



Submit applications to:
Forward Pinellas
310 Court Street, 2nd Floor
Clearwater, FL 33756
Telephone: 727.464.8250
Email: info@forwardpinellas.org

Countywide Plan Map Amendment Application Form

Local Government Contact Information

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

Property Owner Contact Information

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

Agent Contact Information (if applicable)

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

Characteristics of the Subject Property

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

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

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

Disclosure of Interest Statement

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

Countywide Plan Map Information

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

Local Future Land Use Plan Map Information

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

Local Action Date

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

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

Application Checklist

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

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.

FLUM Amendment PLANNING STAFF REPORT



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

Memo Date: **Agenda Date:** Planning Board - 06 Jun 2024
To: Community Development
Staff Contact: Whitney Clark, Planner I
Subject/Case: FLUM24-004 (Ordinance No. 2024-41) - 3950 East Bay Drive Future Land Use Map Amendment

INTRODUCTION:

The applicant, Craig Taraszki, Esq. with Johnson, Pope, Bokor, Ruppel, and Burns, LLP, representing the ownership group, is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for the property located at 3950 East Bay Drive totaling 1.46 acres, more or less. According to the City of Largo Future Land Use Map, the subject site currently has a split land use with the northern approximately 0.65-acre portion of the parcel classified as Residential/Office General (R/OG) and the southern 0.81-acre portion of the parcel classified as Commercial General (CG). The applicant is requesting an amendment to the City's Future Land Use Map from Residential/Office General (R/OG) and Commercial General (CG) to Commercial General (CG).

On the Forward Pinellas Countywide Plan Map, the subject site also has two separate land use classifications with the northern portion of the parcel classified as Office (O) and the southern portion classified as Retail and Services (R&S). It should be noted that the Countywide Plan Map shows the Office portion of the site in a flag shaped configuration that is not present on the City of Largo FLUM. To rectify this discrepancy, the proposed FLUMA accounts for the entire acreage of the site and would result in a change to the Countywide Plan Map from Office (O) and Retail and Services (R&S) to Retail and Services (R&S). Additionally, the subject site is located adjacent to Belcher Road which is classified as a Scenic/Noncommercial Corridor (SNCC) on the Countywide Plan Map. The segment of the SNCC adjacent to the R&S portion of the property has a Mixed Use Corridor subclassification overlay, however, the portion of the SNCC adjacent to the O portion of the property has a Residential subclassification. Because the proposed FLUMA would change the land use classification from Office to Retail and Services on the Countywide Plan Map, the SNCC classification, in turn, must be amended from Residential to Mixed Use and adopted as an overlay.

PURPOSE AND INTENT / BACKGROUND:

The property consists of approximately 1.46 acres located at 3950 East Bay Drive situated north of East Bay Drive and West of Belcher Road (PIN: 36-29-15-94575-000-0010). Official records from the City and the Pinellas County Property Appraisers Office (PCPAO) indicate that the property is owned by Largo 009, LLC and classified as a "Single Building Store".

On October 12, 2009, a Development Order (DO) was issued for full scale case SPR1-08-17 permitting the construction of a 13,580 square foot (sf) single story building with a drive-thru to be used as a Walgreens retail store and pharmacy. The DO indicates that prior to this development, the 1.46-acre property known now as 3950 East Bay Drive was comprised of three separate parcels/portions of parcels. The northern portion of the property, that is currently classified as Residential/Office General (R/OG), was previously a 0.64-acre parcel addressed as 147 Belcher Road. The southern portion of the property, currently classified as Commercial General (CG), was previously a 0.76-acre parcel addressed as 3950 East Bay Drive. The "flagpole" portion of the property shown as Office (O) on the Countywide Plan Map (Exhibit F) was previously a part of the neighboring parcel addressed as 3800 East Bay Drive. Ultimately, the combination of these three lots resulted in the current split land use seen on both the Countywide Plan Map and City of Largo FLUM.

According to both the current Comprehensive Development Code (CDC) and the version in effect in 2009 when the Walgreens DO was issued, retail uses are/were considered allowable by right in CG land use classifications and conditionally allowable in R/OG land use classifications. Through Ordinance No. 2011-03, the CDC was amended to add restrictions to several uses that are not normally allowed within their corresponding land use categories in accordance with the Countywide Plan Rules. As indicated by footnote 18 in CDC Table 6-1, standalone retail uses on properties with R/OG land use classifications are required to comply with the provisions established in CDC Section 6.1.3 - *Uses Not Normally Allowed in a Land Use Category*. This section restricts uses not normally allowed from being established on properties adjacent to Scenic Noncommercial Corridors (SNCCs). Belcher Road, located east of the subject property, is classified as a SNCC as shown on Countywide Plan Map Submap No. One (Exhibit E). Because of this SNCC classification, a conditional use to establish retail on the R/OG portion of the site could no longer be approved per CDC Section 6.1.3. A. As such, the existing retail use is deemed legally nonconforming. It should be noted that Walgreens did vacate the site in 2015 and was subsequently replaced by a Verizon cellular store.

The applicant is ultimately seeking a Future Land Use Map Amendment from R/OG and CG to CG to eliminate the split land use classification and to bring the legally nonconforming use into compliance. As mentioned previously, approval of this FLUMA would also correct the inconsistency between the Countywide Plan Map category and the City of Largo Future Land Use Map. At this time, the applicant has not indicated any plans to redevelop the property.

APPLICABLE CDC CHAPTERS/SECTIONS:

- Chapter 4: Hearing Procedures in General, Section 4.5: Level IV, Comprehensive Plan Future Land Use Map Amendment
- Chapter 4: Hearing Procedures in General, Section 4.2 - Level III, Conditional Use Review
- Chapter 5: Land Use Classification
- Chapter 6: Allowable Uses
- Chapter 8: General
- Chapter 17: Nonconforming Lots, Uses and Structures

APPLICANT INFORMATION:

NAME/TITLE: Craig Taraszki, Esq.
 COMPANY: Johnson, Pope, Bokor, Ruppel & Burns, LLP
 ADDRESS: 490 1st Avenue South, Suite 700
 CITY/STATE/ZIP CODE: St. Petersburg, FL, 33701
 APPLICANT'S STATUS: Authorized Agent

SITE INFORMATION:

ADDRESS: 3950 East Bay Drive, Largo, FL 33771
 LOCATION: West of South Belcher Road and North of East Bay Drive
 PARCEL ID NUMBERS: 36-29-15-94575-000-0010
 LOT SIZE: 1.46 acres (63,611 square feet)
 EXISTING LAND USE: Single Building Store
 FUTURE LAND USE: Residential/Office General (R/OG) and Commercial General (CG)

Existing Land Use and FLUM of Adjacent Properties			
Adjacent to	Existing Land Use	FLUM	
North	Largo Fire Station 42	Institutional (I)	
South	East Bay Drive (Minor Arterial) and Financial Institution	Commercial General (CG)	
East	Belcher Road (Minor Arterial and Scenic Noncommercial Corridor) and Single Building Store	Commercial General (CG)	
West	Medical Office Building	Residential/Office (R/OG)	General

PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY:

SPR1-08-17: Development Order Walgreens - Approved October 12, 2009

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 Chapter 164, Part II, Florida Statutes and the Countywide Rules.

