

# Countywide Plan Map Amendment Application Form

## Local Government Contact Information

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

## Property Owner Contact Information

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

## Agent Contact Information (if applicable)

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

## Characteristics of the Subject Property

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

### Disclosure of Interest Statement

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

### Countywide Plan Map Information

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

### Local Future Land Use Plan Map Information

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

### Local Action Date

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

\_\_\_\_\_

## Application Checklist

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

### All Amendments

The following MUST be furnished with all applications (incomplete applications will not be accepted):

- A completed Countywide Plan Map amendment application form
- A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- A copy of the ordinance being considered by the governing body
- A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- A GIS shapefile of the amendment area (if technically feasible)
- A boundary survey (if applicable)
- A development agreement (if applicable)\*
- Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- Summary of public outreach conducted and/or public comment received (if applicable)

### Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- For AC and MMC categories, documentation of consistency with size criteria
- For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

- Pre-application meeting
- For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

- Justification narrative demonstrating one or more of these unanticipated changes:
  - Improvement in transit facilities
  - Increases in population or employment densities
  - Local government funding study for public infrastructure
  - Other unique conditions

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





## Bayhead Parcel Legal Descriptions

### **Parcel 1 (34-29-15-00000-340-0300):**

Commencing at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 34, Township 29 South, Range 15 East; run South 303 feet more or less, West 185 feet to the Point of Beginning; thence North 150 feet more or less, West 72.85 feet; South 150 feet more or less; East 72.85 feet to the Point of Beginning, LESS road right of way.

### **Parcel 2 (34-29-15-84279-000-0010):**

Lot 1, SOUTHERN SKIES SUBDIVISION NUMBER TWO, according to the plat thereof, as recorded in Plat Book 66, Page(s) 64, of the Public Records of Pinellas County, Florida.

### **Parcel 3 (34-29-15-84279-000-0020):**

Lot 2, SOUTHERN SKIES SUBDIVISION NUMBER TWO, according to the plat thereof, as recorded in Plat Book 66, Page(s) 64, of the Public Records of Pinellas County, Florida.

### **Parcel 4 (34-29-15-84279-000-0030):**

Lot 3, SOUTHERN SKIES SUBDIVISION NUMBER TWO, according to the plat thereof, as recorded in Plat Book 66, Page(s) 64, of the Public Records of Pinellas County, Florida.

### **Parcel 5 (34-29-15-84279-000-0040):**

Lot 4, SOUTHERN SKIES SUBDIVISION NUMBER TWO, according to the plat thereof, as recorded in Plat Book 66, Page(s) 64, of the Public Records of Pinellas County, Florida.

### **Parcel 6 (34-29-15-84279-000-0151):**

Lot 15-A, SOUTHERN SKIES SUBDIVISION NUMBER TWO, according to the plat thereof, as recorded in Plat Book 66, Page(s) 64, of the Public Records of Pinellas County, Florida.

### **Parcel 7 (34-29-15-84279-000-0150):**

Lot 15, SOUTHERN SKIES SUBDIVISION NUMBER TWO, according to the plat thereof, as recorded in Plat Book 66, Page(s) 64, of the Public Records of Pinellas County, Florida.

### **Parcel 8 (34-29-15-00000-340-0200):**

A parcel of land lying in Section 34, Township 29 South, Range 15 East, in Pinellas County, Florida, more particularly described as: The Point of Beginning, being the Northeast corner of Lot 1 of SOUTHERN SKIES SUBDIVISION NUMBER TWO, as recorded in Plat Book 66, Page(s) 64, of the Public Records of Pinellas County, Florida; thence North 89°04'55" West, along the North boundary of Lots 1, 2 and 3 of said subdivision, 285.00 feet; thence North 01°30'45" East, along the East boundary of Lot 5 of said subdivision, 76.86 feet; thence North 89°05'03" West, along the North boundary of Lot 5, and to the Southeast corner of Lot 15-A, 27.87 feet; thence North 01°18'35" East, along the East boundary of Lots 15-A and 15, 150.00 feet; thence South 89°05'03" East, along the North boundary line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 34, 386.00 feet, to the Northwest corner of a parcel as described in

Official Record Book 6773, Page 2290, of the Public Records of Pinellas County, Florida; thence South 01°30'45" West, along the West boundary of said parcel, 150.00 feet, to the Southwest corner of said parcel; thence North 89°05'03" West, along the North boundary of a parcel as described in Official Record Book 3639, Page 187, of the Public Records of Pinellas County, Florida, 72.85 feet; to the North west corner of said parcel; thence South 01°30'45" West, along the West boundary of said parcel, 76.87 feet to the Point of Beginning.

**Parcel 9 (34-29-15-97398-009-0100):**

Bayhead Lot 2, MAP OF R.J. WHITEHURST AND OTHER'S ADDITION TO LARGO, according to the map or plat there of, as recorded in Plat Book 1, Page(s) 46, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

**Parcel 11 (34-29-15-97398-006-0010):**

Lots 1 through 4, inclusive, and Lots 11 through 16, inclusive, Block 6, MAP OF R.J. WHITEHURST AND OTHER'S ADDITION TO LARGO, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 46, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, LESS that part described in Order of Taking recorded in Official Record Book 3550, Page 250, of the Public Records of Pinellas County, Florida.

**Parcel 12 (34-29-15-84279-000-0050):**

Lot 5, SOUTHERN SKIES SUBDIVISION NUMBER TWO, according to the plat thereof, as recorded in Plat Book 66, Page(s) 64, of the Public Records of Pinellas County, Florida.

**Accuracy:**

- 1.All measurements, distances, elevations and features were performed in strict accordance with the Standards of Practice set forth in chapter 5J17 Florida Administrative Code.
- 2.Ferguson Land Surveyors, PLLC (FLS) survey control is based on robotic total station and/or RTK GPS observations to obtain repetitive measurements and meet the standards of accuracy.

**ORDINANCE NO. 2022-23**

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 WEST OF SEMINOLE BLVD AND EAST OF 2ND ST SW BETWEEN 5TH AVE SW AND CLEVELAND AVE SW FROM RESIDENTIAL LOW (RL), RESIDENTIAL MEDIUM (RM), TRANSPORTATION/UTILITY (T/U), AND COMMERCIAL GENERAL (CG) TO RECREATION/OPEN SPACE (R/OS), CONSISTENT WITH THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

**WHEREAS**, the City of Largo has requested the amendment of the Countywide Future Land Use Plan, for consistency, as herein identified pursuant to the 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 eleven (11) tracts of land are hereby re-designated on the City of Largo Comprehensive Plan Future Land Use Map from Residential Low (RL), Residential Medium (RM), Transportation/Utility (T/U), and Commercial General (CG) as depicted in attached Exhibit "B," to Recreation/Open Space (R/OS) as depicted in attached Exhibit "C":

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

PARCELS OF LAND LYING IN SECTIONS 34, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1:**

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 29 SOUTH, RANGE 15 EAST; RUN SOUTH 303 FEET MORE OR LESS, WEST 185 FEET TO THE POINT OF BEGINNING; THENCE NORTH 150 FEET MORE OR LESS, WEST 72.85 FEET; SOUTH 150 FEET MORE OR LESS; EAST 72.85 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-00000-340-0300

**PARCEL 2:**

LOT 1, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0010

**PARCEL 3:**

LOT 2, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0020

PARCEL 4:

LOT 3, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0030

PARCEL 5:

LOT 4, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0040

PARCEL 6:

LOT 15-A, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0151

PARCEL 7:

LOT 15, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0150

PARCEL 8:

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 29 SOUTH, RANGE 15 EAST, IN PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF LOT 1 OF SOUTHERN SKIES SUBDIVISION NUMBER TWO, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 89°04'55" WEST, ALONG THE NORTH BOUNDARY OF LOTS 1, 2 AND 3 OF SAID SUBDIVISION, 285.00 FEET; THENCE NORTH 01°30'45" EAST, ALONG THE EAST BOUNDARY OF LOT 5 OF SAID SUBDIVISION, 76.86 FEET; THENCE NORTH 89°05'03" WEST, ALONG THE NORTH BOUNDARY OF LOT 5, AND TO THE SOUTHEAST CORNER OF LOT 15-A, 27.87 FEET; THENCE NORTH 01°18'35" EAST, ALONG THE EAST BOUNDARY OF LOTS 15-A AND 15, 150.00 FEET; THENCE SOUTH 89°05'03" EAST, ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 34, 386.00 FEET, TO THE NORTHWEST CORNER OF A PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 6773, PAGE 2290, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 01°30'45" WEST, ALONG THE WEST BOUNDARY OF SAID PARCEL, 150.00 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 89°05'03" WEST, ALONG THE NORTH BOUNDARY OF A PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 3639, PAGE 187, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, 72.85 FEET; TO THE NORTH WEST CORNER OF SAID PARCEL; THENCE SOUTH 01°30'45" WEST, ALONG THE WEST BOUNDARY OF SAID PARCEL, 76.87 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-00000-340-0200

PARCEL 9:  
BAYHEAD LOT 2, MAP OF R.J. WHITEHURST AND OTHER'S ADDITION TO LARGO, ACCORDING TO THE MAP OR PLAT THERE OF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-97398-009-0100

PARCEL 11:  
LOTS 1 THROUGH 4, INCLUSIVE, AND LOTS 11 THROUGH 16, INCLUSIVE, BLOCK 6, MAP OF R.J. WHITEHURST AND OTHER'S ADDITION TO LARGO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LESS THAT PART DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 3550, PAGE 250, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-97398-006-0010

PARCEL 12:  
LOT 5, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0050  
AS DEPICTED IN THE ATTACHED EXHIBIT "A"

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

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

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

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

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

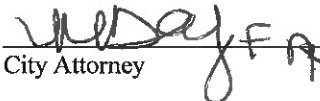
ATTEST:

\_\_\_\_\_  
Mayor



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

REVIEWED AND APPROVED:

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



# EXHIBIT "B"

## Existing Future Land Use Map & WBD-CRD Character Districts

**Case #:** FLUM22-001

**Subject:** Bayhead Action Park  
Future Land Use Map  
Amendment

### Legend

#11 - Assigned Subject Parcel No.

— Subject Parcel Boundary

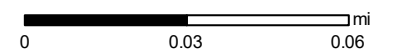
#### Largo Future Land Use Layer

- Commercial General (CG)
- Institutional (I)
- Industrial Limited (IL)
- Residential/Office General (R/OG)
- Recreation/Open Space (R/OS)
- Residential Low (RL)
- Residential Medium (RM)
- Residential Urban (RU)
- Transportation/Utility (T/U)

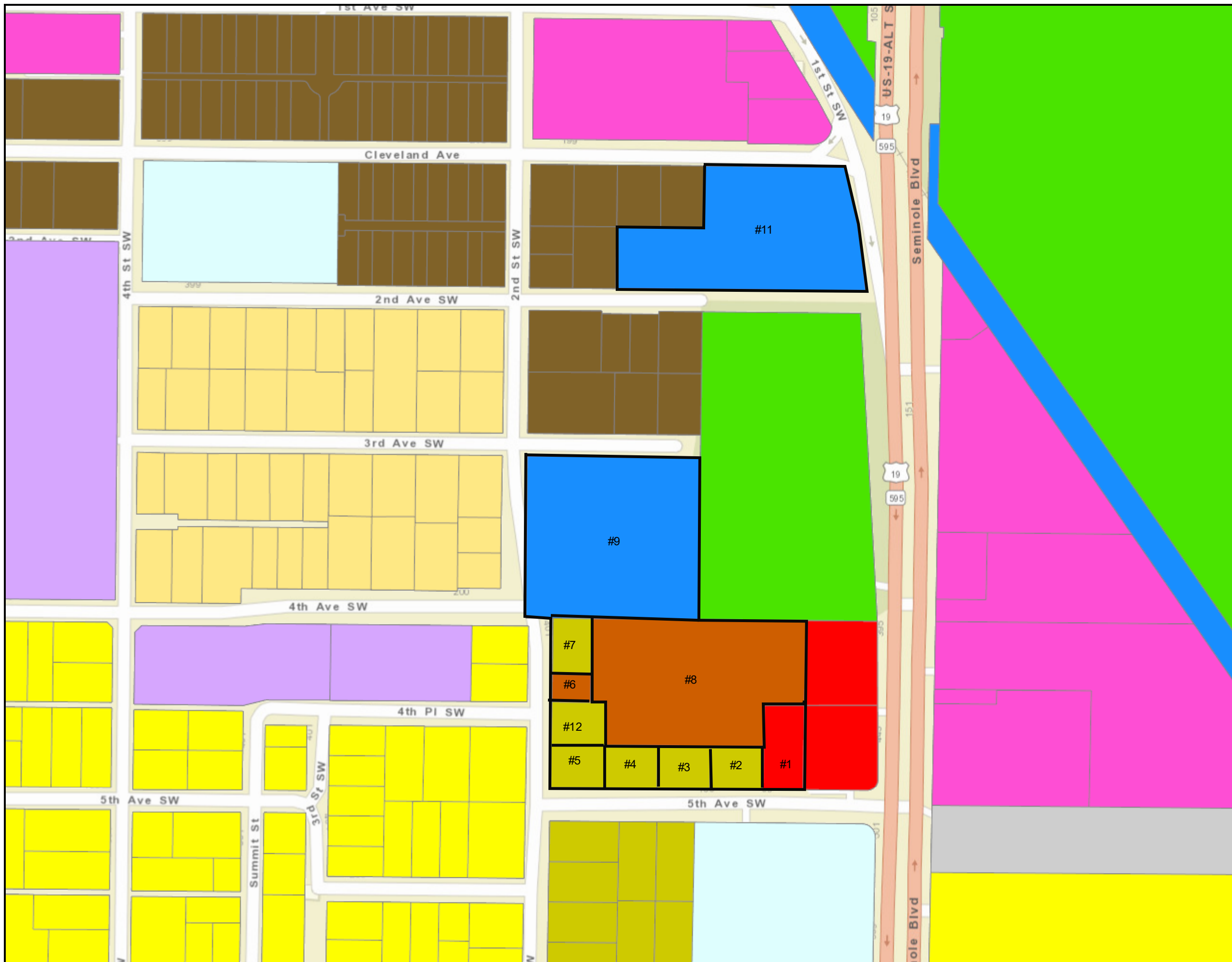
#### West Bay Drive CRD (WBD-CRD) Character Districts

- City Home (CH)
- Medical Arts (MA)
- Mixed Use Corridor (MUC)
- Neighborhood Residential (NR)

Parcel No.	Parcel ID	Acre
PARCEL 1:	34-29-15-00000-340-0300	0.26
PARCEL 2:	34-29-15-84279-000-0010	0.17
PARCEL 3:	34-29-15-84279-000-0020	0.17
PARCEL 4:	34-29-15-84279-000-0030	0.17
PARCEL 5:	34-29-15-84279-000-0040	0.17
PARCEL 6:	34-29-15-84279-000-0151	0.08
PARCEL 7:	34-29-15-84279-000-0150	0.16
PARCEL 8:	34-29-15-00000-340-0200	1.83
PARCEL 9:	34-29-15-97398-009-0100	2.08
PARCEL 11:	34-29-15-97398-006-0010	1.82
PARCEL 12:	34-29-15-84279-000-0050	0.17



Date: 1/13/2022



# EXHIBIT "C"

## Proposed Future Land Use Map & WBD-CRD Character Districts

**Case #:** FLUM22-001  
**Subject:** Bayhead Action Park  
 Future Land Use Map  
 Amendment

### Legend

#11 - Assigned Subject Parcel No.

