

Countywide Plan Map Amendment Application Form

Local Government Contact Information

Requesting Local Government:	CITY OF LARGO
Local Government Contact:	DIANE FRIEL, PLANNER II
Address:	201 HIGHLAND AVENUE, PO BOX 296, LARGO FL 33779
Phone:	727-587-6749; 7319
E-Mail Address:	dfriel@largo.com
Local Government Case #:	FLUM20-002
Local Government Ordinance #:	ORDINANCE NO. 2020-17

Property Owner Contact Information

Name(s):	2050 Detox Investments Inc.
Address:	2328 10 th Ave N. Suite 300, Lake Worth Beach, FL 33461
Phone:	N/A See Agent
E-Mail Address:	N/A See Agent

Agent Contact Information (if applicable)

Name(s):	James Marcus Vernon
Address:	1721 Rainbow Drive
Phone:	(727) 447-4444
E-Mail Address:	marcus@JamesMVernon.com

Characteristics of the Subject Property

Site Address(s):	2050 58 th Street North
Total Acreage of the Amendment Area:	5.012 acres
Existing Use(s):	Vacant
Proposed Use(s):	Single-family residential development
Parcel Identification #:	32-29-16-70362-100-1600
Legal Description of the Amendment Area:	<p>A PARCEL OF LAND LYING IN THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>THE NORTH 3/4 OF LOT 16, LESS THE NORTH 165 FEET THEREOF, PINELLAS GROVES, IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF,</p>

	<p>RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,</p> <p>The subject property as a whole contain 5.012 acres, more or less.</p> <p>ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS 32-29-16-70362-100-1600 AS DEPICTED IN ATTACHED EXHIBIT "A".</p>
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What is the adjacent roadway's Level of Service (LOS) grade?	N/A
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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
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Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	No
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If so, provide the name and address of the person(s):	
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If so, is the interest contingent or absolute?	
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If so, what specific interest is held?	
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Does a contract exist for the sale of the subject property?	No
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If so, is the contract contingent or absolute?	
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If so, provide the names of all parties to the contract:	
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Are there any options to purchase the subject property?	No
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If so, provide the names of all parties to the option:	
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Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	n/a
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Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	P/SP
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Proposed Countywide Plan Map Category(ies):	RLM
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Amendment tier (subject to confirmation):	<input type="checkbox"/> Tier I X Tier II <input type="checkbox"/> Tier III <input type="checkbox"/> To be determined
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Local Future Land Use Plan Map Information

Current Local Future Land Use Plan Map Category(ies):	I (Institutional)
Proposed Local Future Land Use Plan Map Category(ies):	RL (Residential Low)

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:

_____ March 5, 2020 _____

Application Checklist

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

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.

City Commission AGENDA ITEM REPORT



Meeting: City Commission - 05 May 2020
Presenter: Diane Friel, Community Development
Staff Contact: Diane Friel, Planner I Ext. 7319 dfriel@largo.com

TITLE

Ordinance No. 2020-17 - First Reading - Future Land Use Map Amendment At 2050 58th Street North From Institutional (I) To Residential Low (RL)

SUMMARY:

The applicant, James Marcus Vernon, agent for 2050 Detox Investments LLC, is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for a portion of a tract of land located at 2050 58th Street North totaling 5.012 acres, more or less. It is the applicant's intent to amend the land use classification from Institutional (I) to Residential Low (RL). The requested FLUMA will require an amendment to the Pinellas County, Countywide Plan Map from Public/Semi-Public (P/SP) to Residential Low Medium (RLM) category.

The subject property consists of approximately 5.012 acres of land located west of 58th Street North and south of 164th Avenue North. Official records from the County indicate that the property, located at 2050 58th Street North, is owned by 2050 Detox Investments LLC and is classified as "General Office". In 2010, the property owners were granted a Development Agreement (DA09-03) which restricted the property to be used as an Assisted Living Facility (ALF) with 33 beds; the DA was set to expire on February 3, 2020. The facility was actively operating as an ALF until September 2016. A Conditional Use Approval (C2D-15-03) was issued on May 7, 2015, to redevelop the 33 bed ALF into a 40 bed sub-acute, medically monitored, adult detox center; however, the proposed development was never completed and the former ALF facility was demolished. The property remains vacant to date.

If the FLUMA is approved, the applicant has expressed interest in constructing single family homes on the property. Amending the land use classification from I to RL, will facilitate re-development of the site and would result in a 7.5 units/acre decrease in density and a 0.25 decrease in floor area ratio (FAR). The allowable impervious surface ratio (ISR) would remain the same at 0.65. Based on the allowable 5 units/acre for RL properties, the site could develop up to 25 dwelling units. Any future proposed development, such as the establishment of single family homes on the property, will be subject to the development review process and require site plan approval. Moreover, the current property owners may develop the site in full compliance with all applicable standards and provisions of the CDC.

The proposed RL land use classification is generally consistent with the goals, objectives and policies of the adopted Largo Comprehensive Plan, Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes. The Planning Board reviewed and unanimously approved this proposed FLUMA at a public hearing held March 5, 2020 (vote 7-0). If approved by the City Commission, this amendment will be submitted to Forward Pinellas, Planners Advisory Committee and the Countywide Planning Authority 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 July 2020.

CITY ATTORNEY REVIEWED:

Yes

CONSISTENT WITH:

Comprehensive Plan

POTENTIAL MOTION / DIRECTION REQUESTED:

Agenda Item #11.

I MOVE TO APPROVE/DISAPPROVE ORDINANCE NO. 2020-17 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. 2020-17](#)

[Planning Board Staff Report FLUM20-002](#)

ORDINANCE NO. 2020-17

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AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN FUTURE LAND USE MAP CLASSIFICATION OF THE WITHIN DESCRIBED TRACT OF LAND LOCATED AT 2050 58th STREET NORTH FROM INSTITUTIONAL (I) TO RESIDENTIAL LOW (RL), CONSISTENT WITH THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE CITY FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, public hearings have been held in consideration of the 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 tract of land is hereby re-designated on the City of Largo Comprehensive Plan Future Land Use Map from Institutional (I) as depicted in attached Exhibit "B," to Residential Low (RL) as depicted in attached Exhibit "C."

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

A PARCEL OF LAND LYING IN THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 3/4 OF LOT 16, LESS THE NORTH 165 FEET THEREOF, PINELLAS GROVES, IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,

The subject property as a whole contain 5.012 acres, more or less.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBERS 32-29-16-70362-100-1600 AS DEPICTED IN ATTACHED EXHIBIT "A".