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

The Largo Comprehensive Plan: Forwarding Our Future 2040, Future Land Use Map currently specifies that the subject property is classified as Residential/Office General (R/OG) and Commercial General (CG). Future Land Use Element (FLUE), Policy 1.1.1 of the Comprehensive Plan requires that the City maintain consistency with 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.

Allowing the requested change to CG would be consistent with the intent of Policy 1.1.1 (stated above) whereas, Table FLUE-1 describes Commercial General (CG) as, "generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use, and in areas in proximity to and with good access to major transportation facilities including mass transit." CDC Chapter 5 states that the CG classification is "applied to those areas considered appropriate for development with uses intended to provide commercial goods and services on a citywide basis, with the objective of encouraging consolidated commercial centers providing for the full spectrum of commercial uses. Appropriate locations are in, and adjacent to, activity centers where surrounding land uses support and are compatible with intensive commercial activity, and in locations near and with good access to major transportation facilities, including mass transit. Uses in this land use designation have the potential for moderate to heavy traffic generation, extended hours of operation, noise due to collection and delivery vehicles, large outdoor air conditioning units, odors emanating from solid waste containers, and loss of privacy for abutting residential developments. Outside storage and drive-through facilities (heavy uses) are allowed if approved as part of the site plan review process. All repairs or similar odor emanating activity shall be indoor and/or shall not be visible from the right-of-way."

The subject property meets the general criteria for the CG land use classification as it is located at a signalized intersection of two minor arterial roadways. Both East Bay Drive and Belcher Road carry local and regional commuter traffic and are served by Pinellas Suncoast Transit Authority (PSTA) fixed route buses. Per the definition of CG outlined in CDC Chapter 5, appropriate locations for CG land use classifications are in or adjacent to activity centers and the subject property is located less than a mile away from the westernmost boundary of the Largo Tri-City Special Area Plan (LTC-SAP). The objective of the LTC-SAP is intended to encourage redevelopment and infill with a mix of higher density and intensity uses and transit-oriented design that supports increased walkability and transit usage. Per CDC Table 8-1, properties with a CG land use classification may develop up to 24 dwelling units an acre, a Floor Area Ratio (FAR) of 0.55, and an Impervious Surface Ratio (ISR) of 0.90. In comparison with the density and intensity afforded to other land use classifications within the City, a CG classification affords some of the highest base densities and intensities outside of activity centers or Community Redevelopment Districts. It should also be noted that the predominate future land use classification is Commercial General (CG) along East Bay Drive between U.S. Highway 19 and Keene Road. Ultimately, the proposed FLUMA would enable the property to act as a transition zone between the higher densities afforded in the LTC-SAP and result in greater consistency with surrounding properties located outside of the LTC-SAP.

The proposed change to the classified use of the property from CG and R/OG to CG is consistent with the following additional goals, objectives, and policies of the FLUE contained in the City of Largo Comprehensive Plan: Forwarding Our Future 2040:

- a. FLUE, Goal 1: Achieve a viable and healthy balance of land uses to improve the quality of life and support the vision, mission and values of Largo.

- b. FLUE, Policy 1.1.2: Ensure compatibility among land use classifications by preserving its characteristics throughout existing and future development in order to accommodate anticipated growth.
- c. FLUE, Policy 1.1.3: Coordinate with adjacent jurisdictions and local government plans to ensure compatibility with existing and future planned uses along its common boundaries
- d. FLUE, Objective 1.3: Create a planning framework and implementation strategy that will enhance the livability and accessibility of Largo; promote public health and placemaking principles; strengthen community identity, improve economic sustainability and enhance the aesthetics of the City.
- e. FLUE, Policy 1.3.1: Require all development to meet the locational criteria contained in Table FLUE-1.
- f. FLUE, Policy 1.3.2: Plan, design, and create complete and well-structured neighborhoods whose physical layout and land use mix promote walking, bicycling, and public transportation use as a means of accessing services, food, retail, employment, education, childcare, recreation, and other destinations.
- g. FLUE, Policy 1.3.3: Continue to strengthen community character using urban design standards/principles to achieve economic sustainability, strengthen community pride, protect natural resources and increase accessibility through, but not limited to: Crime Prevention through Environmental Design (CPTED); Low Impact Development (LID); Mixed-Use Development; Placemaking Principles; Form-Based Codes; Smart Growth Principles; Complete streets Principles; and Transit-Oriented Development.
- h. FLUE, Policy 1.3.4: Involve residents, business owners and other applicable stakeholders in the early stages of any development to foster local ideas and address local concerns for the proposed planning areas.
- i. FLUE, Goal 2: Revitalize, (re)develop and reconnect the City by transcending its interrelated planning system to achieve a future land use pattern that includes a full range of employment, shopping, civic and leisure opportunities.
- j. FLUE, Objective 2.1: Include a broad mix of uses, shared/joint uses, and compact developments, that will provide opportunities for housing while also addressing neighborhood and citywide demand for retail, services and employment.
- k. FLUE, Policy 2.1.6: Through partnerships and effective collaboration with local governments and Pinellas County/Forward Pinellas, continue to coordinate and (re)develop any interrelated planning system in accordance with Goal 16.0: Planning and Urban Design Principles of the Countywide Plan Strategies.
- l. FLUE, Objective 2.2: Devote effort to redevelopment and infill of existing commercial or residential areas that will provide alternatives to sprawl; conserve land; support and maximize each interrelated planning system.
- m. FLUE, Policy 2.2.1: Facilitate and support incremental infill and (re)development in the interrelated planning system by way of: urban design standards, bonus density and height, compact infill development, pedestrian-oriented site configurations and building designs, development guidelines, and capital improvement projects proposals to address safety and connectivity issues whenever feasible.
- n. FLUE, Policy 2.2.2: Identify and promote infill development in established or built-out neighborhoods, often using vacant land or rehabilitating existing properties, to encourage many benefits, including financial savings for Largo, increased property values for residents and businesses and economic stabilization of distressed neighborhoods.
- o. FLUE, Policy 2.2.3: Continue to implement redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure exists to support redevelopment.
- p. Goal 3: Plan for active living to provide residents with safe, convenient, and interconnected mobility options within neighborhoods, corridors, centers and other special area districts; and continue to guide Largo's participation in all planning efforts, intergovernmental and interagency coordination in accordance with the other elements of Forwarding Our Future 2040.
- q. FLUE, Policy 3.1.1: Ensure land use regulations remain consistent with City initiatives and programs, county-wide and regional long-range multi-modal transit plans, to improve a vibrant mix of uses and street-level activity. Where possible, land development patterns, including land use, density/intensity, urban form and related planning considerations, should be established in advance of transit service to establish transit-ready conditions.

