,634	1,960	.834	0	C
973 - PINELLAS BAYWAY   SR 682: (PINELLAS BAYWAY   SR 679 -> SR 689   GULF BLVD)	SR	12	SA	4D	D	1.430	.70	T	20,000	1,045	1,960	.533	0	C
974 - PINELLAS BAYWAY   SR 682: (154TH AVE S: (34TH ST S -> AVENUE OF STATES DR)	SR	11	SA	6D	D	.933	1.07	T	39,000	2,038	2,940	.693	0	C
975 - PINELLAS BAYWAY   SR 682: (154TH AVE S: (AVENUE OF STATES DR -> DOLPHIN CAY	SR	11	NA	6D	D	.249	.00	T	39,000	2,038	5,650	.361	0	B
976 - PINELLAS POINT DR: (34TH ST S -> 31ST ST S)	SP	11	SA	4D	D	.248	4.03	T	11,700	611	1,683	.363	0	C
977 - PINELLAS POINT DR: (31ST ST S -> ROY HANNA)	SP	11	NMC	2U	D	.366	.00	T	6,149	321	1,440	.223	0	B
999 - ROSERY RD   POINSETTIA RD: (LAKE AVE -> MISSOURI AVE)	LA	07	SA	2D	D	1.036	1.93	T	12,519	654	832	.786	0	C
1000 - ROSERY RD   POINSETTIA RD: (CLWTR-LARGO RD -> MISSOURI AVE)	LA	07	SA	2U	D	.513	1.95	T	12,519	654	792	.826	0	C
1005 - SAN CHRISTOPHER DR: (PINEHURST RD -> ALT US 19)	DN	04	NMC	2U	D	1.106	.00	T	4,668	244	1,440	.169	0	B
1006 - SAN CHRISTOPHER DR: (PINEHURST RD -> CR 1)	DN	04	SMC	2U	D	.501	2.00	T	6,189	323	559	.578	0	C
1009 - SAN MARTIN BLVD   PATICA RD NE   83RD AVE NE: (GANDY BLVD -> 4TH ST N)	CR	11	SC	2D	D	2.308	.43	T	3,400	178	601	.296	0	B
1021 - SOLON AVE: (CR 1 -> BELCHER RD)	DN	04	SC	2U	D	.929	1.08	T	3,700	193	572	.337	0	B
1024 - SR 580: (US 19 -> MCMULLEN BOOTH RD)	SR	06	SA	6D	D	1.859	2.69	T	38,150	1,994	2,830	.703	0	C
1025 - SR 580: (MCMULLEN BOOTH RD -> KENDALE DR)	SR	06	NA	6D	D	.775	.00	T	35,500	1,855	5,650	.328	0	B
1026 - SR 580: (KENDALE DR -> FOREST LAKES BLVD)	SR	06	SA	4D	D	1.387	1.44	T	37,255	1,947	1,960	.993	1	C
1027 - SR 580   MAIN ST: (SKINNER BLVD -> PINEHURST RD)	SR	04	SA	4D	D	.668	3.04	T	22,069	1,163	1,870	.617	0	C
1028 - SR 580   MAIN ST: (US 19 -> BELCHER RD)	SR	04	SA	6D	D	.556	1.80	T	47,000	2,466	2,940	.835	0	C
1029 - SR 580   MAIN ST: (PINEHURST RD -> CR 1)	SR	04	SA	6D	D	.522	3.83	T	31,000	1,620	2,830	.572	0	C
1030 - SR 580   MAIN ST: (CR 1 -> BELCHER RD)	SR	04	SA	6D	D	1.019	3.93	T	44,500	2,325	2,830	.822	0	C
1031 - SR 580   NEW 580: (FOREST LAKES BLVD -> SR 584   TAMPA RD)	SR	05	SA	4D	D	1.126	1.78	T	20,900	1,092	1,960	.557	0	C
1032 - SR 580   SKINNER BLVD: (MAIN ST -> ALT US 19   BROADWAY)	SR	04	SA	4D	D	.482	2.07	T	11,800	617	1,870	.330	0	C
1033 - SR 584   TAMPA RD: (HILLSBOROUGH COUNTY LINE -> NEW SR 580)	SR	05	SA	8D	D	.866	2.34	T	54,894	2,868	3,760	.759	0	C
1034 - SR 584   TAMPA RD: (NEW SR 580 -> CURLEW RD)	SR	02	SA	6D	D	2.105	2.38	T	61,000	3,187	2,830	1.126	2	F
1035 - SR 666   MADEIRA BEACH CSWY: (SEMINOLE BLVD -> DUHME RD)	SR	09	SA	6D	D	.640	1.56	T	29,000	1,515	2,940	.515	0	C
1036 - SR 666   MADEIRA BEACH CSWY: (DUHME RD -> GULF BLVD)	SR	09	SA	4D	D	.873	2.29	T	29,000	1,515	1,870	.810	0	C
1037 - SR 666   EAST BAY DR: (US 19 -> BELCHER RD)	SR	07	SA	6D	D	.987	3.04	T	61,500	3,213	2,830	1.135	2	F
1038 - SR 666   EAST BAY DR: (BELCHER RD -> KEENE RD)	SR	07	SA	6D	D	1.011	1.98	T	62,500	3,266	2,940	1.111	2	F
1039 - SR 666   EAST BAY DR: (KEENE RD -> SEMINOLE BLVD)	SR	07	SA	6D	D	1.551	2.58	T	49,440	2,583	2,830	.913	1	C
1040 - SR 666   ROOSEVELT BLVD: (28TH ST N -> ULMERTON RD)	SR	11	NA	4D	D	.626	.00	T	36,500	1,907	3,760	.507	0	C
1041 - SR 666   ROOSEVELT BLVD: (49TH ST NB RAMP -> US 19)	SR	08	SA	6D	D	1.975	2.53	T	39,247	2,051	2,830	.725	0	C



Agenda Item #5.