— Subject Parcel Boundary

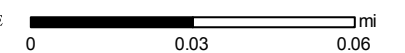
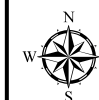
#### Largo Future Land Use Layer

- Commercial General (CG)
- Institutional (I)
- Industrial Limited (IL)
- Residential/Office General (R/OG)
- Recreation/Open Space (R/OS)
- Residential Low (RL)
- Residential Medium (RM)
- Residential Urban (RU)
- Transportation/Utility (T/U)

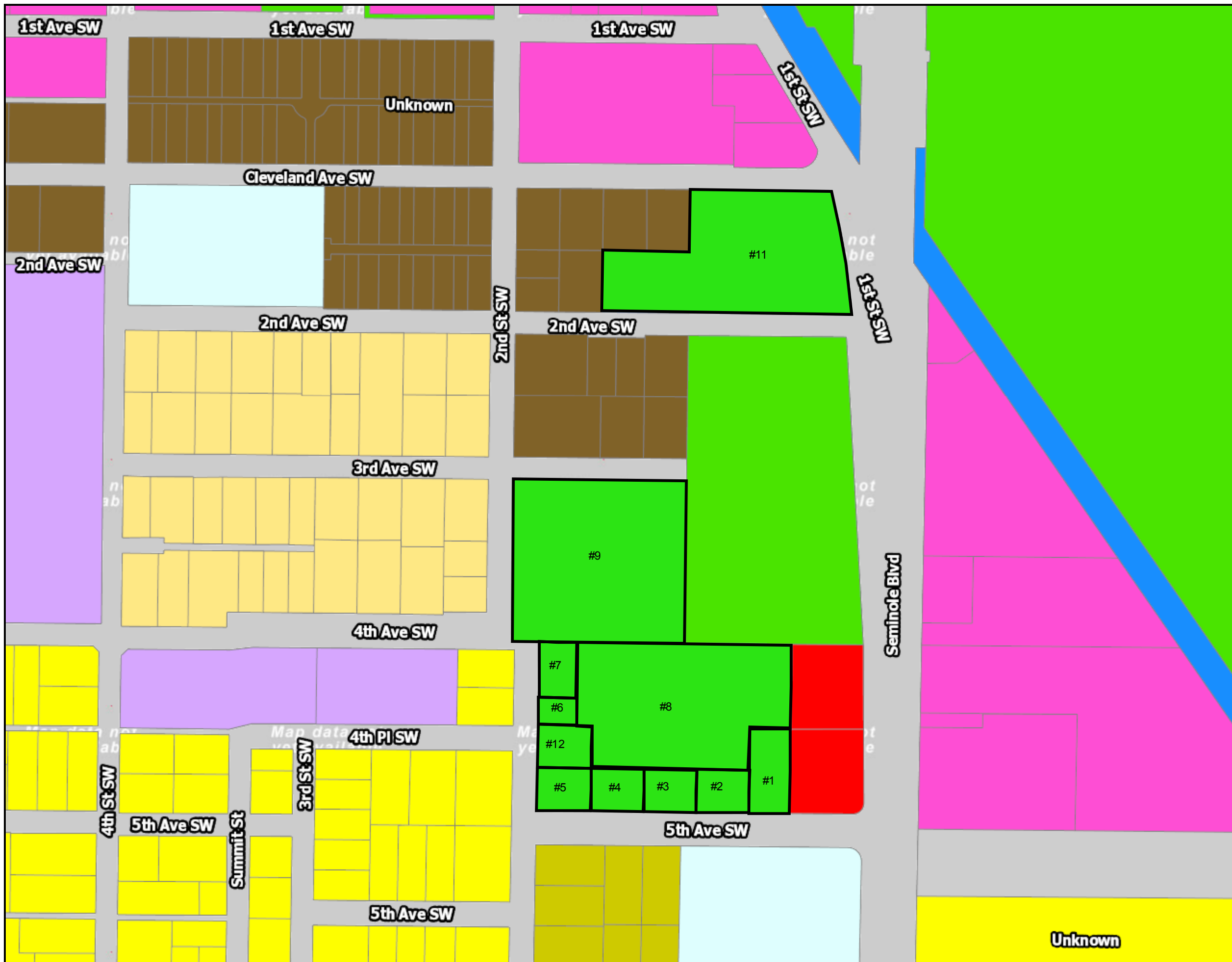
#### West Bay Drive CRD (WBD-CRD) Character Districts

- City Home (CH)
- Medical Arts (MA)
- Mixed Use Corridor (MUC)
- Neighborhood Residential (NR)

Parcel No.	Parcel ID	Acre
PARCEL 1:	34-29-15-00000-340-0300	0.26
PARCEL 2:	34-29-15-84279-000-0010	0.17
PARCEL 3:	34-29-15-84279-000-0020	0.17
PARCEL 4:	34-29-15-84279-000-0030	0.17
PARCEL 5:	34-29-15-84279-000-0040	0.17
PARCEL 6:	34-29-15-84279-000-0151	0.08
PARCEL 7:	34-29-15-84279-000-0150	0.16
PARCEL 8:	34-29-15-00000-340-0200	1.83
PARCEL 9:	34-29-15-97398-009-0100	2.08
PARCEL 11:	34-29-15-97398-006-0010	1.82
PARCEL 12:	34-29-15-84279-000-0050	0.17



Date: 2/5/2022







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

**CALL TO ORDER**

**INVOCATION & PLEDGE OF ALLEGIANCE**

**A. CEREMONIAL**

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

**B. CITIZEN COMMENT**

**C. APPROVAL OF AGENDA/MINUTES**

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

**D. CONSENT DOCKET**

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

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

**E. PUBLIC HEARINGS**

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

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



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

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

## F. LEGISLATIVE MATTERS

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

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

## G. STAFF REPORTS

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

None

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

### ACTION ITEMS

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

## I. ADJOURNMENT

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

# City Commission AGENDA ITEM REPORT



**Meeting:** City Commission - 05 Apr 2022  
**Presenter:** Diane Friel, Community Development  
**Staff Contact:** Diane Friel, Planner II Ext. 7319      dfriel@largo.com

## TITLE

Ordinance No. 2022-23 - First Reading - Approving FLUM22-001 - Bayhead Action Park Future Land Use Map Amendment

## SUMMARY:

The Applicant, City of Largo, is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for eleven (11) parcels of land totaling 7.07 acres, more or less. The Applicant is requesting to amend the City's FLUM from Residential Low (RL), Residential Medium (RM), Commercial General (CG), and West Bay Drive Community Redevelopment District (WBD-CRD) with underlying land use of Transportation/Utility (T/U) to Recreation/Open Space (R/OS). For each of the subject parcels, the parcel identification numbers, acreage, existing and proposed Largo FLUM classifications, and Countywide Plan Map categories are provided in the table below. The requested FLUMA will require all eleven (11) parcels to be amended on the City of Largo's existing FLUM; whereas, the Forward Pinellas Countywide Plan Map will only require nine (9) of the subject parcels to be amended because two (2) parcels (Parcel #9 and #11) are designated as Activity Center (AC) on the Countywide Plan Map and will not change as a result of the proposed FLUMA.

Parcel ID	Parcel Designation	Acres	Existing Largo Land Use Category	Existing Countywide Land Use Category	Proposed Largo Land Use Category	Proposed Countywide Land Use Category
34-29-15-00000-340-0300	PARCEL 1	0.26	CG	R&S	R/OS	R/OS
34-29-15-84279-000-0010	PARCEL 2	0.17	RL	RLM	R/OS	R/OS
34-29-15-84279-000-0020	PARCEL 3	0.17	RL	RLM	R/OS	R/OS
34-29-15-84279-000-0030	PARCEL 4	0.17	RL	RLM	R/OS	R/OS
34-29-15-84279-000-0040	PARCEL 5	0.17	RL	RLM	R/OS	R/OS
34-29-15-84279-000-0151	PARCEL 6	0.08	RM	RM	R/OS	R/OS
34-29-15-84279-000-0150	PARCEL 7	0.16	RL	RLM	R/OS	R/OS
34-29-15-00000-340-0200	PARCEL 8	1.83	RM	RM	R/OS	R/OS
34-29-15-97398-009-0100	PARCEL 9	2.08	T/U	P/SP	R/OS	R/OS
34-29-15-97398-006-0010	PARCEL 11	1.82	T/U	P/SP	R/OS	R/OS
34-29-15-84279-000-0050	PARCEL 12	0.17	RL	RLM	R/OS	R/OS

The City of Largo has a Capital Improvements Program (CIP) project scheduled for 2022-2023 to expand the passive and active features of the existing Bayhead Park including: sand volleyball courts; a new teen center; a new pickleball court; an expanded walking trail; additional covered picnic areas; a teen challenge course, and; other outdoor teen activities. As part of the capital project design phase, community meetings were held to review the proposed expanded functions. Those attending the meeting were generally from the nearby neighborhood or citizens that used the park functions and programming. Feedback included adding more lighting to the walking trail, better outdoor access to restrooms and to consider additional visual and sound buffering proximate to nearby residential property. These items will be captured in the final design.

To seamlessly implement the proposed park improvements, the City plans to replat all the parcels into one and designate these parcel's as R/OS which best reflects the current and proposed use of the site as the Bayhead Action Park. The four (4) different FLUM classifications hinder the type of uses that are allowed to be developed on the property. For example,

per the Comprehensive Development Code (CDC) Table 6-1 Allowable Uses Within Land Use Classifications, neither "Active Recreation Facilities (golf courses, pools)" or "Passive Recreation Parks (jogging, picnicking, nature areas)" are allowed on land designated as Transportation/Utility (T/U). Several of the improvements being proposed (e.g., the expanded volleyball courts) would encroach on the parcels currently classified as T/U. The City acquired these eleven (11) parcels between 1977 and 2009, in part to develop two (2) stormwater ponds associated with the downtown master drainage area. After acquisition by the City, the FLUM classifications assigned to these parcels were never amended to reflect the intended use. The stormwater ponds are integrated into the Bayhead Action Park and will serve as an interactive environment that promotes pedestrian activity as well as drainage for the core downtown area. The boundary and significance of these ponds will be designated and recorded on the replat.

In conclusion, to properly implement the park expansion and redevelopment, a land use amendment is necessary to create a single R/OS classification for the entire property and changing the land use to R/OS will result in a much less intense form of development. The allowable floor area ratio (FAR) for the existing FLUM classifications range from 0.40 for Residential Low (RL) to 0.70 for Transportation/Utility (T/U); whereas, R/OS only allows an FAR of 0.25. If all eleven (11) parcels were to be fully developed based on their existing FLUM classifications, the total FAR available would be 184,346 sq. ft. compared to 77,101 sq. ft. if they were fully developed with the R/OS land use. Similarly, the impervious surface ratio (ISR) allowed for these parcels' existing FLUM classifications range from 0.65 for Residential Low (RL) to 0.90 for Transportation/Utility (T/U); whereas, R/OS only allows an ISR of 0.60. If these parcels are all classified as R/OS, the allowable ISR would drop from 233,808 sq. ft. to 185,043 sq. ft.

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

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

Yes

#### **CONSISTENT WITH:**

Comprehensive Plan

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

I MOVE TO APPROVE/DISSAPPROVE ORDINANCE NO. 2022-23 ON FIRST READING AND TRANSMIT THE AMENDMENT TO THE COUNTYWIDE PLANNING AUTHORITY (CPA) AND SCHEDULE A SECOND READING AFTER REVIEW BY THE CPA.

#### **ATTACHMENTS:**

[Ordinance No. 2022-23](#)

[FLUM22-001 - Planning Board Staff Report - 3Mar2022](#)

**ORDINANCE NO. 2022-23**

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 WEST OF SEMINOLE BLVD AND EAST OF 2ND ST SW BETWEEN 5TH AVE SW AND CLEVELAND AVE SW FROM RESIDENTIAL LOW (RL), RESIDENTIAL MEDIUM (RM), TRANSPORTATION/UTILITY (T/U), AND COMMERCIAL GENERAL (CG) TO RECREATION/OPEN SPACE (R/OS), CONSISTENT WITH THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

**WHEREAS**, the City of Largo has requested the amendment of the Countywide Future Land Use Plan, for consistency, as herein identified pursuant to the 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 eleven (11) tracts of land are hereby re-designated on the City of Largo Comprehensive Plan Future Land Use Map from Residential Low (RL), Residential Medium (RM), Transportation/Utility (T/U), and Commercial General (CG) as depicted in attached Exhibit "B," to Recreation/Open Space (R/OS) as depicted in attached Exhibit "C":

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

PARCELS OF LAND LYING IN SECTIONS 34, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1:**

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 29 SOUTH, RANGE 15 EAST; RUN SOUTH 303 FEET MORE OR LESS, WEST 185 FEET TO THE POINT OF BEGINNING; THENCE NORTH 150 FEET MORE OR LESS, WEST 72.85 FEET; SOUTH 150 FEET MORE OR LESS; EAST 72.85 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-00000-340-0300

**PARCEL 2:**

LOT 1, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0010

**PARCEL 3:**

LOT 2, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0020

PARCEL 4:

LOT 3, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0030

PARCEL 5:

LOT 4, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0040

PARCEL 6:

LOT 15-A, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0151

PARCEL 7:

LOT 15, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0150

PARCEL 8:

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 29 SOUTH, RANGE 15 EAST, IN PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF LOT 1 OF SOUTHERN SKIES SUBDIVISION NUMBER TWO, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 89°04'55" WEST, ALONG THE NORTH BOUNDARY OF LOTS 1, 2 AND 3 OF SAID SUBDIVISION, 285.00 FEET; THENCE NORTH 01°30'45" EAST, ALONG THE EAST BOUNDARY OF LOT 5 OF SAID SUBDIVISION, 76.86 FEET; THENCE NORTH 89°05'03" WEST, ALONG THE NORTH BOUNDARY OF LOT 5, AND TO THE SOUTHEAST CORNER OF LOT 15-A, 27.87 FEET; THENCE NORTH 01°18'35" EAST, ALONG THE EAST BOUNDARY OF LOTS 15-A AND 15, 150.00 FEET; THENCE SOUTH 89°05'03" EAST, ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 34, 386.00 FEET, TO THE NORTHWEST CORNER OF A PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 6773, PAGE 2290, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 01°30'45" WEST, ALONG THE WEST BOUNDARY OF SAID PARCEL, 150.00 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 89°05'03" WEST, ALONG THE NORTH BOUNDARY OF A PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 3639, PAGE 187, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, 72.85 FEET; TO THE NORTH WEST CORNER OF SAID PARCEL; THENCE SOUTH 01°30'45" WEST, ALONG THE WEST BOUNDARY OF SAID PARCEL, 76.87 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-00000-340-0200



PARCEL 9:  
BAYHEAD LOT 2, MAP OF R.J. WHITEHURST AND OTHER'S ADDITION TO LARGO, ACCORDING TO THE MAP OR PLAT THERE OF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-97398-009-0100

PARCEL 11:  
LOTS 1 THROUGH 4, INCLUSIVE, AND LOTS 11 THROUGH 16, INCLUSIVE, BLOCK 6, MAP OF R.J. WHITEHURST AND OTHER'S ADDITION TO LARGO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LESS THAT PART DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 3550, PAGE 250, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-97398-006-0010

PARCEL 12:  
LOT 5, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0050  
AS DEPICTED IN THE ATTACHED EXHIBIT "A"

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

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

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

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

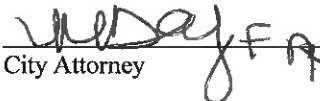
PASSED AND ADOPTED ON  
SECOND AND FINAL READING \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Mayor

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

REVIEWED AND APPROVED:

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



# EXHIBIT "B"

## Existing Future Land Use Map & WBD-CRD Character Districts

**Case #:** FLUM22-001  
**Subject:** Bayhead Action Park Future Land Use Map Amendment

### Legend

#11 - Assigned Subject Parcel No.  
 — Subject Parcel Boundary

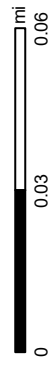
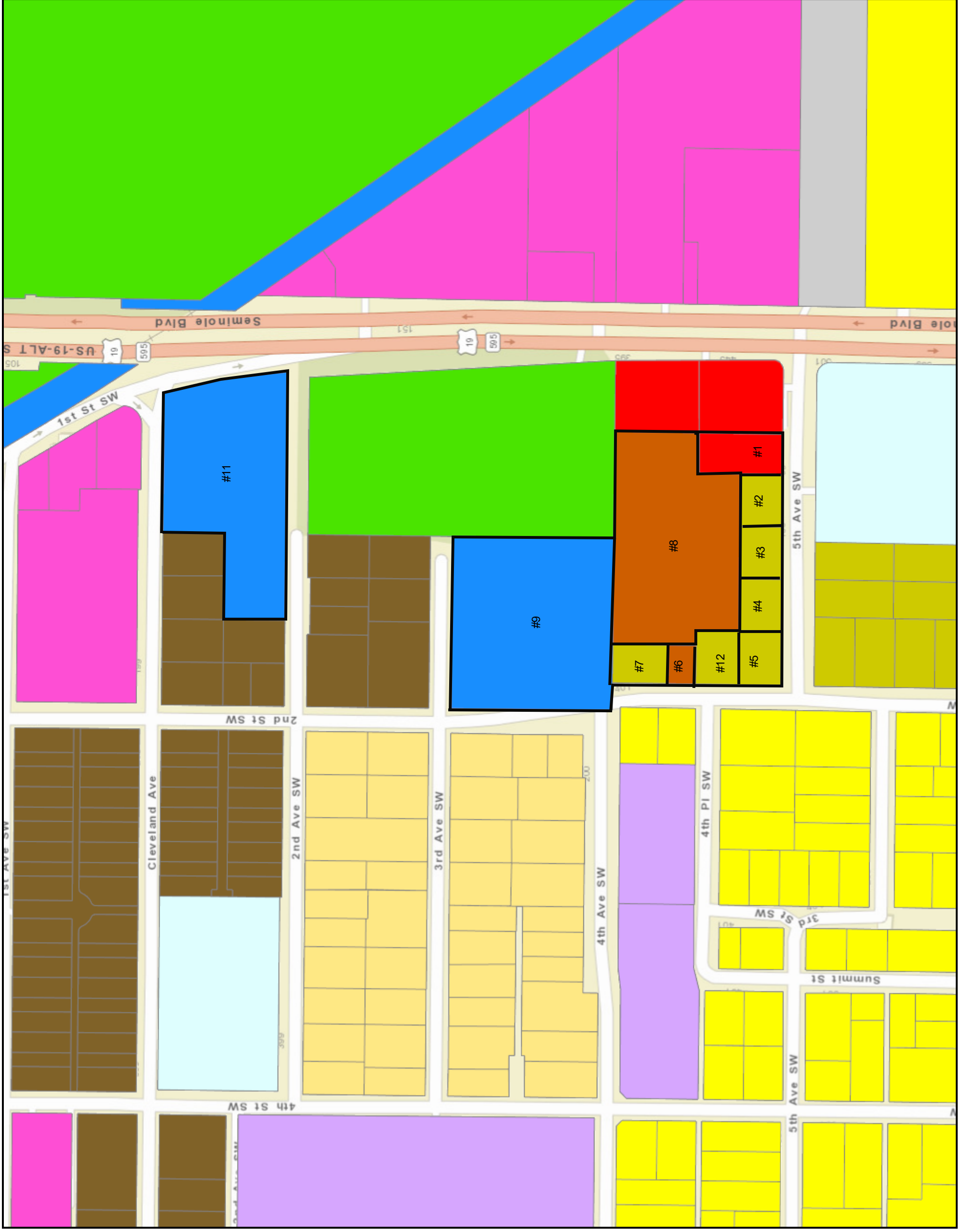
#### Largo Future Land Use Layer

- Commercial General (CG)
- Institutional (I)
- Industrial Limited (IL)
- Residential/Office General (R/OG)
- Recreation/Open Space (R/OS)
- Residential Low (RL)
- Residential Medium (RM)
- Residential Urban (RU)
- Transportation/Utility (T/U)

#### West Bay Drive CRD (WBD-CRD) Character Districts

- City Home (CH)
- Medical Arts (MA)
- Mixed Use Corridor (MUC)
- Neighborhood Residential (NR)

Parcel No.	Parcel ID	Acre
PARCEL 1:	34-29-15-00000-340-0300	0.26
PARCEL 2:	34-29-15-84279-000-0010	0.17
PARCEL 3:	34-29-15-84279-000-0020	0.17
PARCEL 4:	34-29-15-84279-000-0030	0.17
PARCEL 5:	34-29-15-84279-000-0040	0.17
PARCEL 6:	34-29-15-84279-000-0151	0.08
PARCEL 7:	34-29-15-84279-000-0150	0.16
PARCEL 8:	34-29-15-00000-340-0200	1.83
PARCEL 9:	34-29-15-97398-009-0100	2.08
PARCEL 11:	34-29-15-97398-006-0010	1.82
PARCEL 12:	34-29-15-84279-000-0050	0.17



Date: 1/13/2022

# EXHIBIT "C"

## Proposed Future Land Use Map & WBD-CRD Character Districts

**Case #:** FLUM22-001

**Subject:** Bayhead Action Park Future Land Use Map Amendment

### Legend

#11 - Assigned Subject Parcel No.

— Subject Parcel Boundary

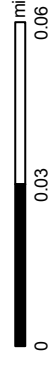
#### Largo Future Land Use Layer

- Commercial General (CG)
- Institutional (I)
- Industrial Limited (IL)
- Residential/Office General (R/OG)
- Recreation/Open Space (R/OS)
- Residential Low (RL)
- Residential Medium (RM)
- Residential Urban (RU)
- Transportation/Utility (T/U)

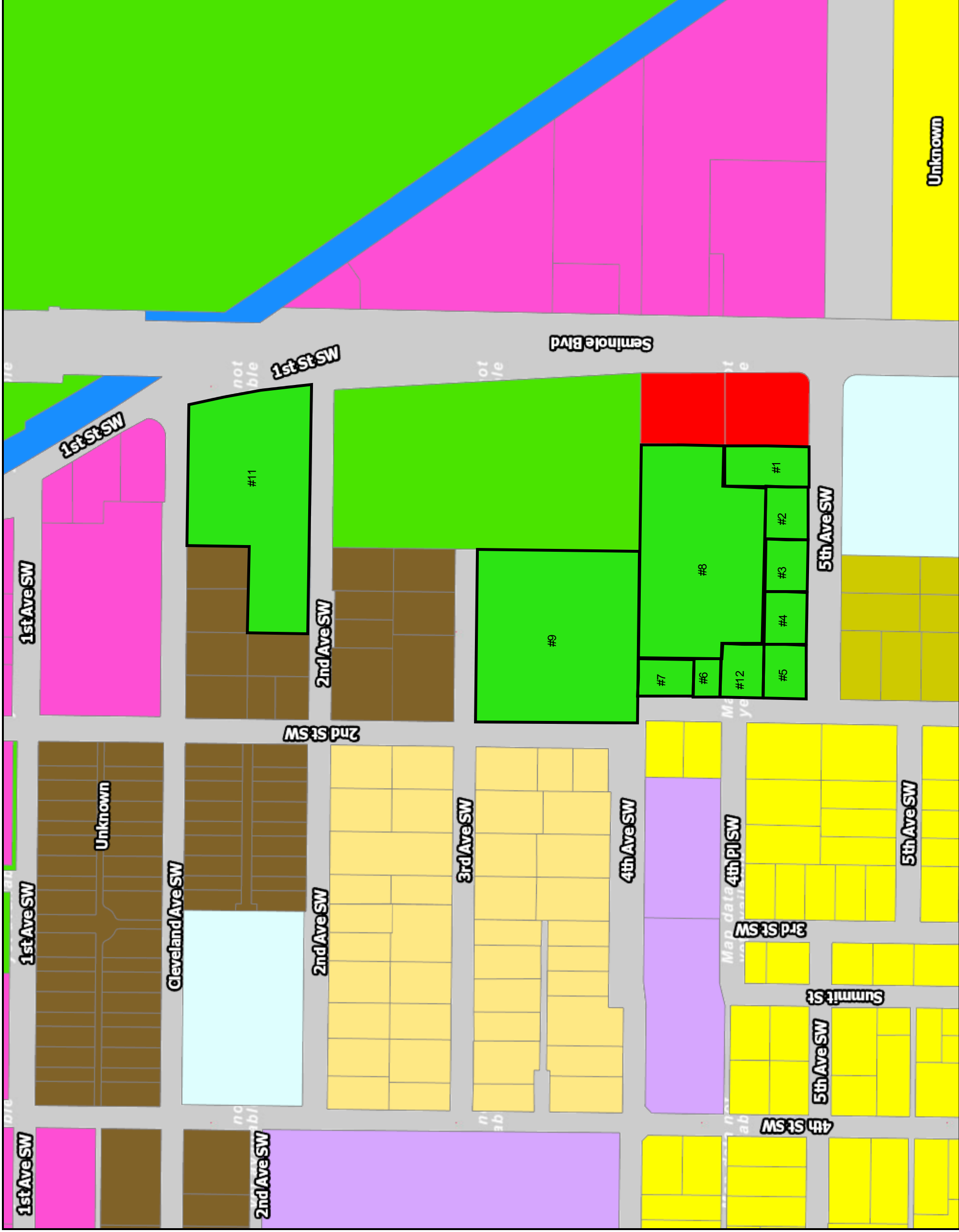
#### West Bay Drive CRD (WBD-CRD) Character Districts

- City Home (CH)
- Medical Arts (MA)
- Mixed Use Corridor (MUC)
- Neighborhood Residential (NR)

Parcel No.	Parcel ID	Acre
PARCEL 1:	34-29-15-00000-340-0300	0.26
PARCEL 2:	34-29-15-84279-000-0010	0.17
PARCEL 3:	34-29-15-84279-000-0020	0.17
PARCEL 4:	34-29-15-84279-000-0030	0.17
PARCEL 5:	34-29-15-84279-000-0040	0.17
PARCEL 6:	34-29-15-84279-000-0151	0.08
PARCEL 7:	34-29-15-84279-000-0150	0.16
PARCEL 8:	34-29-15-00000-340-0200	1.83
PARCEL 9:	34-29-15-97398-009-0100	2.08
PARCEL 11:	34-29-15-97398-006-0010	1.82
PARCEL 12:	34-29-15-84279-000-0050	0.17



Date: 2/5/2022







## Agenda Item #6.

34-29-15-84279-000-0150	PARCEL 7	0.16	RL	RLM	R/OS	R/OS
34-29-15-00000-340-0200	PARCEL 8	1.83	RM	RM	R/OS	R/OS
34-29-15-97398-009-0100	PARCEL 9	2.08	WBD-CRD & T/U	AC	WBD-CRD & R/OS	AC
34-29-15-97398-006-0010	PARCEL 11	1.82	WBD-CRD & T/U	AC	WBD-CRD & R/OS	AC
34-29-15-84279-000-0050	PARCEL 12	0.17	RL	RLM	R/OS	R/OS

### PURPOSE AND INTENT / BACKGROUND:

Four (4) different land use categories, Residential Low (RL), Residential Medium (RM), Commercial General (CG), and Transportation Utility (T/U) make up the subject parcels existing City of Largo FLUM classification. It is the intent of the Applicant to expand and upgrade the City's existing Bayhead Park that will encompass all eleven (11) parcels. To seamlessly implement the proposed park expansion, a land use amendment is necessary to create a single Recreation/Open Space (R/OS) designation for the entire property. The four (4) different FLUM classifications hinder the type of uses that are allowed to be developed on the property. For example, per the Comprehensive Development Code (CDC) Table 6-1 Allowable Uses Within Land Use Classifications, neither "Active Recreation Facilities (golf courses, pools)" or "Passive Recreation Parks (jogging, picnicking, nature areas)" are allowed on land designated as Transportation/Utility (T/U). Several of the improvements being proposed (e.g., the expanded volleyball courts) would encroach on the parcels currently classified as T/U. The City acquired these eleven (11) parcels between 1977 and 2009. During that time, the FLUM classifications assigned to these parcels were never amended to reflect the intended use.

The City of Largo has a planned Capital Improvements Program (CIP) project scheduled for 2022-2023 that will expand the passive and active features of the public park. The community centric proposed expanded active and passive recreation functions are expected to attract more residents and visitors to Pinellas County School Board sponsored high school sand volleyball tournaments, a new teen center, a new pickleball court, an expanded walking trail and additional covered picnic areas. New interactive items will include a teen challenge course and other outdoor teen activities. As part of the capital project design phase, two in-person and one virtual community meetings were held to review the proposed expanded functions. Those attending the meeting were generally from the nearby neighborhood or were citizens that used the park functions and programming. Feedback included adding more lighting to the walking trail, better outdoor access to restrooms and to consider additional visual and sound buffering proximate to nearby residential property. These items will be captured in the final design. The initial concept plan for the Bayhead Action Park is included as Exhibit E.

There are two (2) stormwater ponds located within Bayhead Action Park. The ponds are part of the Bayhead Action Park and serve as an interactive environment that promotes pedestrian activity as well as drainage for the "core" downtown area. Please see the Site Drainage section for more specific details regarding stormwater management on site.

In conclusion, it is the City's desire to replat all the parcel into one and designate these parcel's as R/OS which best reflects the sites current and proposed use as the Bayhead Action Park. To properly implement the park expansion and redevelopment, a land use amendment is necessary to create a single Recreation/Open Space (R/OS) designation for the entire property. The allowable intensity of the existing Future Land Use Map (FLUM) classifications for all eleven (11) tracts of land range from an FAR of 0.40 for Residential Low (RL) to 0.70 for Transportation/Utility (T/U); whereas, the proposed FLUM classification of Recreation/Open Space (R/OS) only

## Agenda Item #6.

allows an FAR of 0.25. The net result of the proposed FLUMA is that the R/OS category will result in a much less intense form of development compared to what the existing FLUM classifications allow. For example, if all eleven (11) parcels were to be fully developed based on their existing FLUM classifications, the total FAR available would be 539,672 sq. ft. (12.39 ac). Conversely, if all eleven (11) tracts of land were to be fully developed based on the proposed R/OS FLUM classification, the total FAR available would be 77,101 sq. ft. (1.77 ac).

### 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, Map 7-1: Major Activity Centers in Largo, as identified by the Strategic Plan
5. Chapter 8: General Development Standards & Impact Fees

### APPLICANT INFORMATION:

NAME/TITLE: City of Largo  
COMPANY: N/A  
ADDRESS: 201 Highland Ave  
CITY/STATE/ZIP CODE: Largo, FL 33770  
APPLICANT'S STATUS: Owner

### SITE INFORMATION:

**ADDRESS:** 375 Seminole Blvd (generally known as City of Largo's Bayhead Action Park)

**LOCATION:** West of Seminole Blvd and east of 2nd St SW between 5th Ave SW and Cleveland Ave SW

**PARCEL ID NUMBERS:** 34-29-15-00000-340-0300; 34-29-15-84279-000-0010; 34-29-15-84279-000-0020; 34-29-15-84279-000-0030; 34-29-15-84279-000-0040; 34-29-15-84279-000-0151; 34-29-15-84279-000-0150; 34-29-15-00000-340-0200; 34-29-15-97398-009-0100; 34-29-15-97398-006-0010; 34-29-15-84279-000-0050

**LOT SIZE:** 7.07 acres MOL

**EXISTING LAND USE:** Bayhead City Park and Largo Downtown Master Stormwater Ponds

**FUTURE LAND USE:** Residential Low (RL), Residential Medium (RM), Commercial General (CG), and West Bay Drive Community Redevelopment District (WBD-CRD) with underlying land uses of Transportation/Utility (T/U)

Existing Land Use and FLUM of Adjacent Properties *		
Adjacent to	Existing Land Use	FLUM
North	Cleveland Ave SW (Local Street), Animal Hospital, Frontier Telephone Company Property, Single-Family	West Bay Drive CRD (WBD-CRD) - Mixed-Use Corridor (MUC) and City Home (CH)
South	5th Ave SW (Local Street), USPS Office, Single-Family	Institutional (I), Residential Low (RL)
East	Seminole Blvd (Principal Arterial), Largo Oaks Retail Shopping Strip Center, and Chiropractic Office	Commercial General (CG)
West	2nd St SW (Local Street), Single-Family	Residential Urban (RU), West Bay Drive CRD (WBD-CRD) -

Neighborhood Residential (NR)  
and City Home (CH)

\* The existing Bayhead Park recreation facilities (skate park, basketball, volleyball) located at 375 Seminole Blvd is 3.84 acres and situated on a separate parcel of land (PIN 34-29-15-97398-009-0090) abutting parcels to the north, south, and west of parcels included in the proposed FLUMA. The existing Bayhead Park parcel has a FLUM classification of West Bay Drive Community Redevelopment District (WBD-CRD) with underlying land uses of Recreation/Open Space (R/OS).

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

**COMPREHENSIVE DEVELOPMENT CODE REQUIREMENTS:**

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

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

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

1. The Largo Comprehensive Plan: Forwarding Our Future 2040, Future Land Use Map currently classifies the subject 7.07 acre site having Residential Low (RL), Residential Medium (RM), Commercial General (CG), and Transportation Utility (T/U). Two (2) of the parcels with underlying land uses of Transportation/Utility (T/U) are also located in the West Bay Drive Community Redevelopment District (WBD-CRD) which is one of the City's three (3) designated Activity Centers (ACs). The WBD-CRD Activity Center designation will remain on parcel #9 and #11; however, the underlying T/U classifications will change to R/OS as a result of this FLUMA. Future Land Use Element (FLUE), Policy 1.1.1 of the Comprehensive Plan requires that the City maintain consistency of the Future Land Use Map (Map 1) and Countywide Plan Map Categories, where Map 1 provides the City of Largo's adopted land use classification as identified in Table FLUE-1.