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

The requested future land use map amendment proposes a change to a property that is comprised of less than 50 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:

Section 2.3.3.8 Category/Symbol, Retail & Services (R&S) - Locational characteristics of the Countywide Rules, describes and characterizes R&S as, "the category generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map, where its proximity to transportation facilities, including transit; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map, where its proximity to transit services supports the type and density/intensity of the proposed use characteristics."

As stated above, the request to change the subject property from Office (O) and Retail and Services (R&S) to Retail and Services (R&S) is consistent with Section 2.3.3.8 of the Countywide Rules. This category is intended to "depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses." Corresponding with the City's Commercial General (CG) land use classification, uses in this category are primarily automobile-oriented and have the potential for moderate to heavy traffic generation.

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

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

I. Impacts of Public Facilities and Services

1. Transportation: According to the Florida Department of Transportation (FDOT) Open Data Hub, the adjacent segment of East Bay Drive (between Keene Road and Bedford Circle West), located south of the subject site, carries approximately 62,500 annual average daily trips (AADT). The adjacent segment of South Belcher Road (between East Bay Drive and Sunset Point Road), located east of the subject site, carries approximately 16,800 annual average daily trips (AADT). Utilizing trip generation rates outlined in the Countywide Plan Rules, the generalized trip rate for properties classified as Retail and Services (R&S) is 433 trips per day per acre. The generalized trip rate for properties classified as Office (O) is 89 trips per day per acre. In its current configuration, approximately 0.81 acres of the subject property is classified as R&S and 0.65 acres is classified as O. As follows, the R&S portion of the property currently generates approximately 351 daily trips whereas the O portion of the property generates approximately 58 daily trips, which results in an estimated 409 trips per day to the subject site. Should the O portion of the site be amended to R&S, the estimated trip rate would increase by 282 trips per day, resulting in an overall average of 633 daily trips. While the proposed FLUMA may result in an increase to the average daily trip rate, it is projected that it will cause very minimal strain to the existing transportation network based on the current capacity of the adjacent roadways.

2. Sanitary Sewer: The subject property is serviced by the City of Largo sanitary sewer system. The proposed land use classification may result in an increased generation of wastewater. When applicable, proposed development will be subject to review and approval by staff during the site plan review process, and shall continue to comply with Comprehensive Plan, Sanitary Sewer Subelement, Policy 1.2.6: Operate the wastewater treatment plant at or below 90% of design capacity on an annual average.

3. Potable Water: The property will continue to be served with potable water from Pinellas County Utilities. When applicable, any new development on the subject property will tie into the existing Pinellas County Utilities potable water network. If the property were to be redeveloped with a more intense use, demand for potable

water could increase. Continued compliance must be maintained in line with Comprehensive Plan, Water Conservation Subelement, Policy 1.1.3: Sustain the level of service standard for potable water that is 120 gallons per capita per day (gcpd) until the year 2026 (next ten-year planning period), through the Pinellas County Ten-Year Water Supply Facilities Work Plan.

4. Drainage: Upon submittal of a future project application, the applicant will be required to comply with the standards of the Largo Comprehensive Development Code and Southwest Florida Water Management District (SWFWMD) regulations. The City provides stormwater drainage facilities and services throughout the City's planning service area in order to protect the health, safety, and welfare of the inhabitants of the City. The existing or future drainage conveyance systems on private property are maintained by 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(s), in accordance with the rules and regulations of the City and SWFWMD. 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 half 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 use on this site. An increased demand for solid waste services may occur following the proposed FLUMA. Continued compliance must be maintained in line 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 FLUMA. Service is provided by Fire Station #42 located directly north of the subject property. Fire, rescue, and emergency response services in Pinellas County are provided by first responder agreements. Currently, accessibility to the property is acceptable and a fire hydrant is present within the maximum distance permitted.

7. Financing Municipal Services: The major revenues collected from properties within the City limits 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. Additionally, the City would collect development fees at the time of any future development review and permitting, which includes site plan review fees, infrastructure permit fees, recreation impact and facility fees, reclaimed water fees (if applicable), and more. 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/are 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 identify all new capital and municipal improvements that may be necessary in providing any unforeseen infrastructure, transportation, or other needs.

Other: Should the property receive approval for the FLUM change and be redeveloped in the 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. To further ensure that the standards established in the CDC are met, any development proposed now or in the future, will be reviewed and approved by staff during the site plan review process. Any proposed uses must also be consistent with CDC Table 6-1 Allowable Uses Within Land Use Classifications.

II. Demonstration of Need

The subject site has successfully operated as a retail establishment since the Certificate of Occupancy was issued for Walgreens in 2011. Subsequent code amendments have removed the ability for any future uses denoted with footnote 18 in CDC Table 6-1 to be established on this site as it is located along South Belcher Road, which is a Scenic Noncommercial Corridor (SNCC). Because footnote 18 was added to stand alone retail uses in R/OG in 2011, the existing use on the site is considered legally nonconforming and is subject to the provisions outlined in CDC Chapter 17. Per CDC Section 17.3.A, should the landowner use the property or structure for a conforming use for any period of time or intentionally or voluntarily forgo the nonconforming use on the property for a period of 180 consecutive days or more, the property must conform to all standards of the CDC. Additionally, if a nonconforming use is discontinued as result of economic forces, acts of God, or by legal or other means, it cannot be reestablished. The applicant is seeking approval of the proposed FLUMA to make a nonconforming use conforming which may, in turn, positively affect the property value and financial viability of the site.

When an applicant seeks to (re)develop a property, the proposed use type must be considered allowable in the underlying land use classification in accordance with CDC Table 6-1. If a property, such as the subject site, has a split land use and an applicant is proposing to establish a use on the entire site, the proposed use must be allowable in each of the underlying land use classifications. Per CDC Table 6-1, the CG land use classification allows 82 uses by right, whereas the R/OG land use classification only permits 30 uses by right. Ultimately, the split land use classification present on this site severely limits the potential for redevelopment.

III. Parcels Ability to Develop in Compliance with CDC Standards

Upon submission of any future (re)development plans, staff will review the submission to ensure that all applicable 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 classification.

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

The subject property is located in FEMA Flood Zone X (Unshaded) and is not located in a Special Flood or Coastal High Hazard Area.