10/4/2019

Property Appraiser General Information

[Interactive Map of this parcel](#)    [Sales Query](#)    [Back to Query Results](#)    [New Search](#)    [Tax Collector Home Page](#)    [Contact Us](#)

**31-29-16-70344-400-0600**

**Compact Property Record Card**

[Tax Estimator](#)

**Updated October 3, 2019**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address <a href="#">Change Mailing Address</a> EVANGELICAL LUTHERAN CHURCH OF OUR SAVIOR INC 301 58TH ST S ST PETERSBURG FL 33707-1713	Site Address (First Building) 4825 EAST BAY DR LARGO Jump to building: <input type="text" value="(1) 4825 EAST BAY DR"/> ▼
---	---



**Property Use:** 7153 (Church, Church School, Church Owned Building (Parsonage code 0110), Salvation Army, Missions)    Total Heated SF: 14,622    Total Gross SF: 15,622

[\[click here to hide\] Legal Description](#)

PINELLAS GROVES SE 1/4, PART OF LOT 6 IN SEC 31-29-16 DESC LYING N BLK 49, LOTS 1 THRU 6 OF NEW PORT UNIT NO. 1

<a href="#">File for Homestead Exemption</a>			2020 Parcel Use	
Exemption	2018	2019		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	Yes	Yes	Classified Agricultural: No	
Historic:	No	No		

**Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)**

Most Recent Recording	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	<a href="#">Evacuation Zone</a> <small>(NOT the same as a FEMA Flood Zone)</small>	<a href="#">Flood Zone</a> <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
18778/1836	<a href="#">Sales Query</a>	121030254151	C	<a href="#">Compare Preliminary to Current FEMA Maps</a>	1/55

**2019 Interim Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2019	\$1,989,998	\$1,989,998	\$0	\$0	\$0

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2018	No	\$1,903,111	\$1,903,111	\$0	\$0	\$0
2017	No	\$1,834,180	\$1,834,180	\$0	\$0	\$0
2016	No	\$1,880,571	\$1,880,571	\$0	\$0	\$0
2015	No	\$1,717,187	\$1,717,187	\$0	\$0	\$0
2014	No	\$1,693,627	\$1,693,627	\$0	\$0	\$0
2013	No	\$1,599,886	\$1,599,886	\$0	\$0	\$0
2012	No	\$1,576,251	\$1,576,251	\$0	\$0	\$0
2011	No	\$1,535,395	\$1,535,395	\$0	\$0	\$0
2010	No	\$1,612,759	\$1,612,759	\$0	\$0	\$0
2009	No	\$1,825,207	\$1,825,207	\$0	\$0	\$0
2008	No	\$1,873,200	\$1,873,200	\$0	\$0	\$0
2007	No	\$1,867,600	\$1,867,600	\$0	N/A	\$0
2006	No	\$1,870,600	\$1,870,600	\$0	N/A	\$0
2005	No	\$1,764,700	\$1,764,700	\$0	N/A	\$0
2004	No	\$1,711,300	\$1,711,300	\$0	N/A	\$0
2003	No	\$1,617,900	\$1,617,900	\$0	N/A	\$0
2002	No	\$1,567,800	\$1,567,800	\$0	N/A	\$0
2001	No	\$1,532,200	\$1,532,200	\$0	N/A	\$0
2000	No	\$1,493,500	\$1,493,500	\$0	N/A	\$0
1999	No	\$1,445,600	\$1,445,600	\$0	N/A	\$0
1998	No	\$1,459,100	\$1,459,100	\$0	N/A	\$0
1997	No	\$1,383,900	\$1,383,900	\$0	N/A	\$0
1996	No	\$1,391,500	\$1,391,500	\$0	N/A	\$0

**2018 Tax Information**

<b>2018 Tax Bill</b>	Tax District: <b>LA</b>
2018 Final Millage Rate	20.7017

**Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.**

**Ranked Sales (What are Ranked Sales?) [See all transactions](#)**

Sale Date	Book/Page	Price	<a href="#">Q/U</a>	<a href="#">V/I</a>
03 Mar 1975	04265 / 1312	\$38,200	Q	