**The applicant's request to change the property's future land use classification is consistent with several objectives and policies of the Comprehensive Plan and will enable the necessary expansion and redevelopment of City's existing Bayhead Park. The allowable uses permitted within the R/OS future land use classification are much less intense than those allowed on the Residential Low (RL), Residential Medium (RM), Commercial General (CG), and Transportation Utilities (T/U) properties. This results in the property maintaining consistency with the Future Land Use Map and create minimal impact on surrounding land uses, further described below.**

2. Allowing the requested change to **R/OS** would be consistent with the intent of Policy 1.1.1 (stated above) whereas Table FLUE-1 describes the category as following: *"...generally appropriate to public and private open spaces and recreational purposes; and in recognition of the natural and man-made conditions which contribute to the active and passive open space. character and recreational use of such locations."*

**The subject parcels meets the general development criteria for R/OS properties outlined in Table 8-1 of the Comprehensive Development Code (CDC). The improvements proposed uses proposed Except for an approximately 5,700 sq. ft. recreation center, most of the new passive and active recreation improvements proposed will not be counted towards the site's allowable Floor Area Ratio (FAR) of 0.25 permitted under the R/OS land use classification. Additionally, as stated in CDC Section 5.2.4., the R/OS classification includes *"locations generally appropriate to public and private open spaces and recreational purposes; and in recognition of the natural and man-made conditions***

*which contribute to the active and passive open space character and recreational use of such locations.”* The Applicant's proposed expansion of the existing Bayhead Park is also compatible with Largo Central Park, Largo Library , and the Performing Arts Center located west of the site across Seminole Blvd. The site directly fronts Seminole Blvd (Principal Arterial) and is within one-half mile of West Bay Drive (Principal Arterial) with ample mass transit available. In addition, the site is immediately adjacent to residential neighborhoods and in close proximity to the downtown and the less than 0.5 miles from Largo High School and Largo Middle School. In conclusion, to properly implement this expansion of the Bayhead Action Park, a land use amendment is necessary to create a single Recreation/Open Space (R/OS) designation for the entire property. The allowable intensity of the existing Future Land Use Map (FLUM) classifications for all eleven (11) tracts of land range from an FAR of 0.40 for Residential Low (RL) to 0.70 for Transportation/Utility (T/U); whereas, the proposed FLUM classification of Recreation/Open Space (R/OS) only allows an FAR of 0.25. If all eleven (11) tracts of land were to be developed to their full potential based on the existing FLUM classifications, the total FAR available would be approximately 539,672 sq. ft. (12.39 ac). Conversely, if all eleven (11) tracts of land were to be developed to their full potential based on the proposed R/OS FLUM classification, the total FAR available would be approximately 77,101 sq. ft. (1.77 ac). The net result is that the R/OS category will result in a much less intense form of development compared to what the existing FLUM classifications allow.

3. The Land Use Plan Amendment from Residential Low, Residential Medium, Commercial General (CG), and Transportation Utility (T/U) to single use Recreation/Open Space (R/OS) is consistent with the Elements, Objectives and Policies of the Largo Comprehensive Plan.

**a. Future Land Use Element**

Connectivity 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.

Policy 3.1.3 - Develop an active and interconnected downtown that will create linkages between Downtown Largo and the City's Activity Centers, to create a sense of place that offers a destination for residents and visitors alike.

***The proposed expanded active and passive recreation functions are expected to attract more residents and visitors to county wide high school sand volleyball tournaments, a new teen center, a new pickleball court, an expanded walking trail and additional covered picnic areas.***

**b. Transportation Element**

Policy 1.2.5- Utilize placemaking principles to create pedestrian friendly activity centers that possess a unique identity and offer a variety of activities and amenities desired by residents and visitors alike.

***This proposed action will allow for expanded pedestrian friendly activities including an expanded walking trail with improved lighting.***

**c. Placemaking Element**

Parks/Public Spaces Goal 1 - Utilize Placemaking principles to develop, program and maintain a comprehensive system of parks, trails, recreational facilities and arts and cultural amenities offering quality, affordability and diversity in leisure experiences while preserving and protecting vital natural resources to enhance the community's quality of life now and into the future.

Objective 1.1. - Expand and enhance the City's parks, trails, open space and recreational and community facilities.

Policy 1.2.8 - Establish partnerships with Pinellas County, Pinellas County School Board, churches, civic organizations, and the private sector, in order to enhance the variety, quality, and accessibility of recreation, wellness, arts and cultural programming/facilities available to Largo's residents.

Goal 2 - Utilize Placemaking principles to develop identifiable places that foster a sense of place and builds community.

## Agenda Item #6.

Policy 2.1.4 - Expand the amenities offered in City parks and explore the feasibility/desirability of the addition of interactive items such as splash parks, fountains, large scale game boards, and other non -traditional amenities.

***As previously mentioned, the community centric proposed expanded active and passive recreation functions are expected to attract more residents and visitors to Pinellas County School Board sponsored high school sand volleyball tournaments, a new teen center, a new pickleball court, an expanded walking trail and additional covered picnic areas. New Interactive items will include a teen challenge course and other outdoor teen activities.***

### **d. Natural Resources and Hazard Adaptation Element**

Goal 1 - To be a sustainable, livable, and resilient City that is a leader in conserving, protecting and enhancing natural resources and their associated systems.

Objective 1.1 - Support and implement policies and programs that reduce the City's carbon footprint and protect or improve air quality.

***The proposed new building will have solar panels that are expected to provide 100% of the daytime power load leading towards the city-wide goal to use 100 percent renewable energy by 2035. This solar array will support electric vehicle charging stations for residents, visitors and Largo City employees electric vehicle charging needs.***

### **e. Economic Development Element**

Goal 3 - Propel the Community Redevelopment Districts and Activity Centers as desirable places to open a business, live, work and play by participating in Placemaking efforts to create vibrant, walkable places that encourage economic growth and investment.

Policy 3.1.5 - Promote the downtown redevelopment area, parks, library, and the performing arts center as one district and boost activities in the district that support pedestrian traffic and allow for safe and convenient travel throughout.

***The proposed expanded/redeveloped active and passive recreation activities are expected to draw new visitors from outside the City and encourage economic growth and investment.***

### **f. Education and Youth Involvement Element**

Goal 3 - Promote youth engagement and strengthen social connection through civic engagement and integration into the community.

Objective 3.1 - Increase social equity, empower youth, and promote social connection within the community through development of partnerships and programs.

***The proposed new teen center will provide local teens after school programming that includes study areas, game activities, outdoor interactive items including a teen challenge course and other outdoor teen activities.***

### **g. Capital Improvements Element**

Current Conditions - To safeguard the health, safety, and welfare of its citizens, the State of Florida passed mandates that require local governments to establish minimum level of service standards and maintain capacity to meet concurrency requirements for six types of public facilities. One of those six include Parks and Recreation Placemaking.

Level of Service Standards - 7.5 parkland acres per 1,000 residents for parks & 1 recreation facility per 35,000 residents.

***In order to maintain the level of service standard, infrastructure requires continual repair, maintenance, and replacement in addition to expanded capacity to accommodate new growth.***

**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 2.3.3.12: Category/Symbol - Recreation/Open Space (R/OS): Locational characteristics of the Countywide Rules describes and characterizes R/OS as:  
*"...generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the county; and in recognition of the natural and man-made conditions which contribute to the active and passive open space character and recreation use of such locations."*

**As stated previously, the active and passive recreation uses that are proposed on the subject parcels are limited to what is permitted to them existing land uses classifications. This limits the extent of their operation in addition to leaving a large portion of the property vacant and underutilized. This, in addition to the high acreage and availability of resources will maintain consistency with the rules for R/OS outlined in the Countywide Rules.**

**2. Permitted Uses Not Subject to Acreage Thresholds** - Recreation/Open Space; Community Garden; Agricultural-Light; Electric substations in compliance with Section 163.3208, F.S.

**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 Forward Pinellas 2021 Annual Level of Service Report the adjacent segment of Seminole Boulevard (Alt US 19) is reported to be operating at LOS D carrying 33,100 vehicles per day AADT on a 6-lane divided segment. The Bayhead Action Park Trip Generation Analysis Table contained on page 3 of the "Applicant Narrative" attached shows the 11 parcels existing land use categories and the proposed single use Recreation/Open Space (R/OS) per the Countywide Rules and the Countywide Land Use Plan. The Bayhead Action Park Trip Generation Analysis Table utilizes Trip Generation rates from the Countywide Rules and shows the expected trip generation for this 7.07 acre site would decrease from 670.6 daily trips to 21.2 daily trips.

2. **Sanitary Sewer:** The property is served by the City of Largo sanitary sewer system. Largo maintains 10-inch VCP gravity lines within Seminole Boulevard, 8-inch VCP within Cleveland Avenue SW, 8-inch PVC within 2nd Avenue SW, 8-inch PVC lines within 4th Avenue SW, 8-inch PVC lines within 4th Place SW, 8-inch VCP lines within 5th Avenue SW, and 8-inch VCP lines within 2nd Street SW. The existing building on site has a 6" PVC service lateral that is connected to the public system at a manhole along the west side of Seminole Blvd. 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.

## Agenda Item #6.

**3. Potable Water:** The subject property will continue to be served by potable water from Pinellas County Utilities, which maintains water lines directly adjacent to the site including a 6" CIP Watermain on the west side of Seminole Boulevard. 2" PVC watermains extend to the east end of 2nd Avenue SW and 3rd Avenue SW, and dead end at the park site. There is also a 12" DIP water main in 2nd Street SW. The existing building on site has a water service that appears to be served from the east at Seminole Blvd. 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:** Site drainage is collected in existing shallow depressions and swales prior to discharge to the Largo storm sewer system at the southeast area of the site. The depressional areas and swales will be impacted by the expansion of the volleyball facilities. The intent for the proposed condition is to provide shallow swales as well as area drains and PVC conveyance pipe for collection of stormwater runoff. Stormwater management storage volumes will be sized to match existing and handle new impervious area for the surface parking area per Largo and Southwest Florida Water Management District Requirements (SWFWMD). The stormwater will discharge to the Largo storm system at southeast area of site as in existing conditions. Note that while the site is located adjacent to the regional stormwater pond, the pond is contained by a berm that is higher than the site grades. This FLUMA is not expected to result in any changes to the physical development that currently exists on the property. As contained in the Comprehensive Plan, Stormwater Subelement, Policy 1.1.1: The City shall utilize the following Level of Service (LOS) standards for flood control and water quality:

a. Flood Control:

i. Stormwater Management Systems that have a positive outfall shall be designed for a 25- year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.

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

b. Water Quality:

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

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

**6. Fire Protection, Rescue and Emergency Medical Services:** The property is currently located in the Largo Fire District. Largo's Fire and Rescue Services have the ability to serve the property currently and following the proposed future land use map amendment. Emergency service is provided by Station #41. The site is currently served by two fire hydrants: one at the northeast corner of the site (Cleveland Ave SW and Seminole Blvd), and one at the southeast corner (near the dog park), both of which will continue to serve the site.

**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,



## Agenda Item #6.

code enforcement, recreation and parks, library, solid waste, fire protection, and road/right-of-way improvements. The City, through its Capital Improvements Element (CIE) of the Comprehensive Plan, annual budget, Capital Improvement Program (CIP) and other funding sources identifies all new capital and municipal improvements that may be necessary in providing any unforeseen infrastructure, transportation or other needs.

8. **Other:** Should the property receive approval for the FLUM change, and the property is redeveloped in the future, City services not listed above are or will be available to the properties on substantially the same basis and in the same manner as such services are provided within the rest of the City. Based on the information presented above, the City has the ability to provide municipal services to the area where the property is located. The current future land use classification for the 7.07 acres subject property is Residential Low (RL), Residential Medium (RM), Commercial General (CG), and West Bay Drive Community Redevelopment District (WBD-CRD) with underlying land uses of Transportation/Utility (T/U). If approved through this FLUMA process, the proposed Recreation/Open Space (R/OS) classification will enable the Applicant to expand the existing City Bayhead Park and its associated active and passive recreation uses.

### **II. Demonstration of Need**

In order to properly implement the project to expand recreation programming to the public at Bayhead Action Park, a land use amendment is necessary to create a single Recreation/Open Space (R/OS) designation for the entire property. Four (4) different land use categories, Residential Low (RL), Residential Medium (RM), Commercial General (CG), and Transportation Utility (T/U) make up the subject parcels existing City of Largo FLUM classification. It is the intent of the Applicant to expand and redevelop the City's existing Bayhead Park that will encompass all eleven (11) parcels. To seamlessly implement the proposed park expansion, a land use amendment is necessary to create a single Recreation/Open Space (R/OS) designation for the entire property. The four (4) different FLUM classifications hinder the type of uses that are allowed to be developed on the property. For example, per the Comprehensive Development Code (CDC) Table 6-1 Allowable Uses Within Land Use Classifications, neither "Active Recreation Facilities (golf courses, pools)" or "Passive Recreation Parks (jogging, picnicking, nature areas)" are allowed on land designated as Transportation/Utility (T/U). Several of the improvements being proposed (e.g., the expanded volley ball courts) would encroach on the parcels currently classified as T/U. The City acquired these eleven (11) parcels between 1977 and 2009. During that time, the FLUM classifications assigned to these parcels were never amended to reflect the intended use.

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

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

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

1. These parcels are not located in Areas of Special Flood Hazard. Based on FEMA data all 11 parcels on site lie within Flood Zone X, which are outside of the 500-year floodplain.
2. These parcels are not located in Coastal High Hazard Area.
3. These parcels are in Hurricane Evacuation Zone "Non-Evac" and not required to evacuate. Based on the provided Boundary, Topographic and Tree survey (dated 11/10/21) maps the site ranges from elevation 50 to 36.

**V. Scenic/Noncommercial Corridors**

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

**PUBLIC NOTIFICATION REQUIREMENTS:**

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

**STAFF RECOMMENDATION:**

Staff recommends approval of FLUM22-001. The proposed Comprehensive Plan Future Land Use Map Amendment (FLUMA) is consistent with the goals, objectives, and policies of the Largo Comprehensive Plan, Comprehensive Development Code, the Countywide Plan Rules, and Chapter 163 of the Florida Statutes.

**SUGGESTED MOTIONS FOR THE PLANNING BOARD:**


I MOVE TO APPROVE FLUM22-001 (ORDINANCE NUMBER 2022-23) - BAYHEAD ACTION PARK FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED AMENDMENT MEETS THE REQUIREMENTS OF CDC SECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS, SUBJECT TO ALL STAFF RECOMMENDATIONS.

I MOVE TO DENY FLUM22-001 (ORDINANCE NUMBER 2022-23) - BAYHEAD ACTION PARK FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED AMENDMENT DOES NOT MEET THE REQUIREMENTS OF CDC SECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS.