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

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

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

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APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

ATTEST:

Mayor

City Clerk

REVIEWED AND APPROVED:

City Attorney

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Agenda Item #4.

4. Chapter 17: Nonconforming Lots, Uses & Structures

APPLICANT INFORMATION:

NAME/TITLE: James Marcus Vernon, Esq., P.E.
COMPANY:
ADDRESS: 1721 Rainbow Drive
CITY/STATE/ZIP CODE: Clearwater, FL 33755
APPLICANT'S STATUS: Agent

SITE INFORMATION:

ADDRESS: 2050 58th Street North
LOCATION: West of 58th Street North and south of 164th Avenue North
PARCEL ID NUMBERS: 32-29-16-70362-100-1600
LOT SIZE: 5.012 acres (218,323 sq. ft.)
EXISTING LAND USE: Vacant
FUTURE LAND USE: Institutional (I)

Existing Land Use and FLUM of Adjacent Properties

Adjacent to	Existing Land Use	FLUM
North	Single-Family Home	Residential Low (RL)
South	Single-Family Home	Residential Low (RL)
East	58th Street N & Bay Vista Gardens Office Park	Major Collector & Residential/Office General (R/OG)
West	Single-Family Homes	Residential Low (RL) & Unincorp RL

PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY:

- In 1989, Pinellas County Zoning Department issued a Development Order for a 20 bed Assisted Living Facility (ALF).
- Between 1994 and 2003 the property received special exception, by the County Zoning Department and the Pinellas County's Board of Adjustments, to operate with a total of 33 beds and a reduction on parking requirements.
- Annexation A5-13-04: In April of 2004 the property was annexed into the City. The Assisted Living Facility operated until 2005. Adopted Ordinance 2004-30 on April 20, 2004.
- Future Land Use Map Amendment FLUM2-09-03: Residential Low (RL) to Institutional (I). Adopted Ordinance 2010-14 on February 2, 2010.
- Development Agreement DA09-03: Restricted the property to be used as an Assisted Living Facility with 33 beds. Approved February 3, 2010; expired February 3, 2020.
- Site Plan Review SPR1-10-04: Request to reopen a 33 bed assisted living facility located at 2050 58th Street North. Approved 2010.
- Conditional Use C2D-15-03: Request to redevelop a 33 bed assisted living facility into a 40 bed sub-acute medically monitored adult detox center located at 2050 58th St N. Approved May 7, 2015.
- Site Plan Review SPR1-15-08: Full Scale Site Plan and Development Order authorizing development of the property, which includes the construction of a 18,557 sq. ft. 40 bed sub acute medically monitored adult detox facility onto the site, landscaping, signage, and associated infrastructure improvements as depicted on the site plan. Approved August 4, 2016.

COMPREHENSIVE DEVELOPMENT CODE REQUIREMENTS:

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The proposed future land use change was evaluated for the extent to which the request complies with Section 163.3187 of the Florida Statutes and conforms with the standards set forth in Section 4.5.3 of the Comprehensive Development Code (CDC).

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

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

1. The subject property is currently classified by the Largo Comprehensive Plan: Forwarding Our Future 2040 Future Land Use Map as Institutional (I). Future Land Use Element (FLUE), Policy 1.1.1 of the Comprehensive Plan, requires that the City maintain consistency of the Future Land Use Map (Map 1) and the Countywide Plan Map Categories, where Map 1 provides the City of Largo's adopted Land Use Classifications as identified in Table FLUE-1. The request to change the classified use of the subject property from Institutional (I) to Residential Low (RL) is consistent with the adjacent properties. It is generally consistent and will not increase density or increase the need for future services within the City's Planning Service Area.

2. Table FLUE-1 describes Residential Low (RL) as, "generally appropriate to locations outside urban activity centers; in areas where use and development characteristics are low density residential in nature; and in areas serving as a transition between more suburban and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and thoroughfare highway network."

The proposed change from Institutional (I) to Residential Low (RL) is consistent with Table FLUE-1. The subject property is located less than a half-mile from the U.S. Highway 19 N/Roosevelt Blvd-East Bay Dr. Major Activity Center and within 600 feet of the Bay Vista Employment Activity Center. Except for the Residential/Office General (R/OG) uses on abutting property east of the site, the subject property is embedded in an area that encompasses Residential Low (RL) uses. These land use classifications are consistent with the applicant's proposed change and plans to redevelop the site with a new single family homes. In addition, all utilities are present to support.

3. The proposed change to the classified use of the property from I to RL is also consistent with the following objectives and policies of the Comprehensive Plan: Forwarding Our Future 2040:

1. FLUE, Policy 1.1.2: Ensure compatibility among land use classifications by preserving its characteristics throughout existing and future development in order to accommodate anticipated growth.
2. FLUE, Policy 1.1.3: Coordinate with adjacent jurisdictions and local government plans to ensure compatibility with existing and future planned uses along its common boundaries.
3. FLUE, Objective 1.3: Create a planning framework and implementation strategy that will enhance the livability and accessibility of Largo; promote public health and place-making principles; strengthen community identity, improve economic sustainability and enhance the aesthetics of the City.
4. FLUE, Policy 1.3.2: Plan, design, and create complete and well-structured neighborhoods whose physical layout and land use mix promote walking, bicycling, and public transportation use as a means of accessing services, food, retail, employment, education, childcare, recreation, and other destinations.
5. FLUE, Policy 2.2.2: Identify and promote infill development in established or built-out neighborhoods, often using vacant land or rehabilitating existing properties, to encourage many benefits, including financial savings for Largo, increased property values for residents and businesses and economic stabilization of distressed neighborhoods.

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

1. The requested land use map amendment proposes a change to property that comprises 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 2.3.3.2 Category/Symbol, Residential Low Medium (RLM) - Locational characteristics of the Countywide Rules, describes and characterizes RLM as, "generally appropriate to locations ranging from rural areas distant from urban activity centers, to suburban areas near or in proximity to urban activity centers; in close, walkable, or bikeable proximity to low-intensity neighborhood servicing uses and low to mid-intensity and density mixed-use areas; in areas where use and development characteristics are residential in nature; and in areas serving as a transition between rural or suburban to more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and highway network."

As stated above, the request to change the subject property from to Public/Semi-Public (P/SP) to RLM is consistent with Section 2.3.3.2. The subject property is vacant and in a suburban, low density residential neighborhood that is embedded in an area that encompasses a single-family neighborhood. All lots in the area, aside from the Bay Vista Gardens Office Park east of the site, have a Residential Low land use classification consistent with the applicant's proposed change. The subject property is within 1/4 mile of City-owned Datsko Park and fronts 58th Street North, a major collector which connects to Roosevelt Blvd (0.3 miles south) and Whitney Road (0.2 miles north), a principal arterial and major collector, respectively. Pinellas Suncoast Transit Authority (PSTA) transit stops with regular bus service are located along 58th Street North and Roosevelt Blvd and Whitney Road.