**2019 Land Information**

Seawall: No    Frontage:    View: None

# Agenda Item #5.

10/4/2019

Property Appraiser General Information

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

0

440

Total Building Heated SF: 1,810

Total Gross SF: 2,250

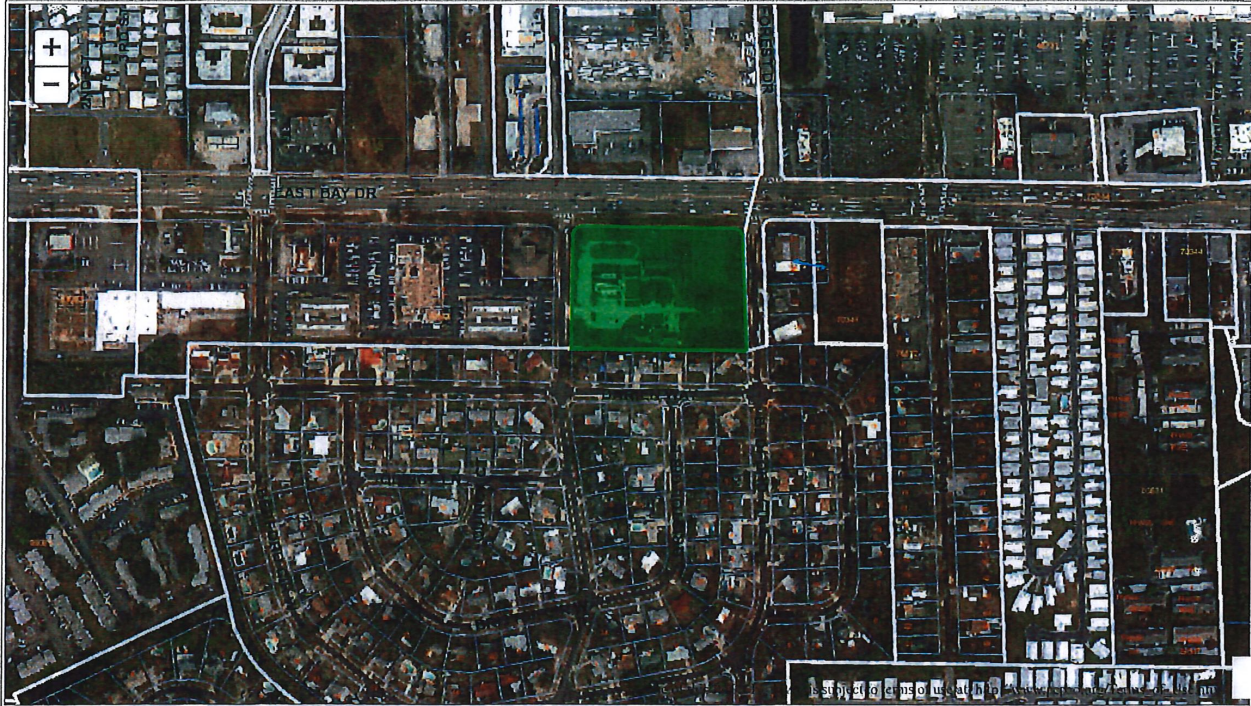
[\[click here to hide\] 2020 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
GARAGE	\$42.00	880.00	\$36,960.00	\$14,784.00	1979
FENCE	\$15.00	700.00	\$10,500.00	\$4,200.00	1995
CONC PAVE	\$6.00	3,200.00	\$19,200.00	\$19,200.00	0
ASPHALT	\$1.75	6,400.00	\$11,200.00	\$11,200.00	0

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

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

Permit Number	Description	Issue Date	Estimated Value
2016110485	SPECIAL USE	19 May 2017	\$0
2015070307	FIRESPRINK	14 Sep 2015	\$8,000
2015040139	ROOF	08 Apr 2015	\$16,800
2012090322	SPECIAL USE	25 Sep 2012	\$0
2010010047	SPECIAL USE	06 Jan 2010	\$0
2009040299	ROOF	27 Apr 2009	\$12,438
2006010086	ROOF	21 Feb 2006	\$74,800
00062457	SHED	11 Apr 2000	\$1,500



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

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RETAIL

2019 SOUTHEAST U.S. REAL ESTATE MARKET OUTLOOK

TAMPA

# Persistent modest retail growth is the hallmark of Tampa retail

### CURRENT CONDITIONS

In spite of declarations of the death of retail, 22 of the last 23 quarters of net absorption were significantly positive for Tampa Bay. Of these quarters five posted net absorption in excess of 1 million sq. ft. Vacancy is also nearing pre-recession lows and developers have responded in kind.

### CONSTRUCTION ACTIVITY

Although activity is not as robust as it once was the Tampa Bay market has still seen consistent deliveries throughout the current cycle. Outside of a minor lull from 2009-2011 (during which nearly 2.2 million sq. ft. was delivered), developers have consistently delivered retail product and more is currently underway.

### INVESTMENT ACTIVITY

Investment peaked in 2013 when the market saw over \$1 billion in capital flow into the Tampa Bay retail market. However, since then the market has averaged over \$600 million in investment annually. Private dollars have thoroughly dominated capital flows over the last several years but some significant cross border activity has also been observed with Australia and Canada leading that investment charge.

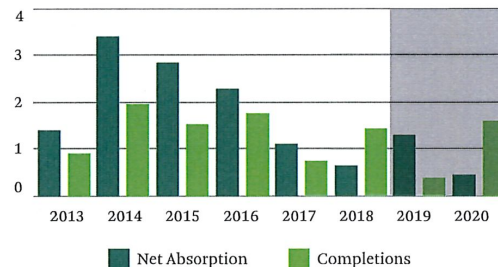
### OUTLOOK

Retail growth is expected to downshift, but remain positive due to persistent employment growth. Personal income growth and population are expected to continue on an upward trajectory during this period, thus supporting demand for retail product.

- Do not count out grocery stores. Although there has been a significant influx of different grocery store concepts in Tampa Bay, spending growth in this area is expected to outpace all other spending.
- Keep an eye on affordability. This characteristic has been a major draw for the market but unprecedented growth has put pressure on this metric.

Figure 1: Total Market Absorption and Deliveries

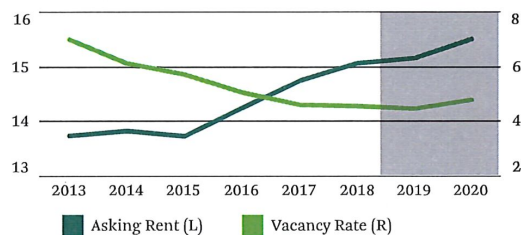
Net Absorption and Completions (MSF)



Source: CBRE Research, Q4 2018.