**RECOMMENDATION:**

RECOMMENDATION:

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

  
\_\_\_\_\_  
Michael DiBrizzi, Chairperson

Approved By:

Alicia Parinello, Planning Division Manager

Status:

Approved - 16 Feb 2022

**SUPPORTING DOCUMENTS:**

- [Ord No 2022-023](#)
- [Exhibit A Location Map](#)
- [Exhibit B Existing FLUM w WBD CD](#)
- [Exhibit B2 Existing FLUM w WBD AC](#)
- [Exhibit C Proposed FLUM w WBD CD](#)
- [Exhibit C2 Proposed FLUM w WBD AC](#)
- [Exhibit D Aerial](#)
- [Exhibit E Draft Bayhead Concept Plan Survey](#)

[Applicant Narrative](#)

**ORDINANCE NO. 2022-23**

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 WEST OF SEMINOLE BLVD AND EAST OF 2ND ST SW BETWEEN 5TH AVE SW AND CLEVELAND AVE SW FROM RESIDENTIAL LOW (RL), RESIDENTIAL MEDIUM (RM), TRANSPORTATION/UTILITY (T/U), AND COMMERCIAL GENERAL (CG) TO RECREATION/OPEN SPACE (R/OS), CONSISTENT WITH THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

**WHEREAS**, the City of Largo has requested the amendment of the Countywide Future Land Use Plan, for consistency, as herein identified pursuant to the 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 eleven (11) tracts of land are hereby re-designated on the City of Largo Comprehensive Plan Future Land Use Map from Residential Low (RL), Residential Medium (RM), Transportation/Utility (T/U), and Commercial General (CG) as depicted in attached Exhibit "B," to Recreation/Open Space (R/OS) as depicted in attached Exhibit "C":

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

PARCELS OF LAND LYING IN SECTIONS 34, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:  
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 29 SOUTH, RANGE 15 EAST; RUN SOUTH 303 FEET MORE OR LESS, WEST 185 FEET TO THE POINT OF BEGINNING; THENCE NORTH 150 FEET MORE OR LESS, WEST 72.85 FEET; SOUTH 150 FEET MORE OR LESS; EAST 72.85 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-00000-340-0300

PARCEL 2:  
LOT 1, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0010

PARCEL 3:  
LOT 2, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

**Agenda Item #6.**

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0020

PARCEL 4:

LOT 3, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0030

PARCEL 5:

LOT 4, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0040

PARCEL 6:

LOT 15-A, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0151

PARCEL 7:

LOT 15, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0150

PARCEL 8:

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 29 SOUTH, RANGE 15 EAST, IN PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF LOT 1 OF SOUTHERN SKIES SUBDIVISION NUMBER TWO, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 89°04'55" WEST, ALONG THE NORTH BOUNDARY OF LOTS 1, 2 AND 3 OF SAID SUBDIVISION, 285.00 FEET; THENCE NORTH 01°30'45" EAST, ALONG THE EAST BOUNDARY OF LOT 5 OF SAID SUBDIVISION, 76.86 FEET; THENCE NORTH 89°05'03" WEST, ALONG THE NORTH BOUNDARY OF LOT 5, AND TO THE SOUTHEAST CORNER OF LOT 15-A, 27.87 FEET; THENCE NORTH 01°18'35" EAST, ALONG THE EAST BOUNDARY OF LOTS 15-A AND 15, 150.00 FEET; THENCE SOUTH 89°05'03" EAST, ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 34, 386.00 FEET, TO THE NORTHWEST CORNER OF A PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 6773, PAGE 2290, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 01°30'45" WEST, ALONG THE WEST BOUNDARY OF SAID PARCEL, 150.00 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 89°05'03" WEST, ALONG THE NORTH BOUNDARY OF A PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 3639, PAGE 187, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, 72.85 FEET; TO THE NORTH WEST CORNER OF SAID PARCEL; THENCE SOUTH 01°30'45" WEST, ALONG THE WEST BOUNDARY OF SAID PARCEL, 76.87 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-00000-340-0200

**Agenda Item #6.**

PARCEL 9:  
BAYHEAD LOT 2, MAP OF R.J. WHITEHURST AND OTHER'S ADDITION TO LARGO, ACCORDING TO THE MAP OR PLAT THERE OF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-97398-009-0100

PARCEL 11:  
LOTS 1 THROUGH 4, INCLUSIVE, AND LOTS 11 THROUGH 16, INCLUSIVE, BLOCK 6, MAP OF R.J. WHITEHURST AND OTHER'S ADDITION TO LARGO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LESS THAT PART DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 3550, PAGE 250, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-97398-006-0010

PARCEL 12:  
LOT 5, SOUTHERN SKIES SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS: 34-29-15-84279-000-0050  
AS DEPICTED IN THE ATTACHED EXHIBIT "A"

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

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

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

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

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

ATTEST:

\_\_\_\_\_  
Mayor

Agenda Item #6.

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

REVIEWED AND APPROVED:

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







**EXHIBIT "B"**  
**Existing Future Land Use Map &**  
**WBD-CRD Character Districts**

**Case #:** FLUM22-001  
**Subject:** Bayhead Action Park  
 Future Land Use Map  
 Amendment

**Legend**

#11 - Assigned Subject Parcel No.  
 Subject Parcel Boundary

**Largo Future Land Use Layer**

- Commercial General (CG)
- Institutional (I)
- Industrial Limited (IL)
- Residential/Office General (ROG)
- Recreation/Open Space (ROS)
- Residential Low (RL)
- Residential Medium (RM)
- Residential Urban (RU)
- Transportation/Utility (T/U)

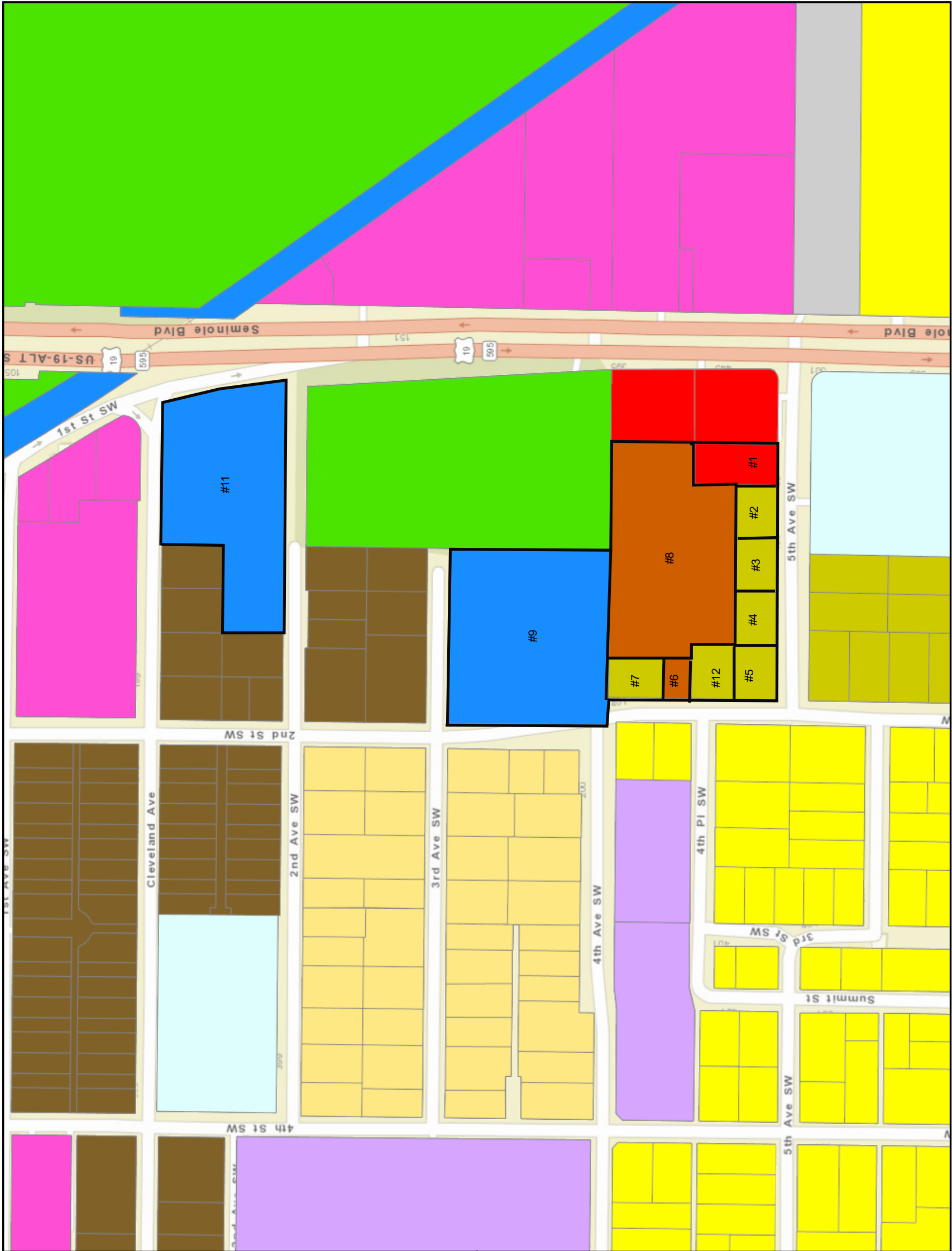
**West Bay Drive CRD (WBD-CRD) Character Districts**

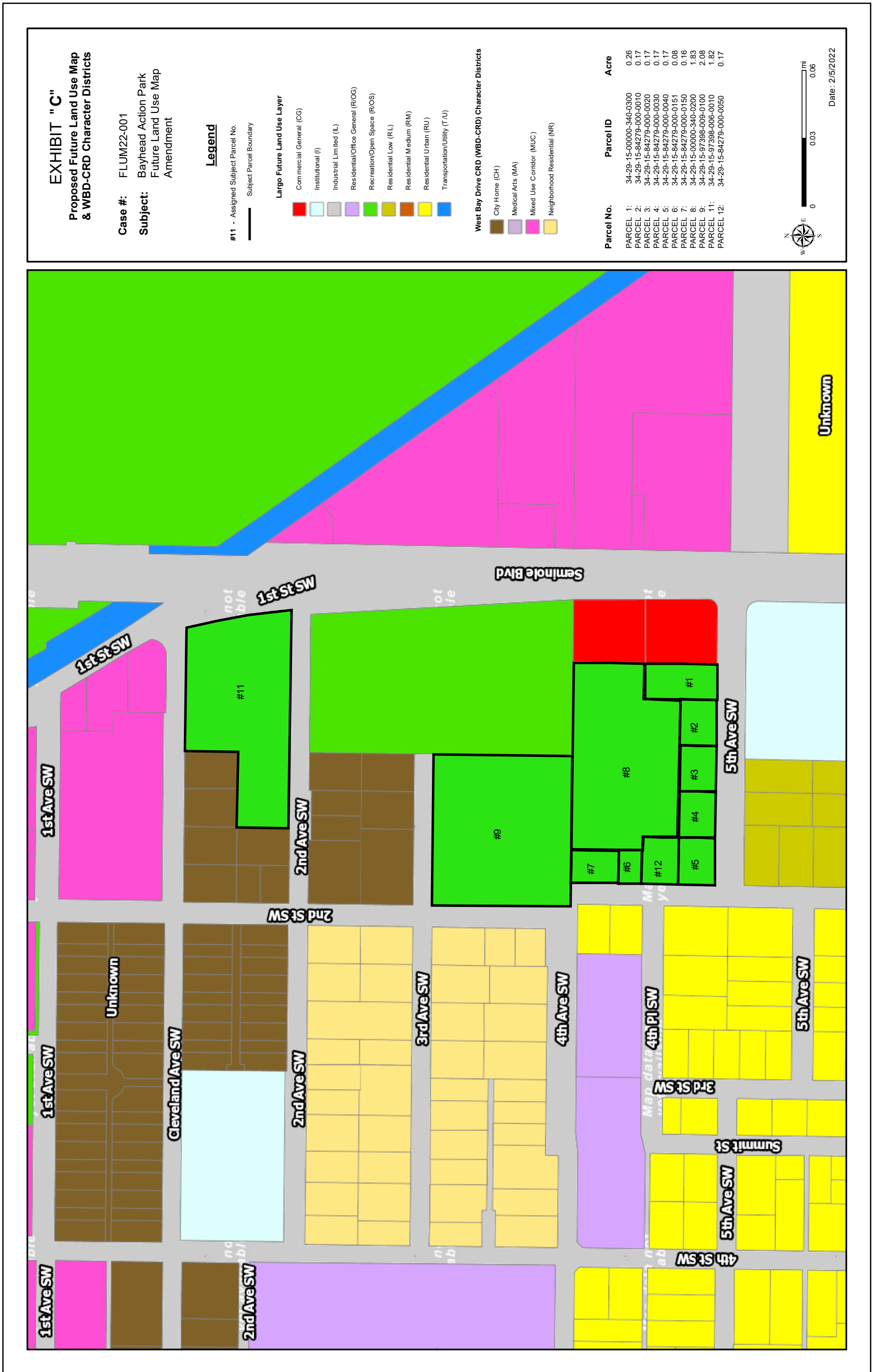
- City Home (CH)
- Medical/Arts (MA)
- Mixed Use Corridor (MUC)
- Neighborhood Residential (NR)

Parcel No.	Parcel ID	Acre
PARCEL 1:	34-29-15-00000-340-0300	0.26
PARCEL 2:	34-29-15-84279-000-0010	0.17
PARCEL 3:	34-29-15-84279-000-0020	0.17
PARCEL 4:	34-29-15-84279-000-0030	0.17
PARCEL 5:	34-29-15-84279-000-0040	0.17
PARCEL 6:	34-29-15-84279-000-0151	0.08
PARCEL 7:	34-29-15-84279-000-0150	0.16
PARCEL 8:	34-29-15-00000-340-0200	1.83
PARCEL 9:	34-29-15-97398-009-0100	2.08
PARCEL 11:	34-29-15-97398-006-0010	1.82
PARCEL 12:	34-29-15-84279-000-0050	0.17

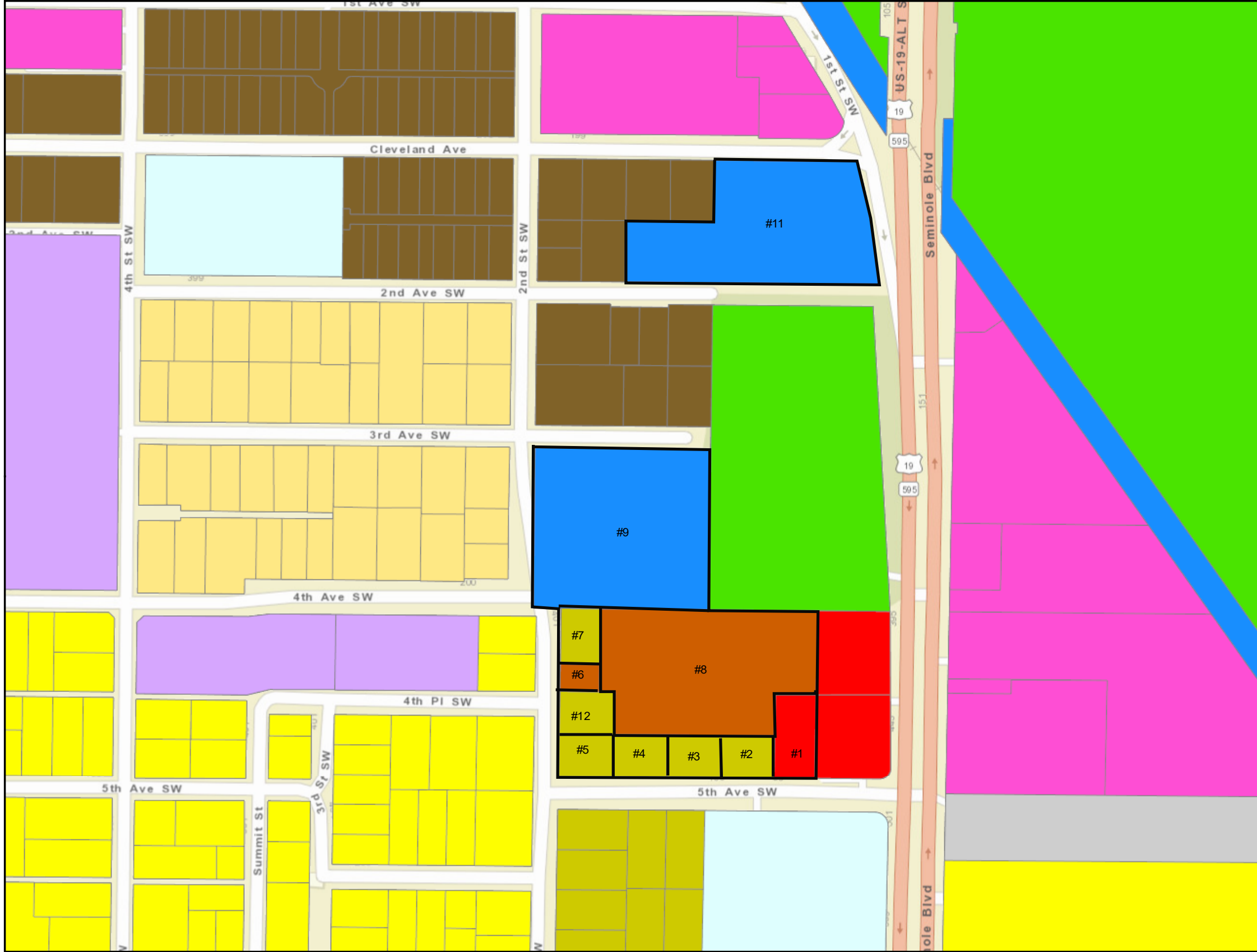


Date: 1/13/2022









**EXHIBIT "B"**  
**Existing Future Land Use Map & WBD-CRD Character Districts**

**Case #:** FLUM22-001  
**Subject:** Bayhead Action Park Future Land Use Map Amendment

**Legend**

#11 - Assigned Subject Parcel No.