2. Section 2.3.3.2 Category/Symbol – Residential Low Medium (RLM) – Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Accessory Dwelling Unit in Compliance with Section 163.31771, F.S.; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural.

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: The subject property fronts 58th Street North which is designated as a major collector and maintained by Pinellas County. Sidewalk coverage is continuous of the east side and spotty on the west side of 58th Street. Per the Engineering and Services Department, there are currently no capital improvements planned in the vicinity of Roosevelt and 58th Street North. It is the applicant's intent to construct single family homes on the property. The requested land use change would decrease the impacts on infrastructure and on required levels of use relative to the allowable assisted living facility Institutional use from 2.7 trips per bed (83 beds x 2.7 = 224 trips per day) to 7.8 trips per dwelling unit (25 x 7.8 = 195 trips per day). There are no impacts to mass transit caused by the proposed FLUM amendment. Further access management and traffic circulation of the site will be analyzed during the site plan review process.

2. Potable Water: Any new development on the subject property will tie into the existing Pinellas County Utilities potable water network. Potable water demand is not expected to significantly increase with the change of use. The requested change in land use 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.

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3. Sanitary Sewer: There are two wastewater pump stations 1/2 of a mile north and upstream of the subject property (L.S. 48 and L.S. 53); however, the wastewater from the site feeds into an 18 inch gravity main gravity and flows south and then east into the Largo Wastewater Treatment Plant. All 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.

4. Drainage: Currently, there is no stormwater infrastructure on the subject property. The 5.012 acre site is primarily covered with pervious surfaces; however, any stormwater overflow that is generated is discharged from the site without treatment or attenuation. Upon submittal of a future project application, the applicant will have to comply with the standards of the Largo Comprehensive Development Code and Southwest Florida Water Management District regulations. The City provides stormwater drainage facilities and services throughout the City's planning service area in order to protect the health, safety and welfare of the inhabitants of the City. The existing or future drainage conveyance systems on private properties are maintained by the property owners. Discharges into public stormwater systems are the responsibility of the jurisdictional authority. In the event further development or redevelopment occurs on the property, stormwater systems will be improved or constructed by the property owner, in accordance with the rules and regulations of the City and Southwest Florida Water Management District. As contained in the Comprehensive Plan, Stormwater Subelement, Policy 1.1.1: The City shall utilize the following Level of Service (LOS) standards for flood control and water quality:

1) Flood Control:

A) 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.

B) 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.

2) Water Quality:

A) Stormwater ponds, or other similar Stormwater Management Systems, shall be designed to treat the first 1/2 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. No significant 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 amendment. Service is provided by Fire Station #40, located approximately 1/4 mile north of the property. Fire, rescue and emergency response services in Pinellas County are provided by first responder agreements. Current accessibility to the property is acceptable and the nearest fire hydrant is located on the property.

7. Financing Municipal Services: The major revenues that are collected from properties within the City limits (including the property) include ad-valorem taxes, stormwater fees, sanitary sewer monthly fees and impact fees, solid waste collection fees, communication service taxes, municipal utility taxes, franchise fees, and local business tax receipt fees. The revenues collected from properties are distributed into the City's General Fund, Wastewater Fund, Stormwater Fund and/or the Solid Waste Fund. In addition, the City will collect development fees at the time of any future development review and permitting, which includes: site plan review fees, infrastructure and building permit fees, recreation impact and facility fees, reclaimed water fees (if applicable), and other fees. These funding sources pay

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

8. Other: Should the property receive approval for the FLUM change and the property be developed all appropriate current and future City services not listed above are or will be available to the property 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 5.012 acres mol subject is Institutional (I). If approved through this FLUMA process, the proposed Residential Low (RL) classification would not allow the continuation of the property as a assisted living facility for drug rehabilitation. Any new proposed development at this site would be subject to only those uses Allowed or approved by a Conditional Use approval outlined in Table 6-1: Allowable Uses Within Land Use Classifications of the CDC. To furthermore ensure that the standards established in the CDC are met, any development proposed now or for the future, will be reviewed and approved by staff during the site plan review process.

II. Demonstration of Need

1. If the FLUM amendment is approved, the 5.012 acre parcel owned by 250 Detox would be designated as Residential Low (RL) which is compatible with the surrounding area. The applicant has expressed interest in developing the subject property with single family homes. Any future proposed (re)development will be subject to the development review process and development standards of the CDC.

III. Parcels Ability to Develop in Compliance of CDC Standards

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

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

- 1. The subject property is located within Zone X, Area of Minimal Flood Hazard;
- 2. The subject property is not located within the Coastal High Hazard Area;
- 3. The subject property is located within Level C Hurricane Evacuation Zone; and
- 4. The proposed amendment does not create any significant negative impact(s).

V. Scenic/Noncommercial Corridors

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

PUBLIC NOTIFICATION REQUIREMENTS:

MAILED WRITTEN NOTIFICATION: February 4, 2020
PUBLISHED NEWSPAPER NOTIFICATION: February 21, 2020
POSTED PROPERTY NOTICE: February 27, 2020

STAFF RECOMMENDATION:

Overall, the proposed Comprehensive Plan Future Land Use Map (FLUM) Amendment is consistent with the goals, objectives, and policies of the adopted Largo Comprehensive Plan, Comprehensive Development Code, Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes. Staff recommends approval.

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SUGGESTED MOTIONS FOR THE PLANNING BOARD:

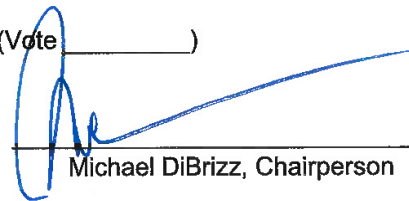
I MOVE TO APPROVE FLUM20-002 – 2050 58TH STREET NORTH FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED FUTURE LAND USE MAP AMENDMENT MEETS THE REQUIREMENTS OF CDC SUBSECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS SUBJECT TO ALL STAFF RECOMMENDATIONS.

I MOVE TO DENY FLUM20-002 – 2050 58TH STREET NORTH FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED FUTURE LAND USE MAP AMENDMENT DOES NOT MEET THE REQUIREMENTS OF CDC SUBSECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS.