Parcel ID 36-29-15-94575-000-0010 is located in Hurricane Evacuation Zone D.

V. Scenic/Noncommercial Corridor

South Belcher Road, located immediately adjacent to the subject property, is classified as a Scenic/Noncommercial Corridor as designated by Countywide Plan Map Submap No.1 (Exhibit E). On the Countywide Plan Map, the segment of South Belcher Road east of the property has a subclassification of Mixed Use along the CG portion of the site and a Residential subclassification along the R/OG portion of the site. Per Section 6.5.4.1.3.B. of the Countywide Rules, any amendment to the Countywide Plan Map adjacent to a Scenic/Noncommercial Corridor, will include, as a function of the amendment, any requisite change to the Corridor Subclassification. Because the proposed FLUMA would change the land use classification from Office to Retail and Services on the Countywide Plan Map, the mixed use SNCC classification must be amended from Residential to Mixed Use and adopted as an overlay. While the City of Largo recognizes that South Belcher Road is classified as a SNCC, the City has not adopted the subclassification overlays as present on

Agenda Item #5.

the Countywide Plan Map. As a result, the proposed extension of the Mixed Use Corridor subclassification overlay will only amend the Countywide map.

PUBLIC NOTIFICATION REQUIREMENTS:

MAILED WRITTEN NOTIFICATION: May 12, 2024
PUBLISHED NEWSPAPER NOTIFICATION: May 22, 2024
POSTED PROPERTY NOTICE: May 30, 2024

STAFF RECOMMENDATION:

The proposed Comprehensive Plan Future Land Use Map Amendment (FLUMA) is consistent with the goals, objectives, and policies of the adopted Largo Comprehensive Plan, Comprehensive Development Code (CDC), Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes. Staff recommends approval of FLUM24-004 (Ordinance No. 2024-41).

SUGGESTED MOTIONS FOR THE PLANNING BOARD:

I MOVE TO APPROVE FLUM24-004 (ORDINANCE NO. 2024-41) - 3950 EAST BAY DRIVE FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED AMENDMENT MEETS THE REQUIREMENTS OF CDC SECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS, SUBJECT TO ALL STAFF RECOMMENDATIONS.

I MOVE TO DENY FLUM24-004 (ORDINANCE NO. 2024-41) - 3950 EAST BAY DRIVE 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 - 20 May 2024

SUPPORTING DOCUMENTS:

- [Ordinance No. 2024-41](#)
- [Exhibit A Map - Locator](#)
- [Exhibit B Map - Existing FLUM](#)
- [Exhibit C Map - Future FLUM](#)
- [Exhibit D Map - Aerial](#)
- [Exhibit E - Countywide Plan Map Submap No.1](#)
- [Exhibit F Map - Existing Countywide FLUM](#)
- [FLUM24-004 Narrative](#)
- [FLUM24-004 Survey](#)

the Countywide Plan Map. As a result, the proposed extension of the Mixed Use Corridor subclassification overlay will only amend the Countywide map.

PUBLIC NOTIFICATION REQUIREMENTS:

- MAILED WRITTEN NOTIFICATION: May 12, 2024
- PUBLISHED NEWSPAPER NOTIFICATION: May 22, 2024
- POSTED PROPERTY NOTICE: May 30, 2024

STAFF RECOMMENDATION:

The proposed Comprehensive Plan Future Land Use Map Amendment (FLUMA) is consistent with the goals, objectives, and policies of the adopted Largo Comprehensive Plan, Comprehensive Development Code (CDC), Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes. Staff recommends approval of FLUM24-004 (Ordinance No. 2024-41).

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RECOMMENDATION:

- RECOMMENDATION:
- Approval (Vote _____)
- Approval with conditions (Vote _____)
- Denial (Vote _____)

Michael DiBrizzi, Chairperson

Approved By:

Alicia Parinello, Planning Division Manager

Status:

Approved - 20 May 2024

SUPPORTING DOCUMENTS:

- [Ordinance No. 2024-41](#)
- [Exhibit A Map - Locator](#)
- [Exhibit B Map - Existing FLUM](#)
- [Exhibit C Map - Future FLUM](#)
- [Exhibit D Map - Aerial](#)
- [Exhibit E - Countywide Plan Map Submap No.1](#)
- [Exhibit F Map - Existing Countywide FLUM](#)
- [FLUM24-004 Narrative](#)
- [FLUM24-004 Survey](#)

ORDINANCE NO. 2024-41

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 3950 EAST BAY DRIVE FROM COMMERCIAL GENERAL (CG) AND RESIDENTIAL/OFFICE GENERAL (R/OG) TO COMMERCIAL GENERAL (CG), 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 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 Commercial General (CG) and Residential/Office General (R/OG) as depicted in attached Exhibit "B", to Commercial General (CG) as depicted in Exhibit "C".

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

LOT 1, WALGREENS 13030 AT BELCHER ROAD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 27, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE PERPETUAL EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS, EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS, AND WALKWAYS AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT AND COVENANTS AND CONDITIONS, BY AND BETWEEN, FREDRICK W. CARLSON, RICHARD C. KIDD, AS TRUSTEE OF THE RICHARD C. KIDD TRUST AGREEMENT U/T/D JUNE 17, 1992, RESTATED AS OF OCTOBER 24, 2006 AND WALGREEN CO., AN ILLINOIS CORPORATION, FILED MARCH 06, 2009, RECORDED IN OFFICIAL RECORDS BOOK 16516, PAGE 2076; AS AFFECTED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS AND CONDITIONS, FILED MAY 18, 2009, RECORDED IN OFFICIAL RECORDS BOOK 16586, PAGE 2405, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

The subject property as a whole contains 1.46 acres, more or less.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBER 36-29-15-94575-000-0010 AS DEPICTED IN ATTACHED EXHIBIT "A".