— Subject Parcel Boundary

**Largo Future Land Use Layer**

- Commercial General (CG)
- Institutional (I)
- Industrial Limited (IL)
- Residential/Office General (R/OG)
- Recreation/Open Space (R/OS)
- Residential Low (RL)
- Residential Medium (RM)
- Residential Urban (RU)
- Transportation/Utility (T/U)

**West Bay Drive CRD (WBD-CRD) Character Districts**

- City Home (CH)
- Medical Arts (MA)
- Mixed Use Corridor (MUC)
- Neighborhood Residential (NR)

Parcel No.	Parcel ID	Acre
PARCEL 1:	34-29-15-00000-340-0300	0.26
PARCEL 2:	34-29-15-84279-000-0010	0.17
PARCEL 3:	34-29-15-84279-000-0020	0.17
PARCEL 4:	34-29-15-84279-000-0030	0.17
PARCEL 5:	34-29-15-84279-000-0040	0.17
PARCEL 6:	34-29-15-84279-000-0151	0.08
PARCEL 7:	34-29-15-84279-000-0150	0.16
PARCEL 8:	34-29-15-00000-340-0200	1.83
PARCEL 9:	34-29-15-97398-009-0100	2.08
PARCEL 11:	34-29-15-97398-006-0010	1.82
PARCEL 12:	34-29-15-84279-000-0050	0.17



Date: 1/13/2022



### EXHIBIT "B2" Existing Future Land Use Map

**Case #:** FLUM22-001  
**Subject:** Bayhead Action Park  
 Future Land Use Map  
 Amendment

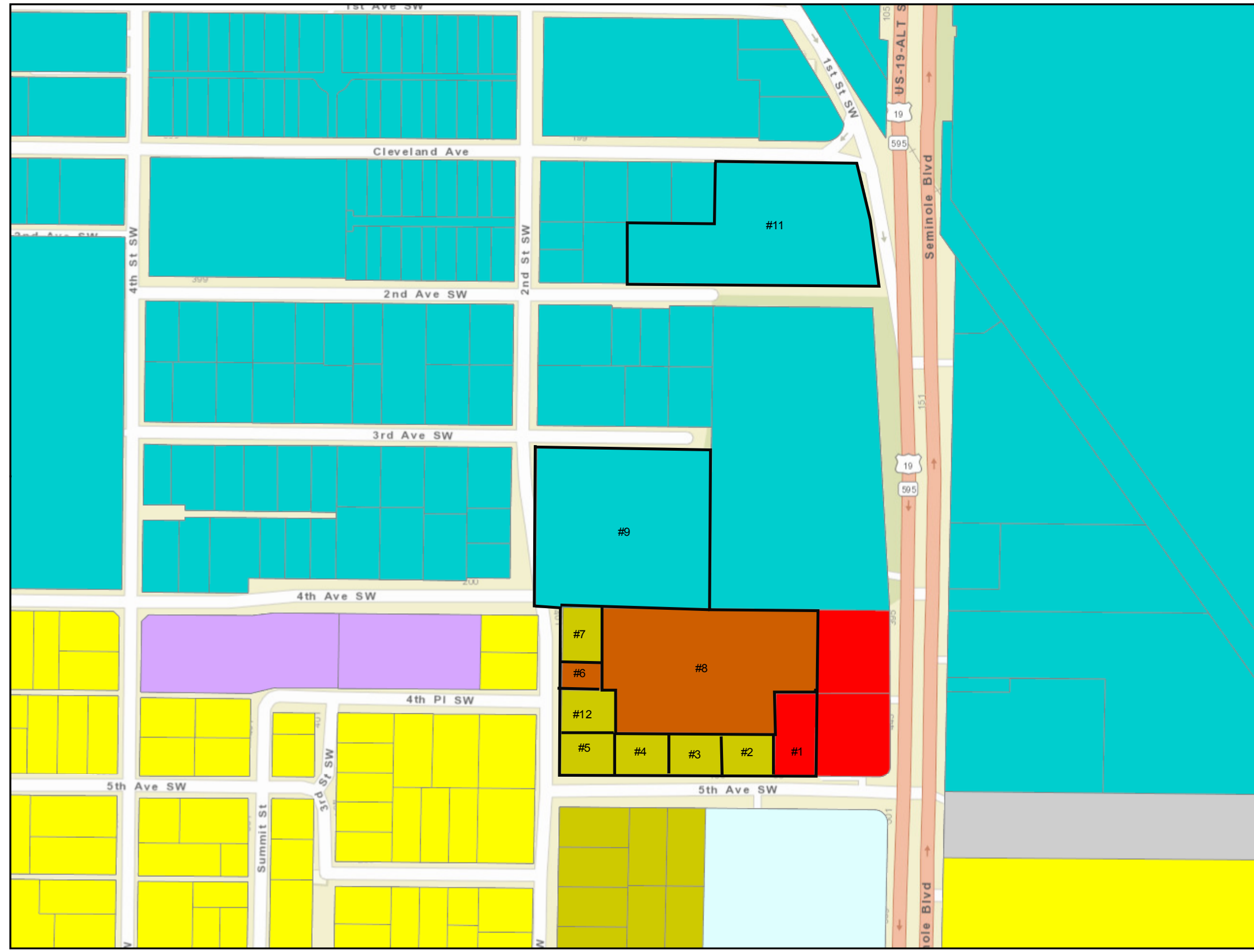
#### Legend

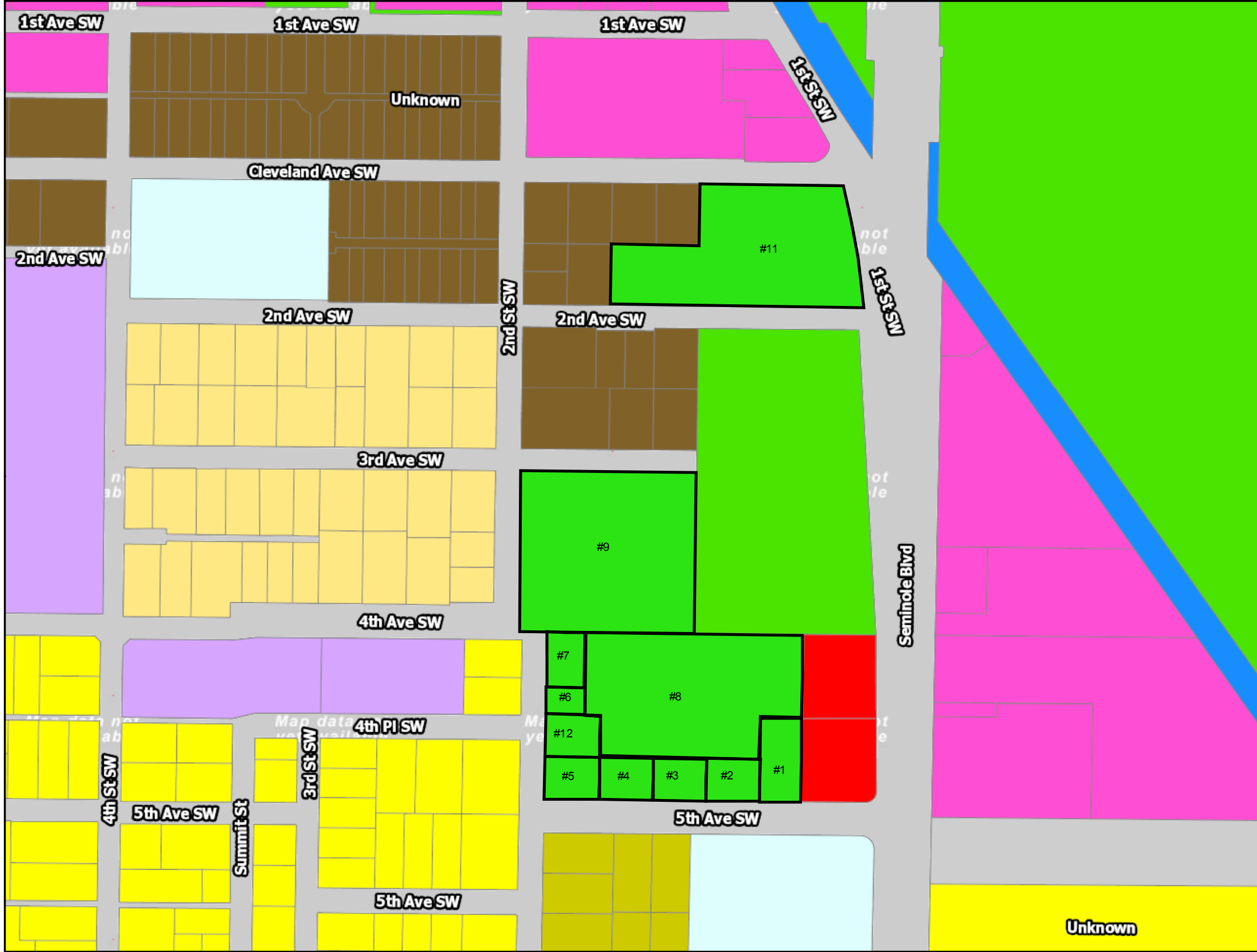
- #11 - Assigned Subject Parcel No.
- Subject Parcel Boundary
- Largo Future Land Use Layer**
- Commercial General (CG)
- Institutional (I)
- Industrial Limited (IL)
- Residential/Office General (R/OG)
- Recreation/Open Space (R/OS)
- Residential Low (RL)
- Residential Medium (RM)
- Residential Urban (RU)
- Transportation/Utility (T/U)
- West Bay Drive CRD (WBD-CRD)

Parcel No.	Parcel ID	Acre
PARCEL 1:	34-29-15-00000-340-0300	0.26
PARCEL 2:	34-29-15-84279-000-0010	0.17
PARCEL 3:	34-29-15-84279-000-0020	0.17
PARCEL 4:	34-29-15-84279-000-0030	0.17
PARCEL 5:	34-29-15-84279-000-0040	0.17
PARCEL 6:	34-29-15-84279-000-0151	0.08
PARCEL 7:	34-29-15-84279-000-0150	0.16
PARCEL 8:	34-29-15-00000-340-0200	1.83
PARCEL 9:	34-29-15-97398-009-0100	2.08
PARCEL 11:	34-29-15-97398-006-0010	1.82
PARCEL 12:	34-29-15-84279-000-0050	0.17



Date: 1/13/2022





### EXHIBIT "C"

#### Proposed Future Land Use Map & WBD-CRD Character Districts

**Case #:** FLUM22-001  
**Subject:** Bayhead Action Park  
 Future Land Use Map  
 Amendment

**Legend**

#11 - Assigned Subject Parcel No.

— Subject Parcel Boundary

**Largo Future Land Use Layer**

- Commercial General (CG)
- Institutional (I)
- Industrial Limited (IL)
- Residential/Office General (R/OG)
- Recreation/Open Space (R/OS)
- Residential Low (RL)
- Residential Medium (RM)
- Residential Urban (RU)
- Transportation/Utility (T/U)

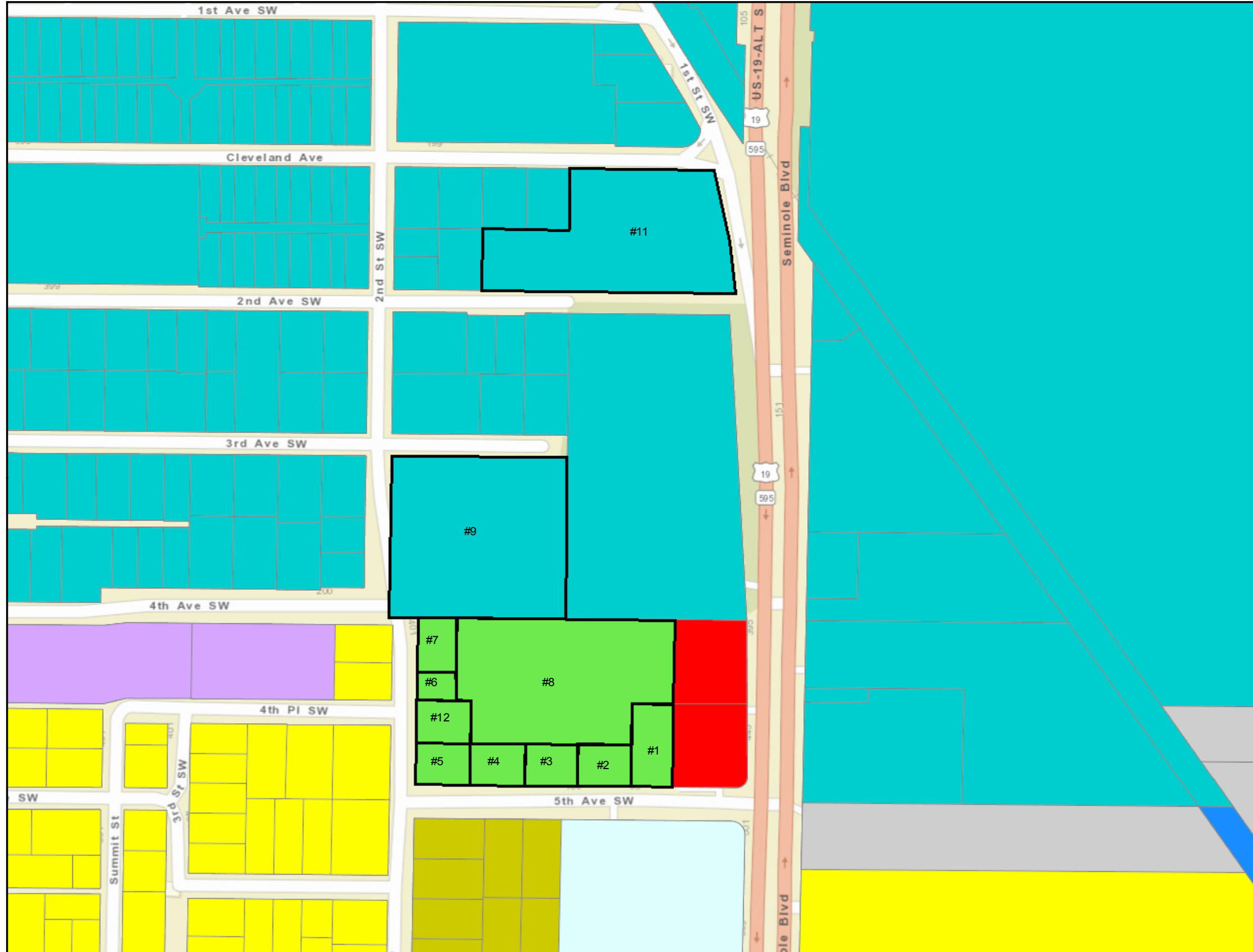
**West Bay Drive CRD (WBD-CRD) Character Districts**

- City Home (CH)
- Medical Arts (MA)
- Mixed Use Corridor (MUC)
- Neighborhood Residential (NR)

Parcel No.	Parcel ID	Acre
PARCEL 1:	34-29-15-00000-340-0300	0.26
PARCEL 2:	34-29-15-84279-000-0010	0.17
PARCEL 3:	34-29-15-84279-000-0020	0.17
PARCEL 4:	34-29-15-84279-000-0030	0.17
PARCEL 5:	34-29-15-84279-000-0040	0.17
PARCEL 6:	34-29-15-84279-000-0151	0.08
PARCEL 7:	34-29-15-84279-000-0150	0.16
PARCEL 8:	34-29-15-00000-340-0200	1.83
PARCEL 9:	34-29-15-97398-009-0100	2.08
PARCEL 11:	34-29-15-97398-006-0010	1.82
PARCEL 12:	34-29-15-84279-000-0050	0.17

Date: 2/5/2022





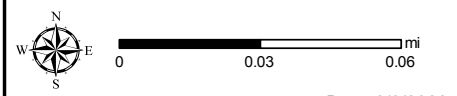
### EXHIBIT "C2" Proposed Future Land Use Map

**Case #:** FLUM22-001  
**Subject:** Bayhead Action Park  
 Future Land Use Map  
 Amendment

**Legend**

- #11 - Assigned Subject Parcel No.
- Subject Parcel Boundary
- Largo Future Land Use Layer**
- Commercial General (CG)
- Institutional (I)
- Industrial Limited (IL)
- Residential/Office General (R/OG)
- Recreation/Open Space (R/OS)
- Residential Low (RL)
- Residential Medium (RM)
- Residential Urban (RU)
- Transportation/Utility (T/U)
- West Bay Drive CRD (WBD-CRD)

Parcel No.	Parcel ID	Acre
PARCEL 1:	34-29-15-00000-340-0300	0.26
PARCEL 2:	34-29-15-84279-000-0010	0.17
PARCEL 3:	34-29-15-84279-000-0020	0.17
PARCEL 4:	34-29-15-84279-000-0030	0.17
PARCEL 5:	34-29-15-84279-000-0040	0.17
PARCEL 6:	34-29-15-84279-000-0151	0.08
PARCEL 7:	34-29-15-84279-000-0150	0.16
PARCEL 8:	34-29-15-00000-340-0200	1.83
PARCEL 9:	34-29-15-97398-009-0100	2.08
PARCEL 11:	34-29-15-97398-006-0010	1.82
PARCEL 12:	34-29-15-84279-000-0050	0.17



Date: 2/8/2022

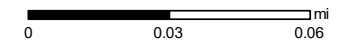
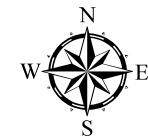


**EXHIBIT "D"**  
Aerial Map

**Case #:** FLUM22-001  
**Subject:** Bayhead Action Park  
Future Land Use Map  
Amendment

Legend

 Subject Parcel Boundaries



Date: 1/13/2022



**BAYHEAD ACTION PARK - PRE APPLICATION ZONING DATA**

The Bayhead Action Park includes twelve (12) separate parcels with five (5) different Future Land Use Map (FLUM) designations. The northern parcels include existing buildings and parking and are within both the Downtown Multimodal Activity Center (DMAC) and West Bay Drive Community Redevelopment District (WBD-CRD). The southern parcels (below the WBD-CRD labels) are just within the DMAC.