RECOMMENDATION:

RECOMMENDATION:

Approval (Vote 7/0)
 Approval with conditions (Vote _____)
 Denial (Vote _____)



Michael DiBrizz, Chairperson

Approved By:

Rick Perez, Planning Manager

Status:

Approved - 19 Feb 2020

SUPPORTING DOCUMENTS:

- [EXHIBIT A LOCATION MAP](#)
- [EXHIBIT B EXISTING FLU MAP](#)
- [EXHIBIT C PROPOSED FLU MAP](#)
- [EXHIBIT D AERIAL](#)
- [APPLICANT NARRATIVE](#)
- [EXHIBIT E SURVEY](#)

Agenda Item #4.

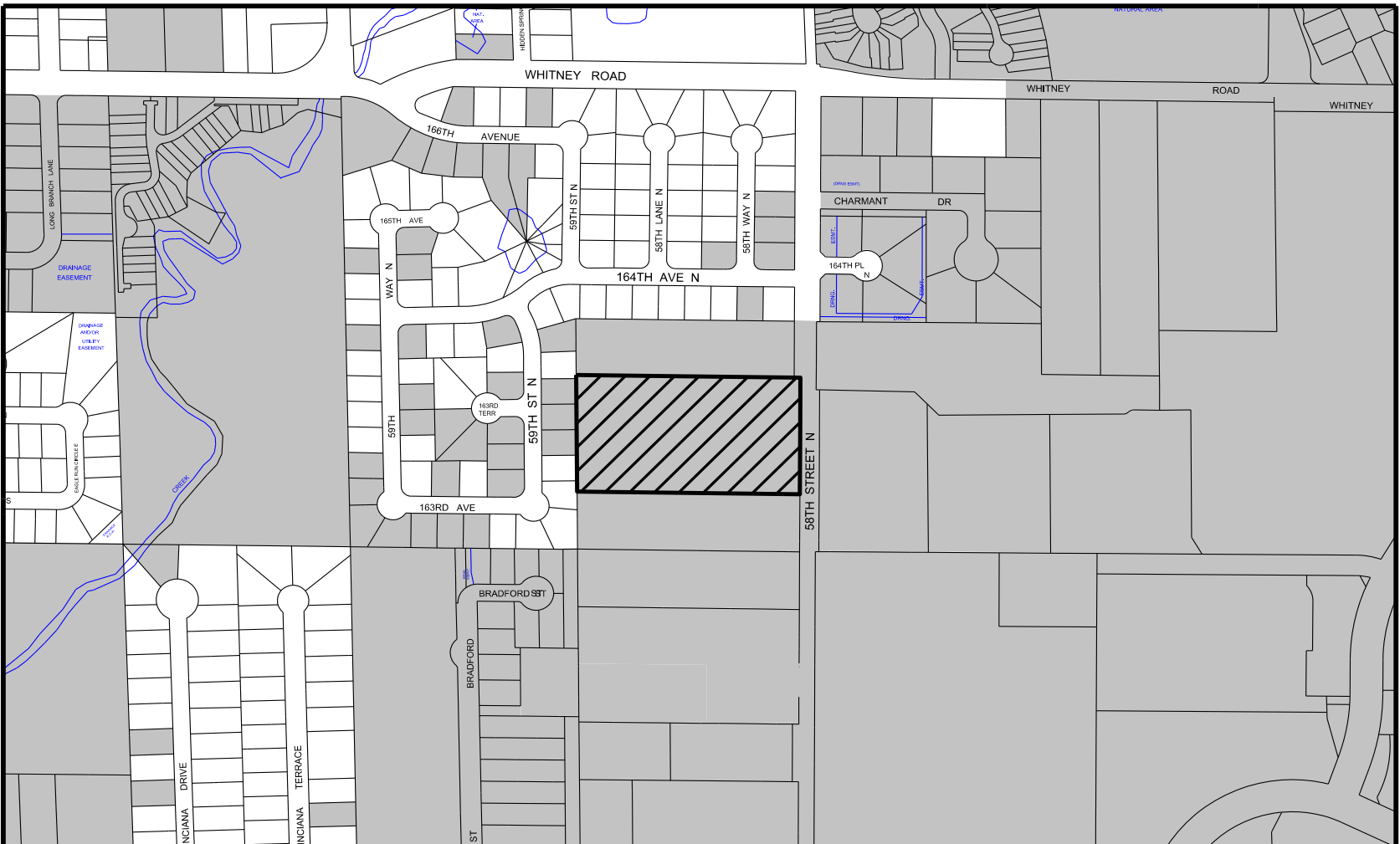


EXHIBIT "A"

Case #: ELUM20-002
 Subject: 2050 58th Street N (l to RL)
Future Land Use Map Amendment
 Location: 2050 58th Street N
32/29/16/70362/100/1600



Subject Property (5.012 acres)



City of Largo

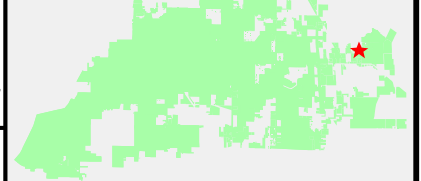


Scale: 1"=400'

Date: 01/30/20

By: DB

MAP LOCATION



THIS MAP WAS PREPARED BY
 THE CITY OF LARGO COMMUNITY DEVELOPMENT DEPARTMENT

Agenda Item #4.