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

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

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

APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

ATTEST:

City Clerk

Mayor

REVIEWED AND APPROVED:



City Attorney

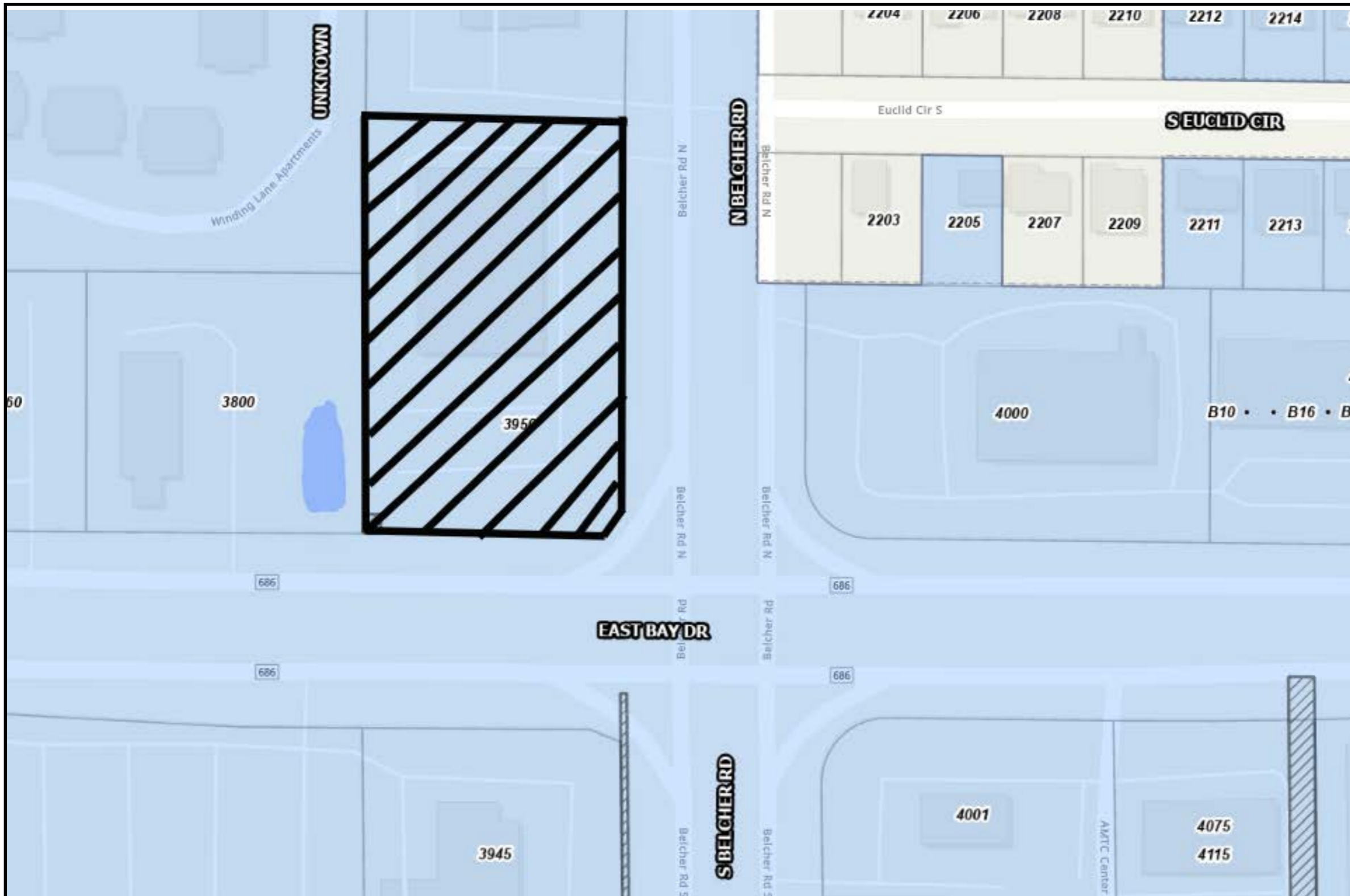


EXHIBIT A SITE LOCATION MAP

CASE #: FLUM24-004

SUBJECT: 3950 EAST BAY DRIVE
FUTURE LAND USE MAP
AMENDMENT

LOCATION:
36-29-15-94575-000-0010

LEGEND



-  Subject Property
-  City of Largo Boundaries



EXHIBIT "B"

Existing Future Land Use Map

Case #: FLUM24-004























Subject: 3950 East Bay Drive
Future Land Use Map
Amendment

Location: 36-29-15-94575-000-0010

Legend

 Subject Property

Largo Future Land Use Layer

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

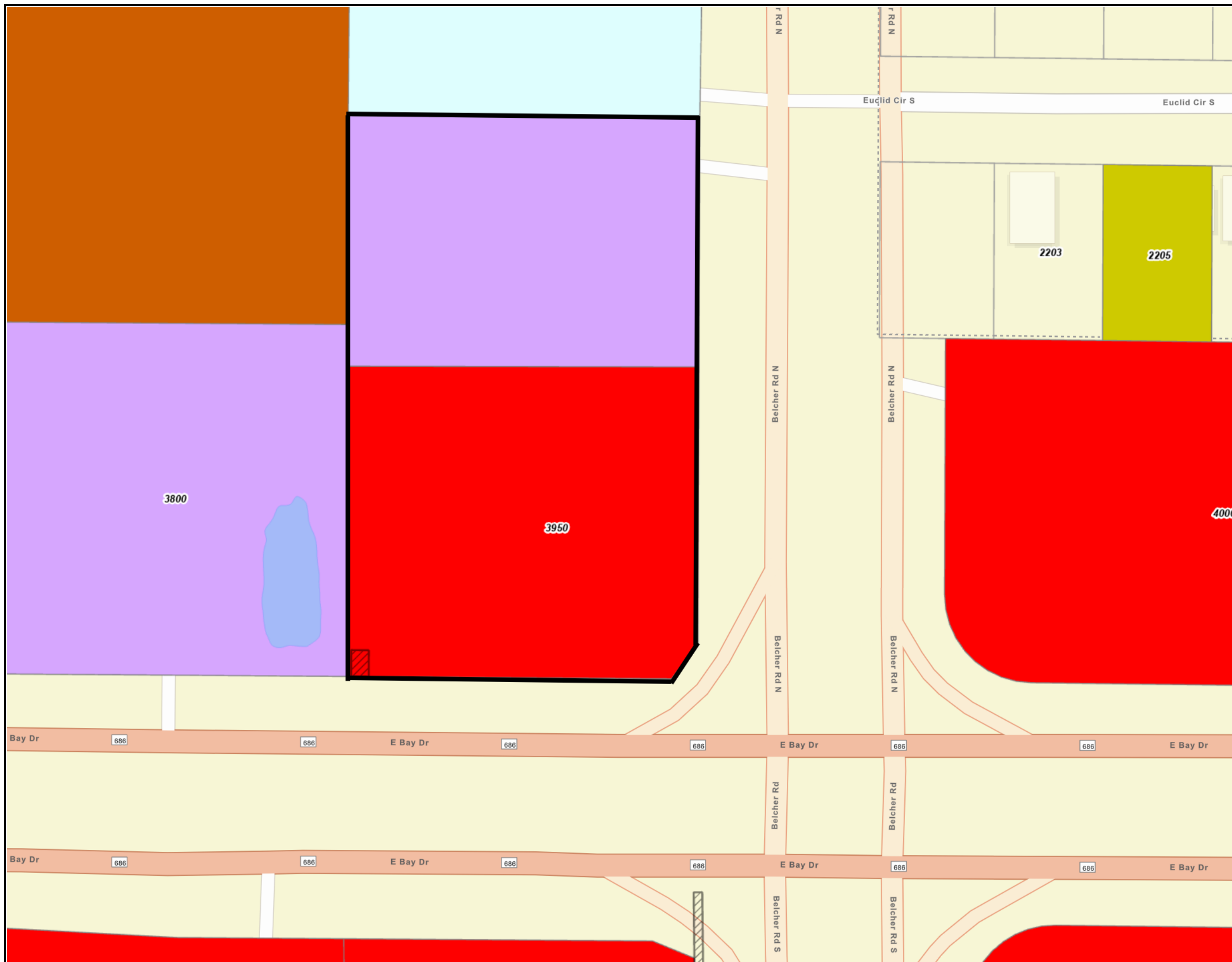


EXHIBIT "C"