**PROPOSED OVERALL SITE INFORMATION:**

ADDRESS: BAYHEAD ACTION PARK, 375 SEMINOLE BOULEVARD, LARGO, FL 33770  
 PROPOSED USE: RECREATION / OPEN SPACE  
 LOT AREA: 490,918 SQ. FT.  
 BUILDING HEIGHT: 17'-0"  
 ALLOWABLE MAX. BUILDING HEIGHT: NO REQUIREMENT \*  
 \*Refer to Comprehensive Development Code, Section 8.5.3. B. Non-Residential  
 FLOOR AREA RATIO (FAR):  
 BUILDING SQUARE FEET: 5,693 SQ. FT.  
 % FAR (TOTAL): 1.16 %  
 % MAX ALLOWED: 25.0 %

**IMPERVIOUS SURFACE RATIO (ISR):**

BUILDING	5,693 SQ. FT.
PARK PROGRAM	
BASKETBALL	5,015 SQ. FT.
EX. SKATE PARK	19,252 SQ. FT.
PARKING DRIVE & SIDEWALKS	
PARKING	37,300 SQ. FT.
WALKWAYS - EXISTING	19,252 SQ. FT.
WALKWAYS - PROPOSED	20,662 SQ. FT.
TOTAL AREA:	107,174 SQ. FT.
% ISR (TOTAL):	21.8 %
% ISR MAX ALLOWED:	60.0 %

**PARKING:**

GENERAL PARKING SPACES:	84
ACCESSIBLE SPACES:	4
ON-STREET PARKING (5TH):	10
TOTAL VEHICLE SPACES:	98
BICYCLE SPACES:	6

**CALCULATION BREAKDOWN:**

CITY OF LARGO (REQUIRED)	12 (1/300 RATIO)
SITE	2 (1/110 ACRES RATIO)
PINELLAS COUNTY (REFERENCE)	
DOG PARK:	4
SKATE PARK:	4
BASKETBALL/PICKLEBALL:	8 (4 PER COURT)
VOLLEYBALL COURTS:	32 (4 PER COURT)
VOLLEYBALL BLEACHERS:	36 (16 PEOPLE PER 9FT BLEACHERS X 8 COURTS = 144 PEOPLE / 4 PEOPLE PER CAR)

**EXISTING INDIVIDUAL LAND USE SITE INFORMATION (REFER TO MAP):**

LAND USE	SQ. FT.	MAX ALLOWABLE ISR	MAX ALLOWABLE FAR
RL - RESIDENTIAL LOW		0.65	0.40
RL 1 (34-29-15-84279-000-0010)	7,300	4,745.00	2,920.00
RL 2 (34-29-15-84279-000-0020)	7,300	4,745.00	2,920.00
RL 3 (34-29-15-84279-000-0030)	7,300	4,745.00	2,920.00
RL 4 (34-29-15-84279-000-0040)	7,500	4,875.00	3,000.00
RL 5 (34-29-15-84279-000-0050)	7,525	4,891.25	3,010.00
RL 15 (34-29-15-84279-000-0150)	7,035	4,572.75	2,814.00
RM - RESIDENTIAL MEDIUM		0.65	0.50
RM 15A (34-29-15-84279-000-0151)	3,500	2,275	1,750
RM 3402 (34-29-15-00000-340-0200)	79,745	51,621	39,857
CG - COMMERCIAL GENERAL		0.9	0.55
CG 3403 (34-29-15-00000-340-0300)	11,240.00	10,116	6,182
R/O S - RECREATION/OPEN SPACE		0.6	0.25
R/O S (34-29-15-97398-009-0090)	170,700	102,420.00	42,875.00
TU - TRANSPORTATION/UTILITY		0.9	0.7
TU N (34-29-15-97398-006-0010)	79,286	71,357	55,500
TU SW (34-29-15-97398-009-0100)	90,450	81,405	63,315
RIGHT OF WAY WASHINGTON R/W	12037		
<b>TOTAL</b>	<b>490,918</b>		

**LAND USE SITE INFORMATION AFTER REZONING:**

LAND USE	SQ. FT.	MAX ALLOWABLE ISR	MAX ALLOWABLE FAR
R/O S - RECREATION/OPEN SPACE		0.6	0.25
34-29-15-84279-000-0010	7,300	4,380.00	1,825.00
34-29-15-84279-000-0020	7,300	4,380.00	1,825.00
34-29-15-84279-000-0030	7,300	4,380.00	1,825.00
34-29-15-84279-000-0040	7,500	4,515.00	1,881.25
34-29-15-84279-000-0050	7,525	4,531.25	1,903.75
34-29-15-84279-000-0150	7,035	4,221.00	1,758.75
34-29-15-84279-000-0151	3,500	2,100	875
34-29-15-00000-340-0200	79,745	47,847	19,936
34-29-15-00000-340-0300	11,240.00	6,744	2,810
34-29-15-97398-009-0090 (EX. R/O S)*	176,589	106,013.40	44,172.25
34-29-15-97398-006-0010*	85,334	51,200	21,334
34-29-15-97398-009-0100	90,450	54,270	22,613
<b>TOTAL</b>	<b>490,918</b>	<b>294,551</b>	<b>122,730</b>

\*298' of 40' Washington R/W divided equally into these parcels

**SETBACKS (FROM CENTERLINE OF ROW):**

SEMINOLE BLVD	125 FT
CLEVELAND AVE SW	45 FT
2ND AVENUE SW	45 FT
3RD AVENUE SW	45 FT
2ND STREET SW	45 FT
5TH AVENUE SW	45 FT

**Wannemacher Jensen Architects, Inc.**  
 1929 Metro Lake Drive N., Unit 301  
 St. Petersburg, Florida 33701-3214  
 (727) 892-5566  
 www.wja.com  
 AR94244  
 ©Wannemacher Jensen Architects, Inc.

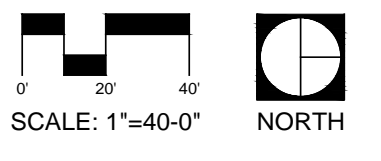
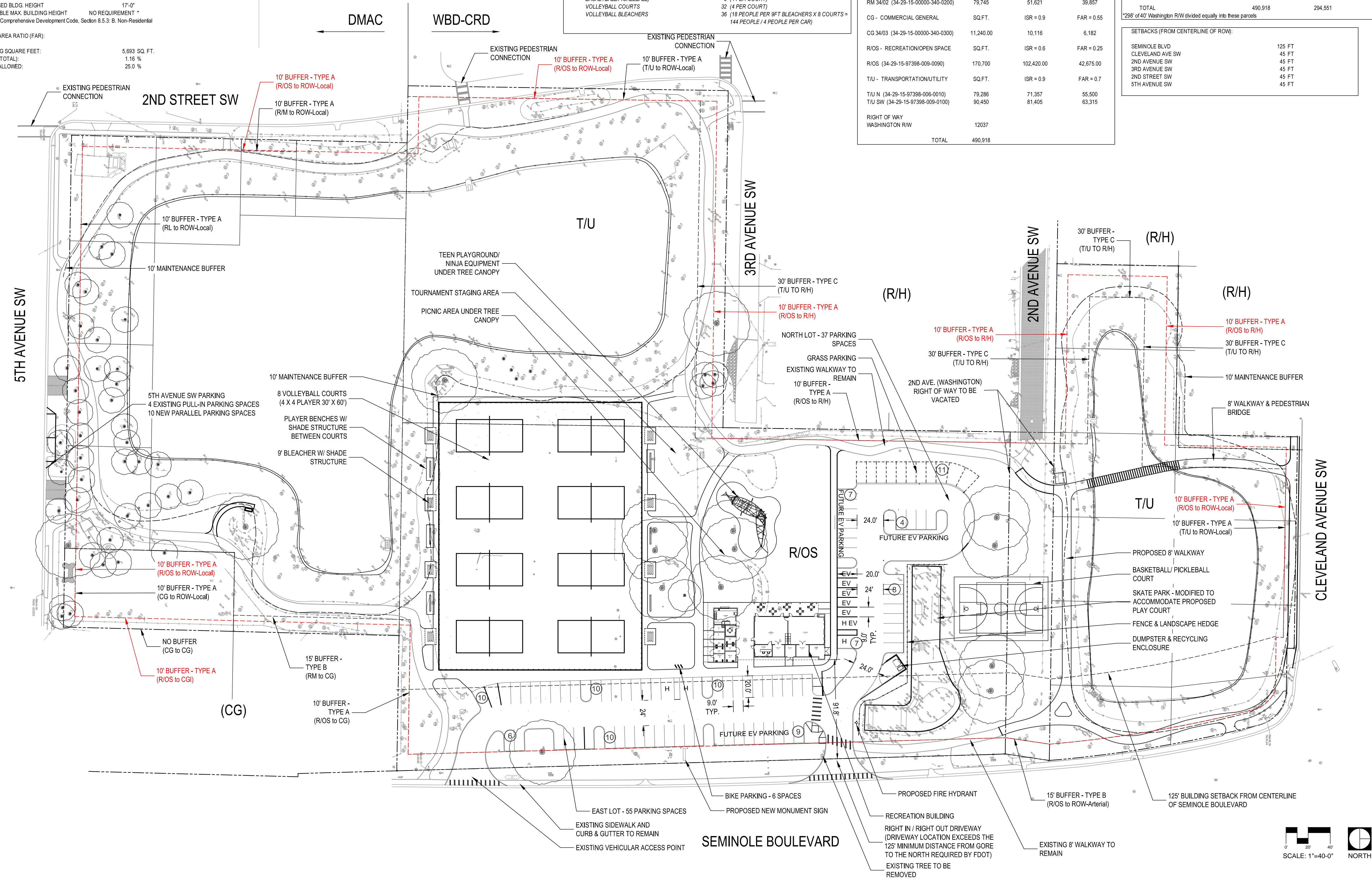
THE ARCHITECT HAS PREPARED THESE PLANS TO THE BEST OF HIS KNOWLEDGE AND BELIEFS AND HAS NOT CONDUCTED A VISUAL IMPACT STUDY OR ANALYSIS OF THE PROPOSED DEVELOPMENT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL IMPACT STUDY OR ANALYSIS OF THE PROPOSED DEVELOPMENT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL IMPACT STUDY OR ANALYSIS OF THE PROPOSED DEVELOPMENT.

**COMMUNITY SOLUTIONS GROUP**

**BAYHEAD ACTION PARK**  
 City of Largo  
 375 SEMINOLE BLVD., LARGO, FL 33770

Project number: **2114.00**  
 DISTRIBUTION  
 MILESTONE: DATE  
 PRE-APPLICATION: 10-15-2021  
 DRC SUBMISSION: 11-03-2021

**PRELIMINARY NOT FOR CONSTRUCTION**  
**S-101**



File name: 210001-00002772-00 - BAYHEAD ACTION PARK (LARGO) PRODUCTION DRAWINGS (03/2022).DWG - PRELIMINARY SITE PLAN - REV. 1  
 User: jensen, Date: 03/10/2022, 10:53 AM







**SITE CONTROL (NAVD 88):**

- CONTROL POINT 3  
SET IRON ROD & BLUE CAP  
"FERGUSON LB 8128"  
N: 1302710.51'  
E: 401429.49'  
EL: 50.01'
- CONTROL POINT 4  
SET MAG NAIL & DISK  
"FERGUSON LB 8128"  
N: 1302731.42'  
E: 401641.95'  
EL: 49.09'
- CONTROL POINT 5  
SET IRON ROD & BLUE CAP  
"FERGUSON LB 8128"  
N: 1302303.91'  
E: 401750.76'  
EL: 43.27'
- CONTROL POINT 6  
SET IRON ROD & BLUE CAP  
"FERGUSON LB 8128"  
N: 1301938.37'  
E: 401700.72'  
EL: 39.94'
- CONTROL POINT 7  
SET IRON ROD & BLUE CAP  
"FERGUSON LB 8128"  
N: 1301568.25'  
E: 401529.20'  
EL: 44.74'
- CONTROL POINT 8  
SET IRON ROD & BLUE CAP  
"FERGUSON LB 8128"  
N: 1301589.50'  
E: 401235.91'  
EL: 46.70'
- CONTROL POINT 9  
SET IRON ROD & BLUE CAP  
"FERGUSON LB 8128"  
N: 1301716.33'  
E: 401062.81'  
EL: 45.02'
- CONTROL POINT 10  
SET IRON ROD & BLUE CAP  
"FERGUSON LB 8128"  
N: 1301943.42'  
E: 401046.30'  
EL: 45.30'
- CONTROL POINT 11  
SET IRON ROD & BLUE CAP  
"FERGUSON LB 8128"  
N: 1302238.39'  
E: 401071.11'  
EL: 49.51'
- CONTROL POINT 12  
SET IRON ROD & BLUE CAP  
"FERGUSON LB 8128"  
N: 1302496.08'  
E: 401240.05'  
EL: 51.42'
- CONTROL POINT 13  
SET IRON ROD & BLUE CAP  
"FERGUSON LB 8128"  
N: 1302484.47'  
E: 401454.66'  
EL: 45.95'
- CONTROL POINT 14  
SET IRON ROD & BLUE CAP  
"FERGUSON LB 8128"  
N: 1302128.47'  
E: 401410.07'  
EL: 41.26'
- CONTROL POINT 15  
SET MAG NAIL & DISK  
"FERGUSON LB 8128"  
N: 1302143.21'  
E: 401652.55'  
EL: 46.10'
- CONTROL POINT 16  
SET IRON ROD & BLUE CAP  
"FERGUSON LB 8128"  
N: 1302485.11'  
E: 401490.07'  
EL: 46.15'
- CONTROL POINT 17  
FOUND MAG NAIL & DISK  
"POLARIS CIVIL LB 6115"  
N: 1302182.05'  
E: 401632.96'  
EL: 40.88'



**Boundary, Topographic and Tree Survey  
of Bayhead Action Park**

Section 34, Township 29 South, Range 15 East, City of Largo, Pinellas County, Florida

No.	Revision	Date	By

FLS Project No.: 21060-A1  
 FB 683, PG 2-9/ FB 684, PG15/ FB 625, PG 42  
 FB 524, PG 32-53  
 Field Date: 09/27/2021  
 Project Manager: Scott  
 Drawn By: Michael  
 File: 21060btl.dwg

See sheet 1 for signature and seal.



























**375 SEMINOLE BOULEVARD (BAYHEAD ACTION PARK)  
LAND USE PLAN AMENDMENT  
NARRATIVE SUMMARY**

Owner: City of Largo  
PO Box 296  
Largo, FL 33779

This land use amendment considers the eleven (11) City of Largo owned parcels that make up 7.07 acres within Bayhead Action Park at 375 Seminole Boulevard. These eleven (11) parcels were acquired between 1977 and 2009. Unfortunately, the land uses associated with these parcels were never amended to reflect the intended use.