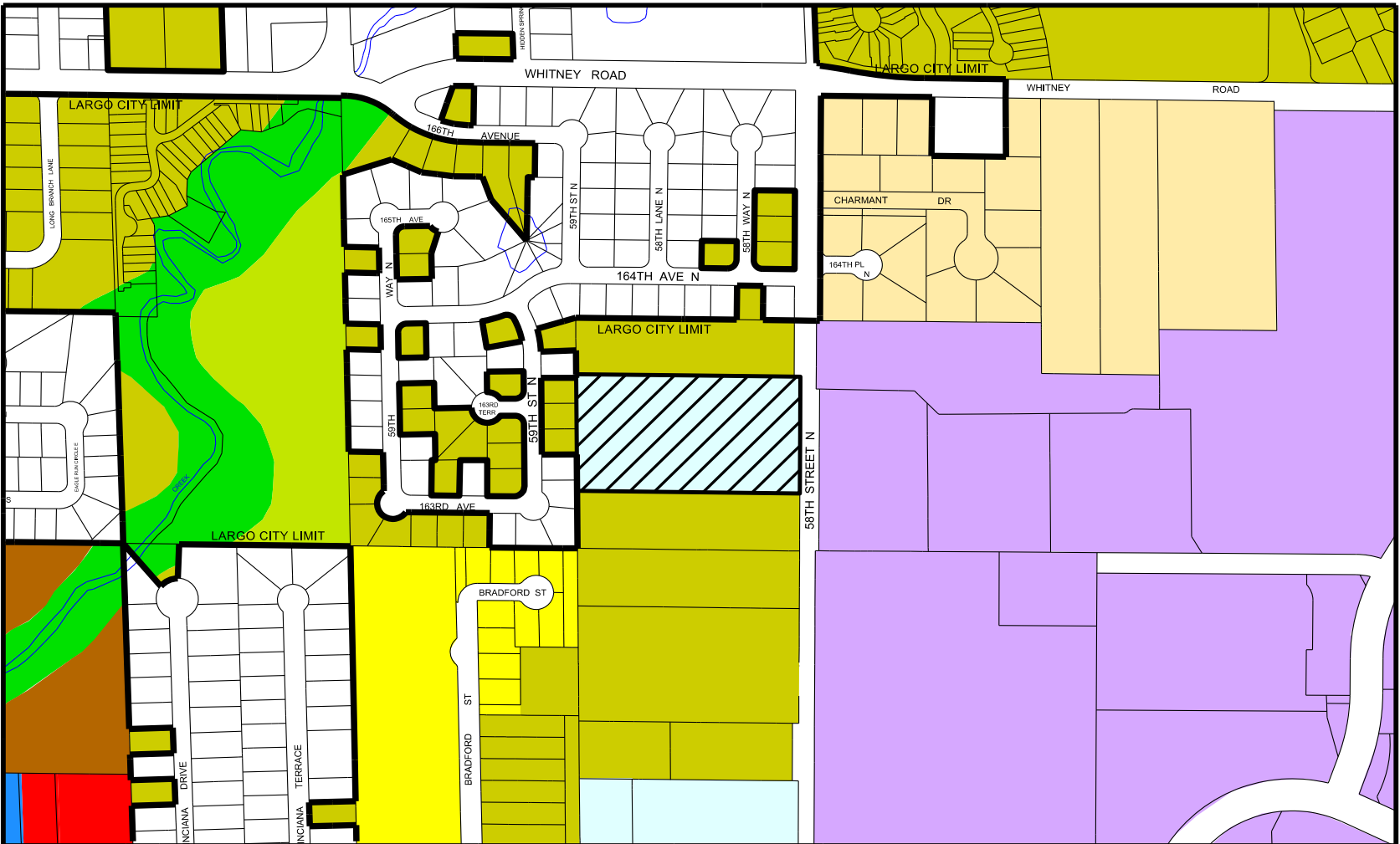


EXHIBIT "B"

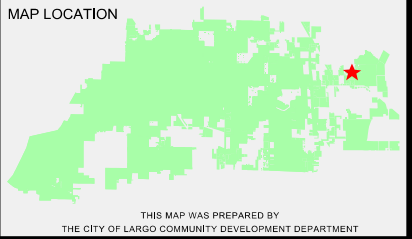
Case #: FLUM20-002
 Subject: 2050 58th Street N (I to RL)
Future Land Use Map Amendment
 Location: 2050 58th Street N
32/29/16/70362/100/1600

EXISTING FUTURE LAND USE MAP

- | | | | |
|--|----------------------------------|--|----------------------------|
| | Subject Property (5.012 acres I) | | Residential Medium |
| | Institutional (I) | | Residential/Office General |
| | Residential Estate | | Commercial General |
| | Residential Suburban | | Transportation/Utility |
| | Residential Low | | Preservation |
| | Residential Urban | | Largo City Limits |



Date: 01/30/20
 By: DB



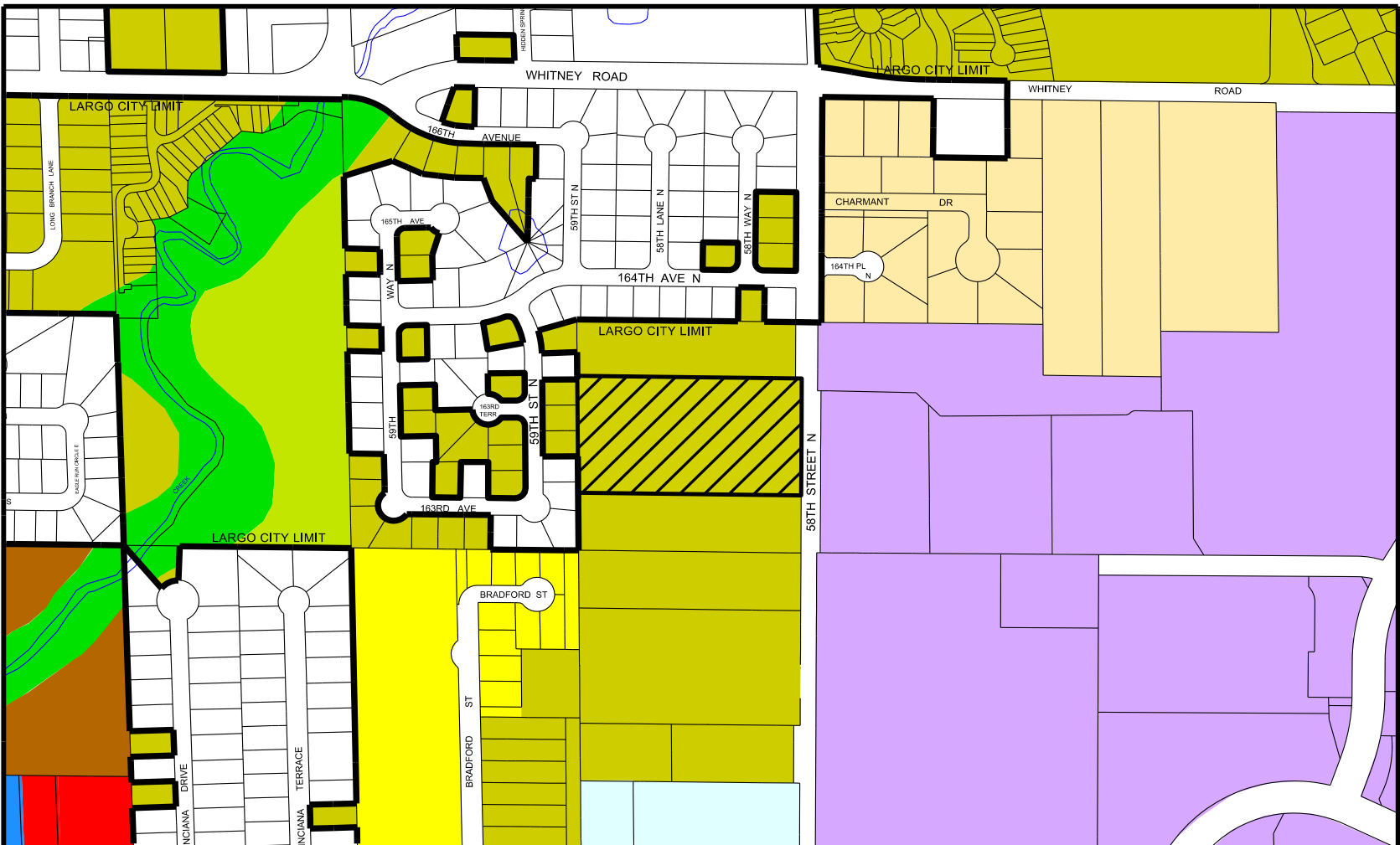


EXHIBIT "C"