Proposed Future Land Use Map

Case #: FLUM24-004























Subject: 3950 East bay Drive
Future Land Use Map
Amendment

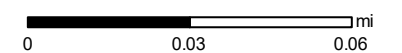
Location: 36-29-15-94575-000-0010

Legend

 Subject Property (CG)

Largo Future Land Use Layer

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



Date: 1/16/2022

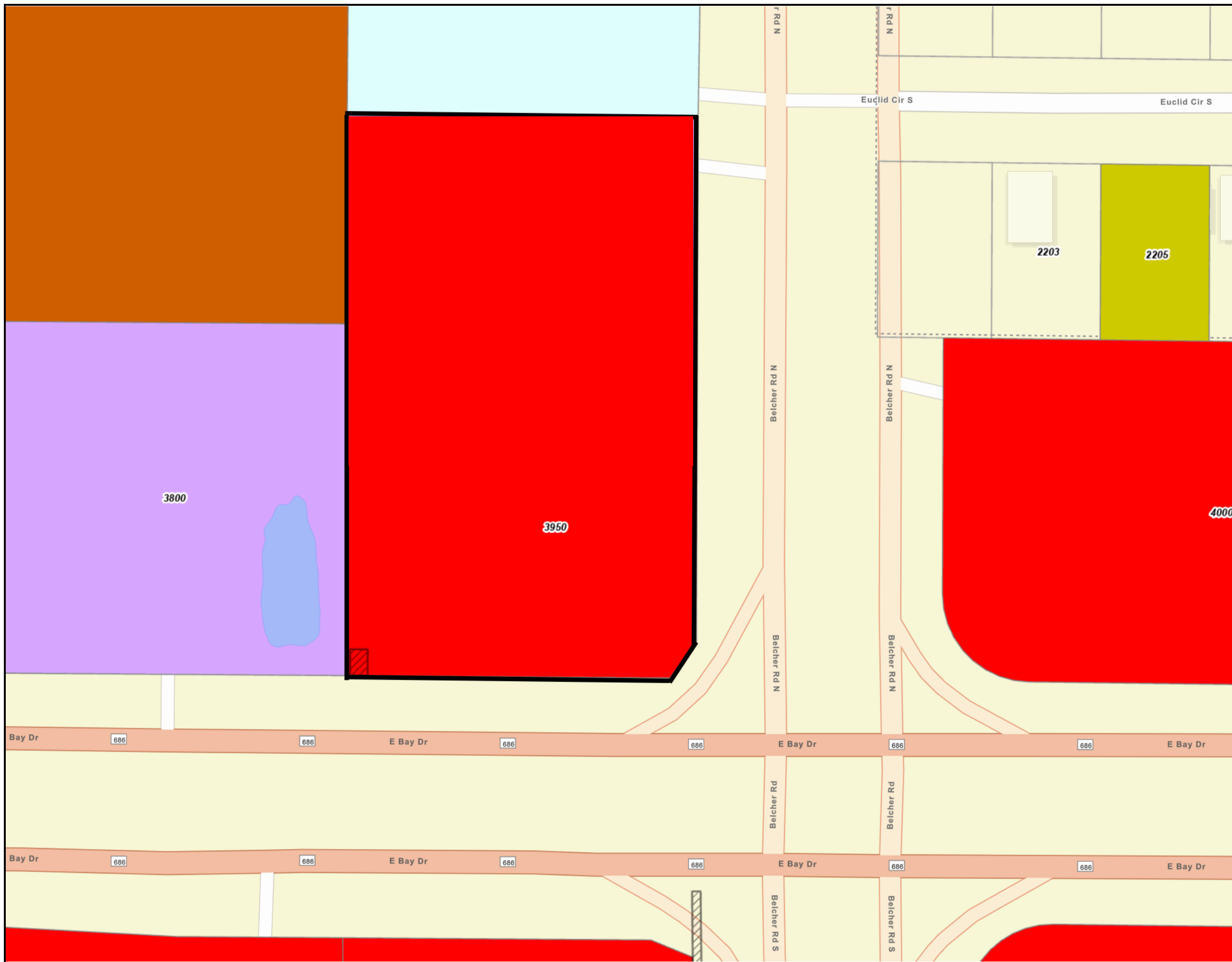




EXHIBIT "D" Aerial Map

Case #: FLUM24-004

Subject: 3950 East Bay Drive
Future Land Use Map
Amendment

Location: 36-29-15-94575-000-0010

Legend

 Project Location



Scenic/Noncommercial Corridor Type

- Rural/Open Space
- Residential
- Mixed Use
- Unique/Scenic View
- Enhancement Connector

Scenic/Noncommercial Corridor Map

Countywide Plan Map Submap No. 1
Pinellas County, Florida

0 1 2 3 Miles



The Scenic/Noncommercial Corridor Map, Countywide Plan Submap No. 1, is prepared and maintained by Forward Pinellas (the Pinellas Planning Council) in accord with the Countywide Plan, and any interpretation of the map shall be in accord with said Plan. All rights to this map and the information on which it is based are reserved by Forward Pinellas.