The City of Largo has a planned Capital Improvements Program (CIP) project scheduled for 2022-2023 that will expand the passive and active features of the public park. The community centric proposed expanded active and passive recreation functions are expected to attract more residents and visitors to Pinellas County School Board sponsored high school sand volleyball tournaments, a new teen center, a new pickleball court, an expanded walking trail and additional covered picnic areas. New interactive items will include a teen challenge course and other outdoor teen activities.

As part of the capital project design phase, two live and one virtual community meetings were held to review the proposed expanded functions. Those attending the meeting were generally from the nearby neighborhood or were citizens that used the park functions and programming. Feedback included adding more lighting to the walking trail, better outdoor access to restrooms and to consider additional visual and sound buffering proximate to nearby residential property. These items will be captured in the final design.

Important to note, there are two (2) stormwater ponds located within Bayhead Action Park. The ponds are part of the Bayhead Action Park and serve as an interactive environment that promotes pedestrian activity as well as drainage for the “core” downtown area. Please see the Site Drainage section on the next page for more specific details regarding stormwater management on site.

In conclusion, to properly implement this expansion, a land use amendment is necessary to create a single Recreation/Open Space (R/OS) designation for the entire property.

**Land Use Plan Amendment**

Four different land use categories, Residential Low (RL), Residential Medium (RM), Commercial General (CG), and Transportation Utilities (T/U) make up the eleven (11) parcels. These land use categories are no longer applicable or appropriate for the site.

**Review Criteria Section 4.5.3 - Comprehensive Development Code (CDC)**

(1) Impacts on Public Facilities and Services – All utility services already exist and only one impact is expected and addressed in the site drainage section below.

## Agenda Item #6.

**Sanitary sewer** is served by the City of Largo system. Largo maintains 10-inch VCP gravity lines within Seminole Boulevard, 8-inch VCP within Cleveland Avenue SW, 8-inch PVC within 2nd Avenue SW, 8-inch PVC lines within 4th Avenue SW, 8-inch PVC lines within 4th Place SW, 8-inch VCP lines within 5th Avenue SW, and 8-inch VCP lines within 2nd Street SW. The existing building on site has a 6" PVC service lateral that is connected to the public system at a manhole along the west side of Seminole Blvd.

**Potable water** is provided by Pinellas County Utilities, which maintains water lines directly adjacent to the site including a 6" CIP Watermain on the west side of Seminole Boulevard. 2" PVC watermains extend to the east end of 2nd Avenue SW and 3rd Avenue SW, and dead end at the park site. There is also a 12" DIP water main in 2nd Street SW. The existing building on site has a water service that appears to be served from the east at Seminole Blvd.

**Solid Waste** is managed/collected by City of Largo.

**Site drainage** is collected in existing shallow depressions and swales prior to discharge to the Largo storm sewer system at the southeast area of the site. The depressional areas and swales will be impacted by the expansion of the volleyball facilities. The intent for the proposed condition is to provide shallow swales as well as area drains and PVC conveyance pipe for collection of stormwater runoff. Stormwater management storage volumes will be sized to match existing and handle new impervious area for the surface parking area per Largo and Southwest Florida Water Management District Requirements (SWFWMD). The stormwater will discharge to the Largo storm system at southeast area of site as in existing conditions. Note that while the site is located adjacent to the regional stormwater pond, the pond is contained by a berm that is higher than the site grades.

**Fire Department Service.** The site is in the Fire Station Response Area served by Station 41. It is currently served by two fire hydrants: one at the northeast corner of the site (Cleveland Ave SW and Seminole Blvd), and one at the southeast corner (near the dog park), both of which will continue to serve the site.

(2) Demonstration of Need – In order to properly implement the project to expand recreation programming to the public at Bayhead Action Park, a land use amendment is necessary to create a single Recreation/Open Space (R/OS) designation for the entire property.

(3) An amendment shall be approved only if the parcel can subsequently be developed in full compliance with any and all applicable standards of this CDC - All expanded functions will be in full compliance with any and all applicable standards of the CDC.

(4) Must take into account any effects on the environmental resources – No effects on environmental resources are expected.

(5) Areas of Special Flood Hazard - These parcels are not located in Areas of Special Flood Hazard. Based on FEMA data all 11 parcels on site lie within Flood Zone X, which are outside of the 500-year floodplain.

(6) Coastal High Hazard Area - These parcels are not located in Coastal High Hazard Area.



**Agenda Item #6.**

(7) Hurricane Evacuation – These parcels are in Hurricane Evacuation Zone “Non-Evac” and not required to evacuate. Based on the provided Boundary, Topographic and Tree survey (dated 11/10/21) maps the site ranges from elevation 50 to 36.

(8) Future Land Use Map amendments along Scenic/Noncommercial Corridors – These parcels are not located along Scenic/Noncommercial Corridors.

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

**Transportation**

According to the Forward Pinellas 2021 Annual Level of Service Report the adjacent segment of Seminole Boulevard (Alt US 19) is reported to be operating at LOS D carrying 33,100 vehicles per day AADT on a 6-lane divided segment. The following table shows the 11 parcels existing land use categories and the proposed single use Recreation/Open Space(R/OS) per the Countywide Rules and the Countywide Land Use Plan.

Bayhead Action Park Trip Generation Analysis											
Existing Land Use						Proposed Land Use					
Parcel ID	Largo Land Use Category	Corresponding Countywide Land Use	Acres	Trips/Acre	Daily Trips	Parcel ID	Largo Land Use Category	Corresponding Countywide Land Use	Acres	Trips/Acre	Daily Trips
34-29-15-84279-000-0010	RL	RLM	0.17	67	11.2	34-29-15-84279-000-0010	R/OS	R/OS	0.17	3	0.5
34-29-15-84279-000-0020	RL	RLM	0.17	67	11.2	34-29-15-84279-000-0020	R/OS	R/OS	0.17	3	0.5
34-29-15-84279-000-0030	RL	RLM	0.17	67	11.2	34-29-15-84279-000-0030	R/OS	R/OS	0.17	3	0.5
34-29-15-84279-000-0040	RL	RLM	0.17	67	11.5	34-29-15-84279-000-0040	R/OS	R/OS	0.17	3	0.5
34-29-15-84279-000-0050	RL	RLM	0.17	67	11.6	34-29-15-84279-000-0050	R/OS	R/OS	0.17	3	0.5
34-29-15-84279-000-0150	RL	RLM	0.16	67	10.8	34-29-15-84279-000-0150	R/OS	R/OS	0.16	3	0.5
34-29-15-84279-000-0151	RM	RM	0.08	96	7.7	34-29-15-84279-000-0151	R/OS	R/OS	0.08	3	0.2
34-29-15-00000-340-0200	RM	RM	1.83	96	175.7	34-29-15-00000-340-0200	R/OS	R/OS	1.83	3	5.5
34-29-15-00000-340-0300	CG	R&S	0.26	433	111.7	34-29-15-00000-340-0300	R/OS	R/OS	0.26	3	0.8
34-29-15-97398-006-0010	T/U	P/SP	1.82	79	143.8	34-29-15-97398-006-0010	R/OS	R/OS	1.82	3	5.5
34-29-15-97398-009-0100	T/U	P/SP	2.08	79	164.0	34-29-15-97398-009-0100	R/OS	R/OS	2.08	3	6.2
<b>Total Site Daily Trips</b>					<b>670.6</b>	<b>Total Site Daily Trips</b>					<b>21.2</b>

The previous table utilizes Trip Generation rates from the Countywide Rules and shows the expected trip generation for this 7.07 acre site would decrease from 670.6 daily trips to 21.2 daily trips.

**Consistency With The Comprehensive Plan**

The Land Use Plan Amendment from Residential Low, Residential Medium, Commercial General (CG), and Transportation Utilities (T/U) to single use Recreation/Open Space (R/OS) is consistent with the Elements, Objectives and Policies of the Largo Comprehensive Plan.

**Future Land Use Element**

*Connectivity 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.*

## Agenda Item #6.

*Policy 3.1.3 - Develop an active and interconnected downtown that will create linkages between Downtown Largo and the City's Activity Centers, to create a sense of place that offers a destination for residents and visitors alike.*

The proposed expanded active and passive recreation functions are expected to attract more residents and visitors to county wide high school sand volleyball tournaments, a new teen center, a new pickleball court, an expanded walking trail and additional covered picnic areas.

### **Transportation Element**

*Policy 1.2.5- Utilize placemaking principles to create pedestrian friendly activity centers that possess a unique identity and offer a variety of activities and amenities desired by residents and visitors alike.*

This proposed action will allow for expanded pedestrian friendly activities including an expanded walking trail with improved lighting.

### **Placemaking Element**

*Parks/Public Spaces Goal 1 - Utilize Placemaking principles to develop, program and maintain a comprehensive system of parks, trails, recreational facilities and arts and cultural amenities offering quality, affordability and diversity in leisure experiences while preserving and protecting vital natural resources to enhance the community's quality of life now and into the future.*

*Objective 1.1. - Expand and enhance the City's parks, trails, open space and recreational and community facilities.*

*Policy 1.2.8 - Establish partnerships with Pinellas County, Pinellas County School Board, churches, civic organizations, and the private sector, in order to enhance the variety, quality, and accessibility of recreation, wellness, arts and cultural programming/facilities available to Largo's residents.*

*Goal 2 - Utilize Placemaking principles to develop identifiable places that foster a sense of place and builds community.*

*Policy 2.1.4 - Expand the amenities offered in City parks and explore the feasibility/desirability of the addition of interactive items such as splash parks, fountains, large scale game boards, and other non-traditional amenities.*

As previously mentioned, the community centric proposed expanded active and passive recreation functions are expected to attract more residents and visitors to Pinellas County School Board sponsored high school sand volleyball tournaments, a new teen center, a new pickleball court, an expanded walking trail and additional covered picnic areas. New Interactive items will include a teen challenge course and other outdoor teen activities.

## Agenda Item #6.

### **Natural Resources and Hazard Adaptation Element**

*Goal 1 - To be a sustainable, livable, and resilient City that is a leader in conserving, protecting and enhancing natural resources and their associated systems.*

*Objective 1.1 - Support and implement policies and programs that reduce the City's carbon footprint and protect or improve air quality.*

The proposed new building will have solar panels that are expected to provide 100% of the daytime power load leading towards the city-wide goal to use 100 percent renewable energy by 2035. This solar array will support electric vehicle charging stations for residents, visitors and Largo City employees electric vehicle charging needs.

### **Economic Development Element**

*Goal 3 - Propel the Community Redevelopment Districts and Activity Centers as desirable places to open a business, live, work and play by participating in Placemaking efforts to create vibrant, walkable places that encourage economic growth and investment.*

*Policy 3.1.5 - Promote the downtown redevelopment area, parks, library, and the performing arts center as one district and boost activities in the district that support pedestrian traffic and allow for safe and convenient travel throughout.*

The proposed expanded/redeveloped active and passive recreation activities are expected to draw new visitors from outside the City and encourage economic growth and investment.

### **Education and Youth Involvement Element**

*Goal 3 - Promote youth engagement and strengthen social connection through civic engagement and integration into the community.*

*Objective 3.1 - Increase social equity, empower youth, and promote social connection within the community through development of partnerships and programs.*

The proposed new teen center will provide local teens after school programming that includes study areas, game activities, outdoor Interactive items including a teen challenge course and other outdoor teen activities.

### **Capital Improvements Element**

*Current Conditions - To safeguard the health, safety, and welfare of its citizens, the State of Florida passed mandates that require local governments to establish minimum level of service standards and maintain capacity to meet concurrency requirements for six types of public facilities. One of those six include Parks and Recreation Placemaking.*

## Agenda Item #6.

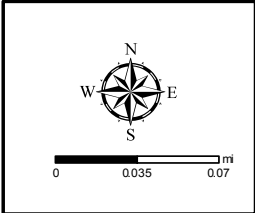
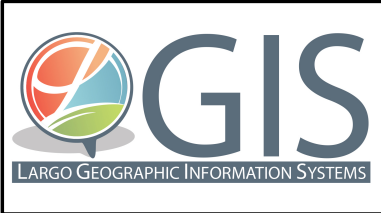
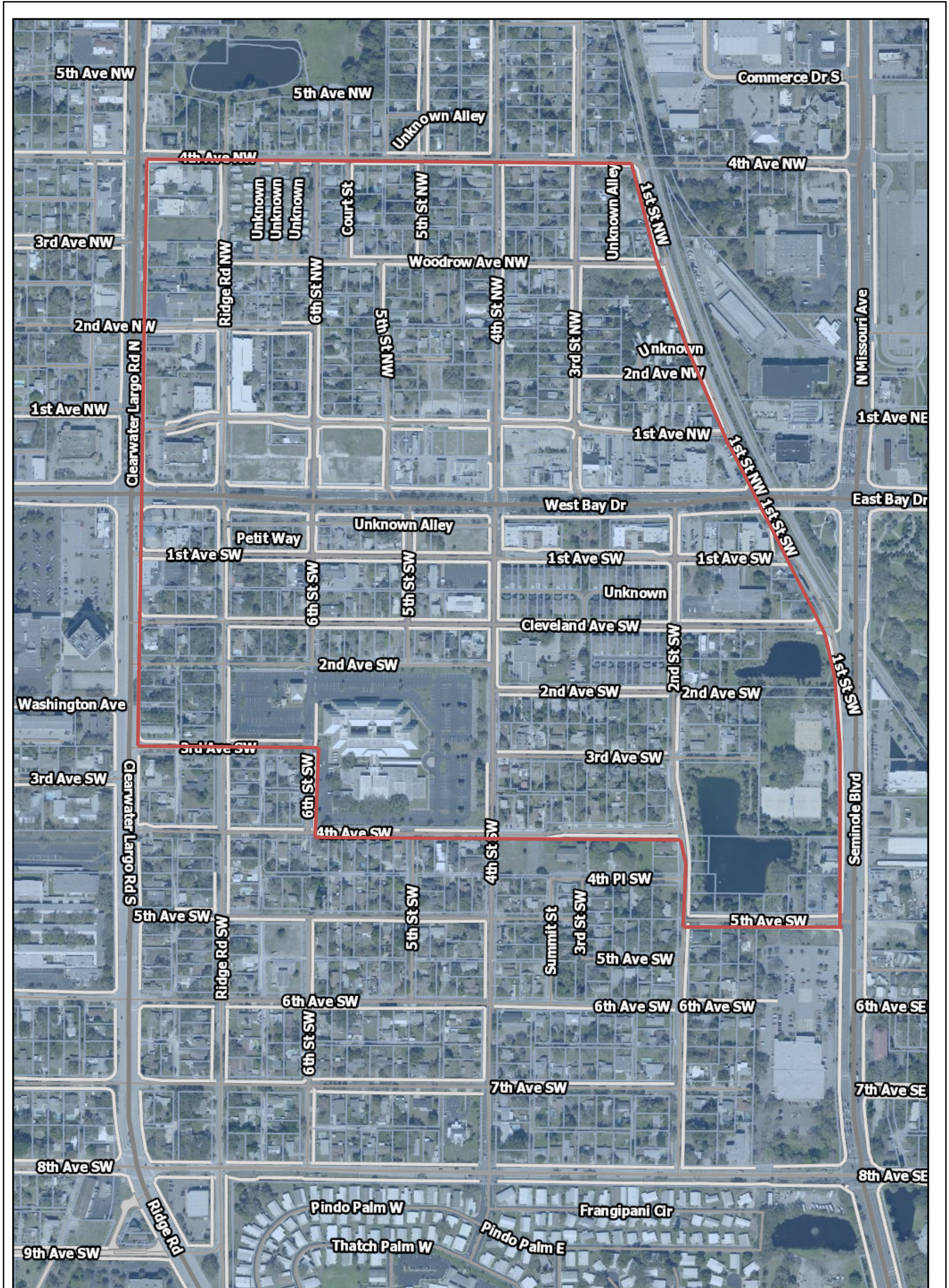
*Level of Service Standards - 7.5 parkland acres per 1,000 residents for parks & 1 recreation facility per 35,000 residents.*

In order to maintain the level of service standard, infrastructure requires continual repair, maintenance, and replacement in addition to expanded capacity to accommodate new growth.

### **Conclusion**

The approval of this Land Use Plan Amendment designating all 11 parcels as Recreation/Open Space (R/OS) will allow for the expansion of passive and active functions at Bayhead Action Park which are in alignment with the Elements within the City of Largo's *Forwarding Our Future Comprehensive Plan*.





Downtown Ponds Drainage Area

Date: 1/7/2022