Case #: FLUM20-002
 Subject: 2050 58th Street N (I to RL)
Future Land Use Map Amendment
 Location: 2050 58th Street N
32/29/16/70362/100/1600

PROPOSED FUTURE LAND USE MAP

- Subject Property (5.012 acres RL)
- Institutional
- Residential Estate
- Residential Suburban
- Residential Low (RL)
- Residential Urban
- Residential Medium
- Residential/Office General
- Commercial General
- Transportation/Utility
- Preservation
- Largo City Limits

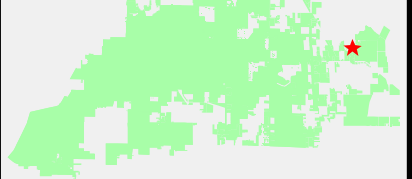


Scale: 1"=400'

Date: 01/30/20

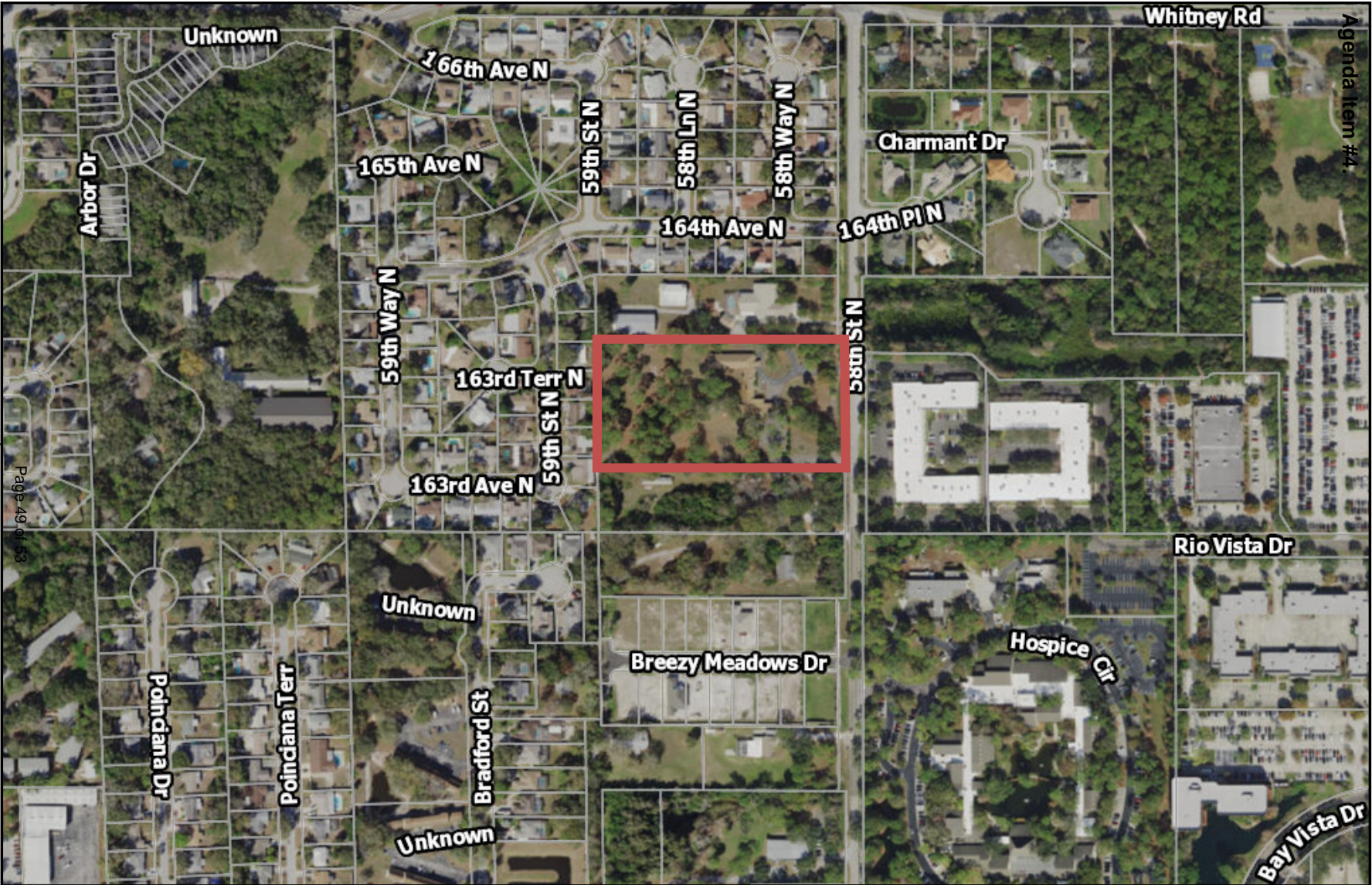
By: DB

MAP LOCATION

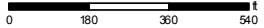


THIS MAP WAS PREPARED BY
 THE CITY OF LARGO COMMUNITY DEVELOPMENT DEPARTMENT

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Case #: FLUM20-002

Subject: 2050 58th Street N (I to RL)
Future Land Use Map Amendment

Location: 2050 58th Street N (32/29/16/70362/100/1600)

EXHIBIT "D" AERIAL



Subject Property (5.012 acres)

Date: 2/3/2020

Agenda Item #4.

**NARRATIVE TO LAND USE CHANGE APPLICATION
BEFORE THE CITY OF LARGO**

2050 58TH STREET, LARGO, FLORIDA, 33710

PARCEL IDENTIFICATION NUMBER: 32-29-16-70362-100-1600

SUBMITTED JANUARY 17, 2020

This application for the change of land use is being made pursuant to, and consistent with, Chapter 4, Section 4.5 of the Largo Code of Ordinances. The applicant seeks to change the land use from an institutional drug rehabilitation and medical use to that of single family residential which is more consistent with the uses of the adjoining parcels and the parcels in the general vicinity. Pursuant to said Section 4.5, this application for a land use change triggers Level IV hearing procedures. This appendix is being submitted to address the requirements of Level IV hearings and the related land use requirements.