Prepared by:

Forward Pinellas, in its role as
the Pinellas Planning Council,
and
the Board of County Commissioners
Acting Pursuant to its
Countywide Planning Authority
Pursuant to Chapter 2012-245,
Laws of Florida, As Amended.
Adopted August 7, 2015
by Ordinance No. 15-30
Amended through August 1, 2017

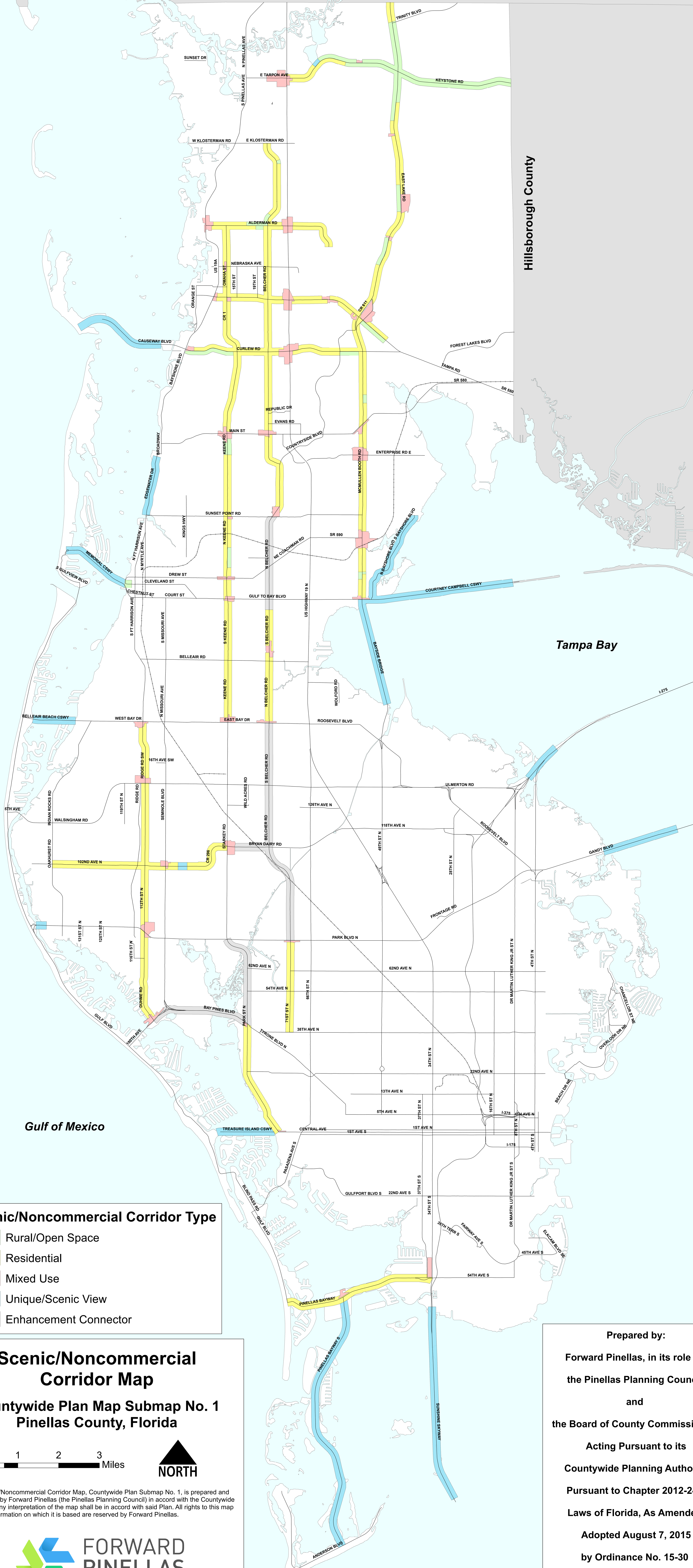


EXHIBIT "F"

Existing Countywide Future Land Use Map

Case #: FLUM24-004















Subject: 3950 East Bay Drive
Future Land Use Map
Amendment

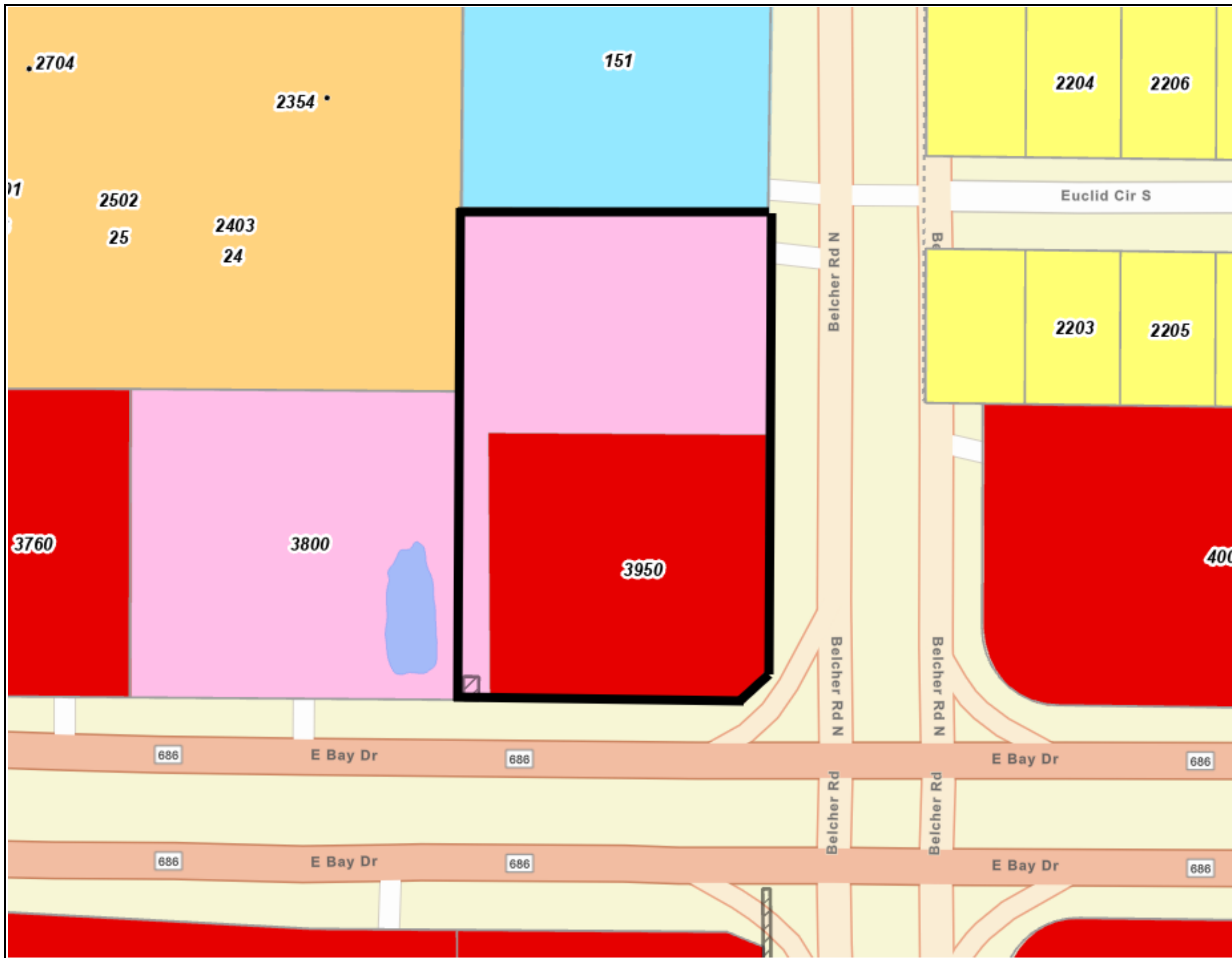
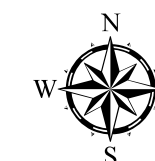
Location: 36-29-15-94575-000-0010