Figure 2: Total Market Vacancy and Asking Rates

Asking Rate (\$ PSF FS) and Vacancy Rate (%)



Source: CBRE Research, Q4 2018.

**Scott Brien**  
 Research Manager  
 scott.brien@cbre.com

To learn more about CBRE Research, or to access additional research reports, please visit the Global Research Gateway at [www.cbre.com/research-and-reports](http://www.cbre.com/research-and-reports).

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# MARKET REPORT

Marcus & Millichap

## RETAIL

Tampa-St. Petersburg Metro Area

### Q3/19

### Influx of Residents Boosts Retail Demand; Revitalization Draws Buyers to Central Tampa

Job opportunities, warmer weather and lower cost of living and doing business are among the many attributes that draw people and companies to Tampa Bay. The metro's population grew at more than twice the U.S. rate during the past four quarters, gaining nearly 40,400 residents. Since June of 2018, employers have added 25,500 positions, well above the national pace. Biotech firm Vycellix and law firm Baker McKenzie are among the many companies bringing higher-paying positions to the metro. These jobs contributed to a 6.0 percent rise in the median household income year over year in the second quarter, providing residents with more discretionary income. As a result, retail sales jumped an annual 5.0 percent in June. Leasing activity, however, fell just short of deliveries over the past 12-month period ending at midyear, inching vacancy up 10 basis points from this time last year. The rate rests just 20 basis points above the cyclical low as rents continue to rise.

Development robust in Pasco County. The county will receive more than 60 percent of the market's deliveries during 2019 as residential growth surges. The largest project is the retail portion of the Starkey Ranch master-planned community in Odessa. Roughly 300,000 square feet is under construction with Publix set to open a 53,000-square-foot store in the third quarter. Cypress Creek Town Center in Lutz and Mitchell Ranch in Trinity are each adding more than 150,000 square feet during 2019. Inventory additions keep the county's vacancy rate the highest metrowide.

### Retail 2019 Outlook



**1.3 MILLION** SQ. FT.  
*will be completed*

#### CONSTRUCTION:

After reaching a four-year peak of 1.6 million square feet last year, deliveries are reduced by 300,000 square feet during 2019 as 1.3 million square feet is finalized.



**20 BASIS POINT**  
*decrease in vacancy*

#### VACANCY:

A reduction in new inventory coupled with strong leasing activity will cut vacancy to 4.6 percent at year end. Last year the rate rose 40 basis points.



**1.6% INCREASE**  
*in asking rents*

#### RENT:

The average asking rent ends 2019 at \$17.05 per square foot on average, building on last year's 8.3 percent surge. Since 2015, rent has jumped 23 percent.

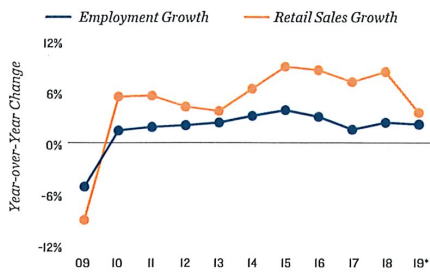


\* Cap rates trailing 12 months through 2Q19; 10-year Treasury up to June 30  
Sources: CoStar Group, Inc.; Real Capital Analytics

### Investment Trends

- Over the past four quarters, out-of-state buyers continued to have a major presence in the metro, many coming from New York, California and Texas. Single-tenant net-leased properties are the focus of several of these investors. The average single-tenant cap rate remains in the low-6 percent span.
- A number of buyers are targeting assets in Central Tampa. The sub-market posted the tightest vacancy in the metro during the second quarter and the average asking rent has soared 55 percent since the end of 2015. Large mixed-use developments including Water Street Tampa and Westshore Marina District are bringing additional retail and dining options, hotels and more than 1,000 residences to the area, boosting surrounding property valuations.
- Robust competition for available single-tenant assets has some investors willing to consider small strip centers with fewer than five tenants. Newer assets with national tenants signed to long-term leases can trade above \$500 per square foot with cap rates dipping below 6 percent.

Employment vs. Retail Sales Trends



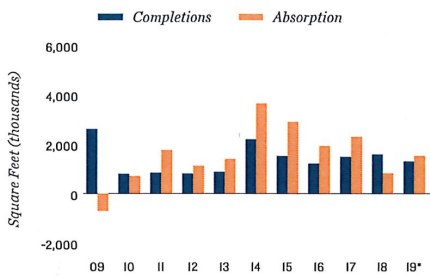
2Q19 - 12-Month Trend

EMPLOYMENT

1.9% increase in total employment Y-O-Y

- Employers created 25,500 jobs year over year in June, down from 27,700 positions one year earlier. The unemployment rate holding below 4 percent for eight consecutive quarters is making it more difficult to fill available positions due to a lack of applicants.
- The relatively higher-paying professional and business services sector led hiring with 6,800 workers added. Education and health services followed, expanding payrolls by 5,200 people.

Retail Completions

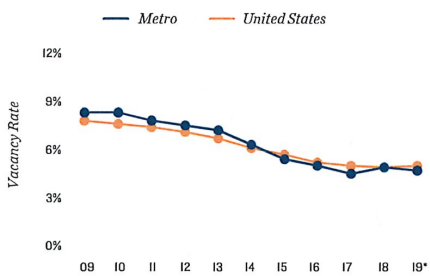


CONSTRUCTION

1.1 million square feet completed Y-O-Y

- After completing an annual 1.4 million square feet at this time last year, developers finalized 1.1 million square feet during the past four quarters, falling below the previous five-year average.
- Pasco County will receive the bulk of this year's deliveries, the majority of the new inventory is in Trinity, Lutz and Wesley Chapel. Robust population growth in the county is supporting demand for more retail space.