The applicant is 2050 Detox Investments, LLC. The deed of conveyance into 2050 Detox Investments and a title report confirming ownership are attached hereto as composite Exhibit "A" to this application.

Pursuant to Section 4.5.3, certain requirements and objects must be shown. As required is Section 4.5.3(A), this application is consistent with the goals, objectives, and policies of the Comprehensive Plan and Ch. 163, Part II, Florida Statutes and the Countywide Rules. Specifically, both the parcels in this area within the City of Largo, and those currently remaining in the unincorporated portions of Pinellas County, have the identical land use as the use being requested. Directly across 58th Street to the east is an office/industrial parcel with the more intensive land use designation of residential office general (R/OG). If anything, the current use is inconsistent with the goal and objectives and the requested use bring a uniformity of use to the area.

As required is Section 4.5.3(B), this application is compatible with the adjacent parcels and the planned neighborhood is based on standards set out in the Comprehensive Plan (Table FLU-1 of the Future Land Use Element, Location Criteria for Future Land Use classifications). As referenced above, all parcels in this area within the City of Largo, and those currently remaining in the unincorporated portions of Pinellas County, have the identical land use as the use being requested. Directly across 58th Street to the east is an office/industrial parcel with the more intensive land use designation of residential office general (R/OG). The requested use would bring a uniformity of use to the area. Further, the proposed project meets or exceeds the compatibility criteria established in this CDC as follows:

4.5.3(B)(1): The requested land use would reduce the impacts on infrastructure and on the required levels-of-use relative to the current use. There will be less traffic, less emergency responder requirements and less consumption of public facilities.

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4.5.3(B)(2): The use is consistent with the needs and requirements of the land use code. A single family use is needed in Pinellas County and this area has been developed and the land uses adopted consistent with that need.

4.5.3(B)(3): The requested land use can be developed in full compliance with any and all applicable standards of the CDC. Further, there is currently a development agreement and a development order for the site allowing for the construction and expansion of a drug treatment and medical facility. The development order and development agreement shall be terminated as a consequence of the land use change and be of no further force or effect. A copy of the Development Agreement and the Development Order are attached hereto as composite Exhibit "B."

4.5.3(B)(4): There are no environmentally sensitive areas on the site and no protected or other sensitive animal life in the area. The soil conditions are natural and undisturbed existing soils and there are no buried materials, toxic contamination or wetlands. The CDC provides for mitigating all other effects such as storm design and tree replacement and related environmental issues.

4.5.3(B)(5): The site neither exists in a Special Flood Hazard area nor is the development a high density or intense development.

4.5.3(B)(6): The site (a) is not in a Coastal High Hazard Area, b) will not have a density higher than five (5) dwelling units per acre and (c) will have a lower intensity of use upon the approval of the proposed application.

4.5.3(B)(7): The proposed use is less intensive, will require less use of infrastructure in the event of an evacuation and will not impact routes. Evacuation shall be via public rights-of-way and established evacuation routes.

4.5.3(B)(8): The site is not along a Scenic/Noncommercial Corridor.

4.5.3(B)(9): As states in section 4.5.3(A) above, this application is consistent with the goals, objectives, and policies of the Comprehensive Plan and Ch. 163, Part II, Florida Statutes and the Countywide Rules. Specifically, both the parcels in this area within the City of Largo, and those currently remaining in the unincorporated portions of Pinellas County, have the identical land use as the use being requested. Directly across 58th Street to the east is an office/industrial parcel with the more intensive land use designation of residential office general (R/OG). If anything, the current use is inconsistent with the goal and objectives and the requested use bring a uniformity of use to the area.

As required pursuant to section 4.5.4(A) all application requirements are attached hereto. Specifically, attached hereto please find:

4.5.4(A)(1): The City's standard application is attached hereto. The signature on the application is notarized by the authorized representative James M. Vernon, Esquire, P.E. and also attached is a letter of authorization (titled a "Limited Power of Attorney") from the property owner authorizing an agent to process an application on the owner's behalf.

Agenda Item #4.

4.5.4(A)(2): The application fee of \$2,400 is attached.

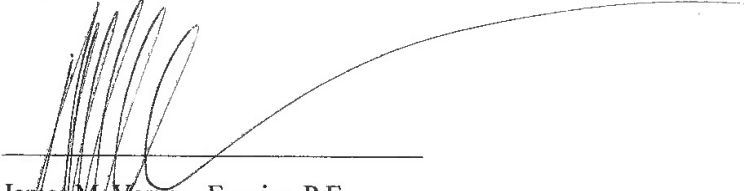
4.5.4(B)(3): Thirteen copies of the written statement regarding the consistency of the request is the first portion of this appendix and is stated above.

4.5.4(A)(4): Thirteen copies of a certified survey is attached. The survey includes all includes natural resources, soils, topography, flood hazards, existing land use(s), and the future land use categories of the site and surrounding properties.