Vacancy Rate Trends

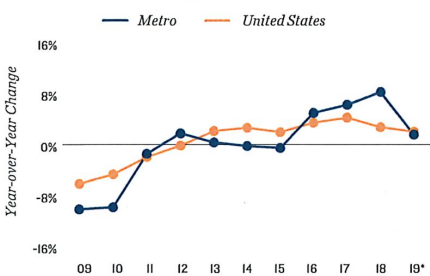


VACANCY

10 basis point increase in vacancy Y-O-Y

- After holding steady one year ago, the vacancy rate rose 10 basis points year over year to 4.6 percent in the second quarter. The rate has dropped 390 basis points from the cyclical peak reached in 2010.
- The tightest vacancy among submarkets is Central Tampa at 2.3 percent in June. The rate has risen 60 basis points over the past four quarters as deliveries reached a six-year high.

Asking Rent Trends



RENT

4.5% increase in the average asking rent Y-O-Y

- Vacancy hovering in the 4 percent range for the past two years is supporting rent gains. The average asking rent jumped 4.5 percent to \$16.59 per square foot over the past 12 months ending in June, building on the prior period's 7.2 percent surge.
- Rent in multi-tenant properties ended midyear at \$15.41, advancing 4.4 percent annually. Vacancy in these buildings rested at 5.3 percent in June, down 50 basis points from one year earlier.

\* Forecast  
Sources: CoStar Group, Inc.; Real Capital Analytics

Demographic Highlights



2019 Job Growth\*

Metro **2.2%**

U.S. Average **1.3%**



Five-Year Population Growth\*\*

**208,034** or **1.3%** Annual Growth

U.S. **0.6%** Annual Growth



Five-Year Household Growth\*\*

**117,400** or **1.8%** Annual Growth

U.S. **1.0%** Annual Growth



2Q19 Median Household Income

Metro **\$57,825**

U.S. Median **\$64,784**



2Q19 Retail Sales per Month

**\$4,469** Per Household

U.S. **\$4,017**



**\$1,824** Per Person

U.S. **\$1,550**



Retail Sales Forecast\*\*

Metro **21.9%**

U.S. **17.0%**

\* Forecast \*\* 2018-2023

SUBMARKET TRENDS

Lowest Vacancy Rates 2Q19

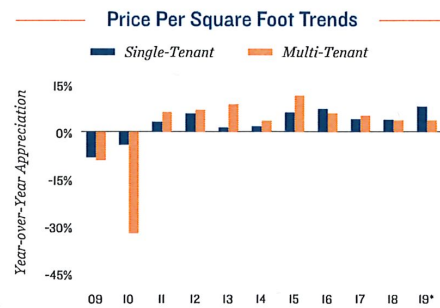
Submarket	Vacancy Rate	Y-O-Y Basis Point Change	Average Asking Rent	Y-O-Y % Change
Central Tampa	2.3%	60	\$24.03	9.6%
North Hillsborough	3.4%	-60	\$16.06	-0.8%
I-75 Corridor	4.0%	0	\$17.21	12.4%
Eastern Outlying	4.1%	-20	\$14.99	-0.4%
Sarasota/Bradenton	4.2%	0	\$16.21	3.8%
Hernando County	4.9%	-20	\$10.90	-0.9%
Pinellas	5.2%	0	\$17.69	3.8%
Pasco County	6.9%	50	\$12.52	0.2%
Overall Metro	4.6%	10	\$16.59	4.5%

SALES TRENDS

Population Growth and Strong Rent Gains Draw Investors; Competition Pushes Prices Higher

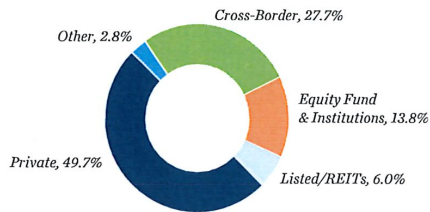
- **Multi-Tenant:** Trading activity slowed 11 percent over the past four quarters. During that time the average price advanced 4 percent to \$241 per square foot, while the average cap rate remained in the low-7 percent band.
- **Single-Tenant:** Deal flow climbed 8 percent year over year in June and the increased competition for assets contributed to the average price rising 8 percent to \$403 per square foot.

**Outlook:** Favorable demographic and operational trends will hold investor interest in Tampa-St. Petersburg properties. New residential high-rises in the city cores will attract retailers and buyers to these areas.

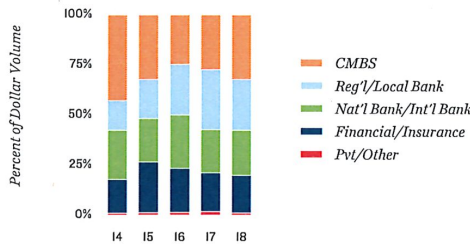


\* Trailing 12 months through 2Q19 over previous time period  
Pricing trend sources: CoStar Group, Inc.; Real Capital Analytics

2Q19\* Retail Acquisitions  
By Buyer Type



Retail Mortgage Originations  
By Lender



\* Trailing 12 months through 2Q19  
Include sales \$2.5 million and greater  
Sources: CoStar Group, Inc.; Real Capital Analytics

National Retail Group

Scott M. Holmes

Senior Vice President, National Director | National Retail Group  
Tel: (602) 687-6689 | scott.holmes@marcusmillichap.com

Prepared and edited by  
Nancy Olmsted

Senior Market Analyst | Research Services

For information on national retail trends, contact:

John Chang

Senior Vice President, National Director | Research Services  
Tel: (602) 707-9700 | john.chang@marcusmillichap.com

Price: \$250

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CAPITAL MARKETS

By DAVID G. SHILLINGTON, President,  
Marcus & Millichap Capital Corporation

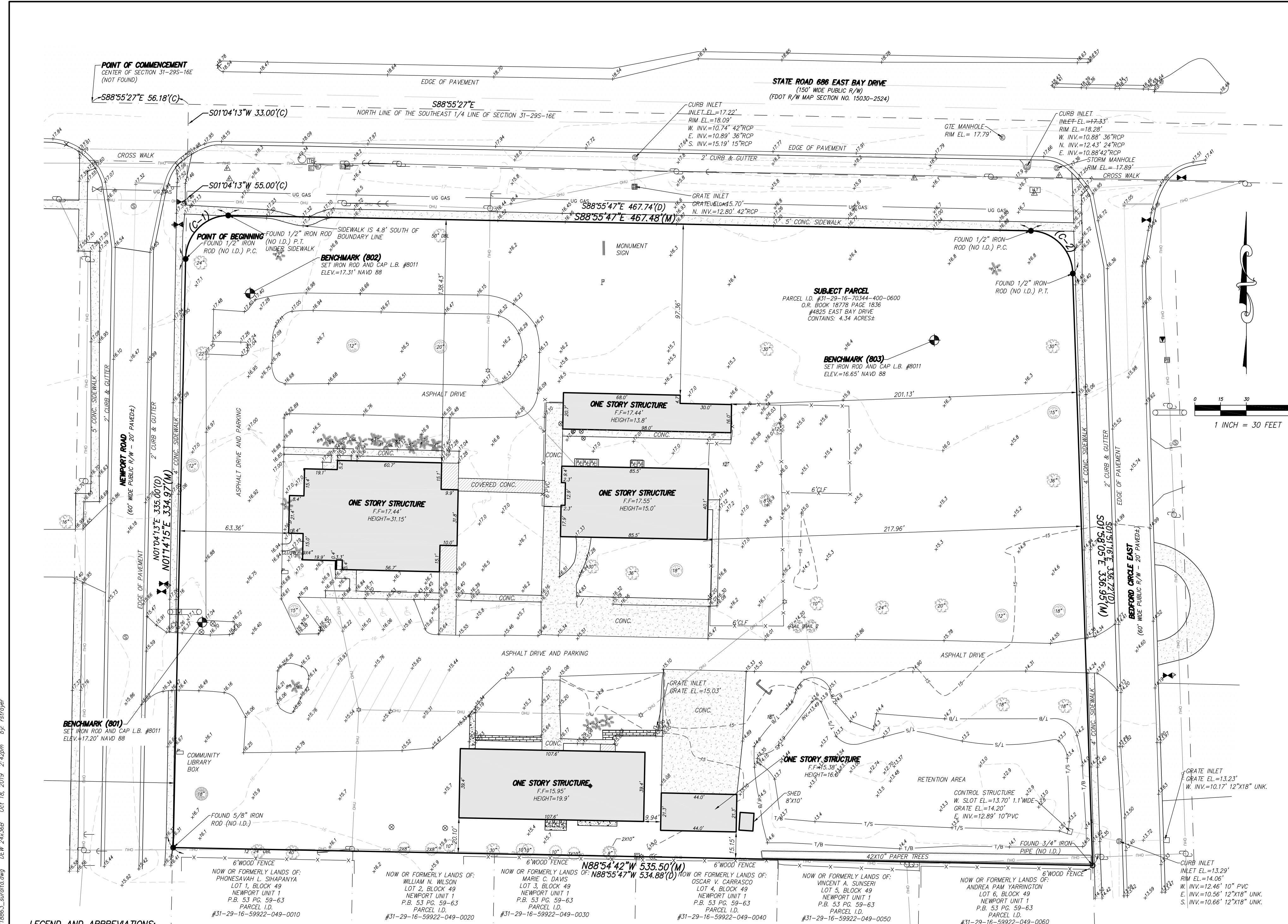
- Fed drives rates lower yet future policy still undecided. The Federal Reserve cut the overnight rate by 25 basis points in September, the second time in as many months amid muted inflationary pressure and continued trade tensions with China. Though the rate cut supports an extension of the economic growth cycle, the market remains cautious as the Fed declined to commit to additional rate cuts through the remainder of the year. While some Fed members are adamant on further reductions, others hold a different stance, citing positive economic indicators like sound retail spending, sustained job creation and strong consumer confidence as reasons to maintain the current target rate. These factors have helped moderate recession risk, putting the 10-year Treasury back in the upper-1 percent range and above the two-year note following a yield-curve inversion in late August. While recession risk remains, the economy's solid foundation points to continued domestic growth in the near future. Global developments including the trade war with China as well as the progression of Brexit and its potential aftermath will help determine future Fed decisions.
- Lenders shift focus to tenant blends as transforming sector opens new doors. The evolving nature of the retail sector is providing opportunities for investors and giving underwriters more confidence in the long-term outlook of retail. Lending habits remain relatively conservative; however, a wide range of financing is available for strong proposals. Underwriters are beginning to focus more on tenant mixes while emphasizing the inclusion of tenants with sustainable business models before they sponsor a deal. Active lenders include local, regional and national banks, insurance companies, debt funds and CMBS lenders. Net-leased assets and premier, mixed-use structures remain the most desirable asset types. Meanwhile, outlying malls and non-credit tenants will be heavily scrutinized and underwritten in a very conservative manner. Loan to Value (LTV) ratios are in the 60% to 70% range with typical debt service coverage (DSC) ratios above 1.30x depending on borrower, asset and location factors. Mezzanine and bridge loan structures have been more frequently used in this environment, with owners financing capital improvements at higher leverage ratios on short-term debt before seeking long-term financing options once their operations have been stabilized.