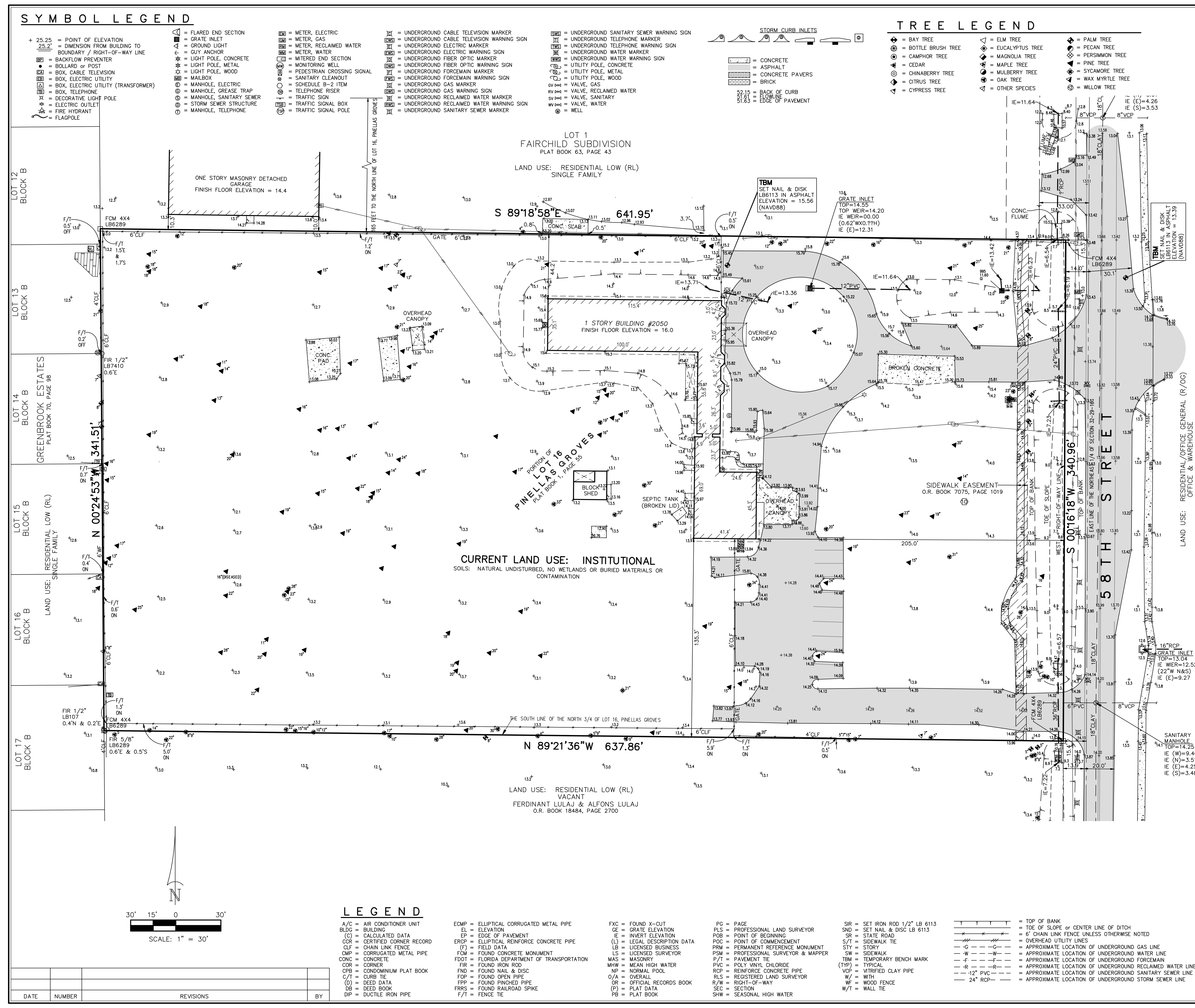
4.5.4(A)(5): The projected impacts to on-site and abutting natural resources, to public facilities and services, and to the transportation network, are described above. There are no natural resources to impact and public facilities and services, together with all impacts to the transportation network, are consistent with the adjoining uses and are less intense than those currently allowed under the existing land use category.

4.4.4(A)(6): The applicant is prepared to address any other items as may be required by the DCO to completely describe or evaluate the request.

Respectfully submitted;



James M. Vernon, Esquire, P.E.
Agent for the owner



SECTION 29, TOWNSHIP 29 S, RANGE 16 E
 PINELLAS COUNTY, FLORIDA
 DESCRIPTION

THE NORTH 3/4 OF LOT 16, LESS THE NORTH 165 FEET THEREOF, PINELLAS GROVES, IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
 CONTAINING 5.012 ACRES OF LAND, MORE OR LESS.
 FOLIO 32-29-16-70362-100-1600

NOTES

- BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF 58TH STREET, BEING ASSUMED AS S 00°16'18"W.
 - SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
 - NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLAS AND VISIBLE SURFACE EVIDENCE.
 - RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
 - ALL FOUND POINTS ARE UNMARKED UNLESS OTHERWISE NOTED. ALL PERIMETER BEARINGS AND DISTANCES ARE ALSO FIELD MEASURED UNLESS NOTED.
 - THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
 - THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 12103C0137G, EFFECTIVE DATE SEPTEMBER 3, 2003. POLARIS ASSOCIATES, INC. AND THE SIGNING SURVEYOR HEREOF ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION.
 - ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED ON INFORMATION AVAILABLE DURING THE PREPARATION OF THE SURVEY. THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.
 - SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THIS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
 - UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN HERE FURNISHED TO POLARIS ASSOCIATES, INC. AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - DESCRIPTIONS AND EASEMENTS SHOWN HEREON WERE TAKEN FROM A FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, FIRST AMERICAN FILE NUMBER: 1082-3267409, DATE OF POLICY: JUNE 24, 2015, ISSUED BY DLA PIPER, LLP (US), 100 NORTH TAMPA STREET, SUITE 2200, TAMPA, FL 33602-5809.
- THE FOLLOWING ARE SCHEDULE B II EXCEPTIONS:
- ITEMS 1 THROUGH 7. NOT MATTERS OF SURVEY
 - ITEM 8. THAT CERTAIN INDENTURE AS RECORDED IN OFFICIAL RECORDS BOOK 7015, PAGE 1635. AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.
 - ITEM 9. AVIGATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7056, PAGE 1099. AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.
 - ITEM 10. SIDEWALK EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7075, PAGE 1019. SHOWN HEREON.
 - ITEM 11. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 7250, PAGE 546. AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.
 - ITEM 12. MEMORANDUM AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10991, PAGE 1613. AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.
 - ITEM 13. DEVELOPMENT AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 16914, PAGE 2602. AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.
 - ITEMS 14 & 15. NOT MATTERS OF SURVEY
 - ITEM 16. MATTERS OF SURVEY SHOWN HEREON.
12. ELEVATIONS ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BM32A" HAVING AN ELEVATION 15.198 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). TO OBTAIN NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 29) ELEVATIONS, ADD 0.86 FEET TO THE ELEVATIONS SHOWN HEREON.
13. TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER. SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
14. THIS SURVEY IS BASED ON U.S. FEET.
15. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION AT THE TIME OF THE PREPARATION OF THE SURVEY.
16. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION AT THE TIME OF THE PREPARATION OF THE SURVEY.

CERTIFICATION

CERTIFIED TO: 2050 DETOX INVESTMENTS, LLC; KARAN KAWA LAND HOLDINGS, LLC

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-5, 7a, 8, 9, 11, 13, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 7, 2020.

DATE OF MAP: JANUARY 7, 2020

DAN H. RIZZUTO
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER LS 5227
 STATE OF FLORIDA

PROJECT: 58TH STREET

TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY
 BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR: MARCUS VERNON

POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNDAVE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 461-6113

DATE OF SURVEY: JANUARY 7, 2020

CHECKED BY: DHR	SCALE: 1" = 30'	DRAWN BY: RED	JOB NO: 5105-01	DRAWING PATH: H:\ANS108\DWG\510501.DWG	SHEET: 1 OF 1
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