Tampa Office:

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Tampa, FL 33602  
(813) 387-4700 | nee.ryan@marcusmillichap.com

The information contained in this report was obtained from sources deemed to be reliable. Every effort was made to obtain accurate and complete information; however, no representation, warranty or guarantee, express or implied, may be made as to the accuracy or reliability of the information contained herein. Note: Metro-level employment growth is calculated based on the last month of the quarter/year. Sales data includes transactions valued at \$1,000,000 and greater unless otherwise noted. This is not intended to be a forecast of future events and this is not a guaranty regarding a future event. This is not intended to provide specific investment advice and should not be considered as investment advice.

Sources: Marcus & Millichap Research Services; Bureau of Labor Statistics; CoStar Group, Inc.; Experian; Moody's Analytics; Real Capital Analytics; TWR/Dodge Pipeline; U.S. Census Bureau



**LEGAL DESCRIPTION:**

(PER REFERENCED TITLE COMMITMENT)  
 A PARCEL OF LAND LYING IN THE SE 1/4 OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE CENTER QUARTER-CORNER OF SAID SECTION 31; THENCE S 88°55'27" E ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 31, 33.00 FEET NORTHERLY OF AND PARALLEL TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF EAST BAY DRIVE (SR 886) A DISTANCE OF 56.18 FEET TO A POINT OF INTERSECTION WITH THE PROLONGED EASTERLY RIGHT OF WAY BOUNDARY OF NEWPORT ROAD; THENCE S 01°04'13" W, ALONG THE SAID PROLONGED EASTERLY RIGHT OF WAY BOUNDARY OF NEWPORT ROAD, A DISTANCE OF 33.00 FEET, TO A POINT OF TANGENCY WITH THE NORTHERN BOUNDARY OF NEWPORT UNIT NO. 1 AS RECORDED IN PLAT BOOK 53, PAGE 60, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S 01°04'13" W, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY BOUNDARY OF THE 60 FOOT RIGHT OF WAY OF NEWPORT ROAD, AND THE BOUNDARY OF NEWPORT UNIT NO. 1, AS SHOWN ON THE SAID PLAT OF NEWPORT UNIT NO. 1 A DISTANCE OF 55.00 FEET FOR A POINT OF BEGINNING; THENCE ON AN ARC TO THE RIGHT OF 39.27 FEET, WITH A RADIUS OF 25.00 FEET SUBTENDED BY A CHORD OF 35.36 FEET, CHORD BEARING N 48°04'13" E, TO A POINT OF TANGENCY; THENCE S 88°55'47" E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE 30 FOOT RIGHT OF WAY OF THE SERVICE ROAD (PROPOSED) 30.00 FEET SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF SAID EAST BAY DRIVE (SR-886) A DISTANCE OF 467.74 FEET TO A POINT OF CURVATURE; THENCE ON AN ARC TO THE RIGHT OF 37.99 FEET, WITH A RADIUS OF 25.00 FEET, SUBTENDED BY A CHORD OF 34.44 FEET, CHORD BEARING S 45°23'31.5" E, TO A POINT OF TANGENCY ON THE WESTERLY RIGHT OF WAY BOUNDARY OF THE 60 FOOT RIGHT OF WAY OF BEDFORD CIRCLE (EAST) AND THE BOUNDARY OF NEWPORT UNIT 1 AS SHOWN ON THE PLAT OF SAID NEWPORT UNIT NO. 1; THENCE S 01°51'16" E, ALONG SAID WESTERLY RIGHT OF WAY BOUNDARY OF BEDFORD CIRCLE (EAST) AND THE BOUNDARY OF NEWPORT UNIT NO. 1 A DISTANCE OF 336.72 FEET; THENCE N 88°55'47" W, CONTINUING ALONG THE NORTHERLY BOUNDARY OF BLOCK 49, NEWPORT UNIT NO. 1, A DISTANCE OF 534.88 FEET THENCE N 01°04'13" E, ALONG SAID EASTERLY RIGHT OF WAY BOUNDARY OF NEWPORT ROAD, A DISTANCE OF 335.00 FEET TO THE POINT OF BEGINNING.

**SURVEY NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF SOUTH 88°55'47" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF EAST BAY DRIVE.
- ELEVATION SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DERIVED FROM A NATIONAL GEODETIC SURVEY BENCHMARK, ID #NEWPORT A0722, ELEVATION = 17.40'.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12103C0136G, PINELLAS COUNTY, FLORIDA, EFFECTIVE DATE OF (9/3/2003), THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" AND LIES WITHIN AN "AREA OF MINIMAL FLOOD HAZARD".
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 7955535, DATED SEPTEMBER 30, 2019.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
- THERE ARE 14 REGULAR PARKING SPACES, 5 HANDICAP SPACES IN THE SUBJECT PARCEL, NOTED ADDITIONAL PARKING ON PARCEL WITHOUT CLEAR PAINTED STRIPING.
- SUBJECT PARCEL CONTAINS: ±4.34 ACRES LAND USE: INSTITUTIONAL CITY OF LARGO

**SURVEYOR'S CERTIFICATE:**

TO PARADISE VENTURES, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a)(1), 8, 9, 11, 20, 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-17-2019.

DATE OF PLAT OR MAP: 10-18-2019

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5.17.050-65 ADMINISTRATIVE CODE.

*Russell S. Strayer* 10/18/2019  
 RUSSELL S. STRAYER DATE  
 FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 6890

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**LEGEND AND ABBREVIATIONS:**

(M) MEASUREMENT BASED ON FIELD OBSERVATIONS	P.O.C. POINT OF COMMENCEMENT	□ FOUND CONCRETE MONUMENT AS NOTED	⊕ IRRIGATION CONTROL VALVE
(D) MEASUREMENT PER LEGAL DESCRIPTION	P.O.B. POINT OF BEGINNING	○ FOUND NAIL AS NOTED	⊕ WATER METER
(FDDT) MEASUREMENT PER FLORIDA DEPARTMENT OF TRANSPORTATION P/W MAP	FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	○ FOUND NAIL & DISK (LB 1221) UNLESS OTHERWISE NOTED	⊕ WATER VALVE
(C) CALCULATED BASED ON FIELD OBSERVATIONS, RIGHT OF WAY MARKS, PLATS AND DESCRIPTIONS	DIP DUCTILE IRON PIPE	○ SET NAIL & DISK (LB 801) UNLESS OTHERWISE NOTED	⊕ FIRE HYDRANT
(P) MEASUREMENT PER PLAT	CMV CORRUGATED METAL PIPE	○ FOUND IRON ROD & CAP (LB 801) UNLESS OTHERWISE NOTED	⊕ CONCRETE UTILITY POLE
EL ELEVATION	PCP REINFORCED CONCRETE PIPE	○ FOUND IRON ROD & CAP (LB 801) UNLESS OTHERWISE NOTED	⊕ METAL UTILITY POLE
NS NAVO NORTH AMERICAN VERTICAL DATUM	NAVIO NORTH AMERICAN VERTICAL DATUM	○ FOUND IRON ROD AS NOTED	⊕ WOOD UTILITY POLE
LB LICENSED BUSINESS	PS PLAT BOOK	○ SET 5/8" IRON ROD & CAP (LB 801)	⊕ UTILITY POLE GUY ANCHOR
NO NUMBER	PG(S) PAGE(S) OF WAY	○ CONTROL/BENCHMARK AS DESCRIBED	⊕ LIGHT POLE
LS LAND SURVEYOR	RY RIGHT OF WAY	○ CURB INLET GRATE	⊕ SIGN
ID IDENTIFICATION	ESMT EASEMENT	○ CATCH BASIN	⊕ LINE BREAK
ORB OFFICIAL RECORDS BOOK	SEC SECTION	○ STORM MANHOLE	⊕ FENCE LINE AS NOTED
CR CENTERLINE	CCR CERTIFIED CORNER RECORD	○ SANITARY MANHOLE	⊕ OVERHEAD UTILITY LINE
R RADIUS	RLS REGISTERED LAND SURVEYOR	○ SANITARY CLEANOUT	⊕ APPROXIMATE TOP OF BANK
L ARC LENGTH	CM CONCRETE MONUMENT	○ ELECTRIC MANHOLE	⊕ APPROXIMATE TOE OF SLOPE
Δ DELTA (CENTRAL ANGLE)	IR IRON ROD AND CAP	○ ELECTRIC METER	⊕ EXISTING CONTOUR
C.D. CHORD LENGTH	IP IRON PIPE	○ ELECTRIC RISER BOX	
C.B. CHORD BEARING		○ CABLE TELEVISION RISER BOX	
CLF CHAIN LINK FENCE		○ TELEPHONE RISER BOX	

**TREE LEGEND**  
 (SIZE DENOTED INSIDE SYMBOL)

○ LAUREL OAK
○ LIVE OAK
○ MAGNOLIA
○ MAPLE
○ PAPER TREE
○ PALM
○ PINE TREE

**CURVE 1 (C-1)**  
 L=38.83'(M) 39.27'(D)  
 R=25.00'(D&M)  
 Δ=88°59'29"(M)  
 CB=N45°04'10"E(M) N46°04'14"E(D)  
 CH=35.04'(M) 35.36'(D)

**CURVE 2 (C-2)**  
 L=38.00'(M) 37.99'(D)  
 R=25.00'(D&M)  
 Δ=87°05'38"(M)  
 CB=S45°03'23"E(M) S45°23'31.5"E(D)  
 CH=34.45'(M) 34.44'(D)

**REVISIONS**

FB/PG	DATE	DRAWN	REVISION	CKD

**Dewberry**  
 2201 CANTU COURT SUITE 107  
 SARASOTA, FLORIDA 34232  
 PHONE: 941.702.9670  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

LOCATED IN SECTION 31, TOWNSHIP 29 SOUTH, RANGE 16 EAST  
 PINELLAS COUNTY  
 CITY OF LARGO, FLORIDA

ALTA/NSPS LAND TITLE BOUNDARY, TOPOGRAPHIC & TREE SURVEY  
 -FOR-  
 PARADISE VENTURES, INC.

FB/PG	FIELD DATE	PROJECT NO.	1 OF 1
SRQ10/ 1-4	10/11/2019	50118863	
DRAWING DATE	BY	APPROVED	SCALE
10/17/2019	RSS	RSS	1" = 30'