Legend

— Subject Property

Countywide Future Land Use Layer

-  Activity Center
-  Employment
-  Industrial
-  Multimodal Corridor
-  Office
-  Preservation
-  Public/Semi-Public
-  Recreation/Open Space
-  Residential High
-  Residential Low Medium
-  Residential Medium
-  Residential Very Low
-  Resort
-  Retail/Services





**JOHNSON
POPE**
BOKOR
RUPPEL &
BURNS, LLP

COUNSELORS AT LAW

TAMPA ■ CLEARWATER ■ ST. PETERSBURG

Craig A. Taraszki
490 1st Avenue South, Suite 700
St. Petersburg, Florida 33701
Telephone: (727) 999-9900
Email: CraigT@JPFirm.com

File No. 078456.161623

April 8, 2024

APPLICATION NARRATIVE
FUTURE LAND USE MAP AMENDMENT
3950 EAST BAY DRIVE

The subject property is a 1.46-acre parcel located at 3950 East Bay Drive having Parcel No. 36-29-15-94575-000-0010 (the “**Property**”). The northern, approximately 0.65-acre, portion of the Property is designated Residential/Office-General (“**R/OG**”) Future Land Use. The southern, approximately 0.81-acre, portion of the Property is designated Commercial General (“**CG**”) Future Land Use. The Property is located in a Neighborhood Activity Center and at the intersection of a Primary Future Transit Corridor (East Bay Drive) and Supporting Future Transit Corridor (North Belcher Road).

The current use of the Property is retail with drive-thru (Verizon store). Google Earth imagery shows the Property was previously comprised of what appear to be two separately developed parcels until approximately 2008 with the structures on the southern portion being demolished in approximately 2010 (see attached imagery from December 18, 2007, and April 3, 2010).

Retail use of the unified Property was approved with the Development Order granted by the city for application SPR 1-08-17 dated October 12, 2009 (the “**Walgreens Development Order**”), a copy of which is attached hereto. A replat of the unified Property was recorded May 9, 2011 (Walgreens 13030 at Belcher Road, plat book 137, page 27), a copy of which is attached hereto. The existing structure was constructed in 2011 and initially occupied by Walgreens.

The purpose of the application is to eliminate the “split” future land use designation of the Property and improve the consistency of the designation with the Properties unified development and use¹. The applicant proposes to expand the CG designation across the entirety of the Property (0.65 acres from R/OG to CG) and seeks complementary amendments to the Countywide Plan Map (from Office to Retail & Services) and expansion of the existing Mixed-Use subclassification of the Scenic/Non-Commercial Corridor.

The following are the applicant’s statements addressing the factors set forth in the city’s Comprehensive Development Code (“**CDC**”), Sec. 4.5.3:

1. Impacts on Public Facilities and Services - Amendments shall be evaluated for impacts on infrastructure and to determine impacts on Level-of-Service;

There are no expected material negative impacts to level-of-service with the proposed amendments. The Property is currently developed as stand-alone retail with drive-thru, which use is expected to continue whether or not this application is approved. The city found acceptable level-of-service for the Property when the current retail use was approved with the Walgreens Development Order. Many of the more intensive allowable uses of CG are also allowable in R/OG with conditional use approval. While the proposed CG would allow for a net increase of 9 du/a (24 du/a for CG in comparison to 15 du/a for R/OG), the area

¹ The current stand-alone retail use is allowable by right in CG; however, it is only allowable with conditional use approval in R/OG, subject to additional restrictions in Sec. 6.1.3, Comprehensive Development Code, including that the property may not be located on a Scenic/Non-Commercial Corridor.



April 8, 2024
3950 East Bay Drive
Page 2

proposed to be amended is only 0.65 acres and the increased maximum residential yield would only be 6 residential units. The additional 6 multifamily units would yield approximately only 3 PM peak hour trips, a nominal increase to the adjacent high-capacity roadways².

2. *Demonstration of Need;*

The need is to improve the consistency of the current development of the Property with the city's CDC and Countywide Plan by eliminating the "split" Future Land Use designation. The current stand-alone retail use is inconsistent with the locational restriction of R/OG since the Property is located on a Scenic/Non-Commercial Corridor (North Belcher Road). This zoning inconsistency may impact the value and financial viability of the Property since the existing retail use is currently subject to the nonconforming use provisions of the CDC.

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;*

The Property is currently developed consistent with the Walgreens Development Order and any redevelopment would be subject to compliance with the CDC.

4. *Must take into account any effects on the environmental resources;*

The Property is currently developed with an intense retail use consistent with the Walgreens Development Order and such use is expected to continue. The applicant isn't aware of any special environmental resources located on the Property; therefore, the proposed amendment is not expected to have any effect on the environmental resources. Any redevelopment of the Property would be subject to all regulations applicable to environmental resources.

5. *Areas of Special Flood Hazard - High density and intensity development shall be prohibited with Special Flood Hazard Areas;*

There are no special flood hazard areas on the Property.

6. *Coastal High Hazard Area - The Future Land Use Map shall not be amended to designate parcels of land within the Coastal High Hazard Area to Future Land Use Map classification that permits more than five (5) dwelling units per acre. No increase in the density or intensity of development shall be permitted in a Coastal High Hazard Area except as provided for in the Countywide Rules;*

The Property is not located within the Coastal High Hazard Area.

7. *Hurricane Evacuation - The review of amendments shall consider the Tampa Bay Region Hurricane Evacuation Study, 2010 edition, including the impact of hurricane evacuation times;*

The Property has ingress and egress to North Belcher Road and East Bay Drive, both of which are hurricane evacuation routes.

² 0.44 trips per dwelling unit, *ITE Trip Generation Manual, 10th Edition*.



April 8, 2024
3950 East Bay Drive
Page 3

8. *Future Land Use Map amendments along Scenic/Noncommercial Corridors shall be consistent with the Pinellas County Planning Council Consistency Guidelines contained in the Scenic/Noncommercial Corridor Master Plan (Pinellas County Submap No. 1 - Countywide Plan Map) and the criteria contained in the Countywide Rules; and;*

The applicant requests amendment to Submap No. 1 to expand the existing Mixed-Use subclassification of the Scenic/Non-Commercial Corridor to encompass the Property. The existing stand-alone retail with drive-thru use is inconsistent with the existing Residential subclassification of the northern portion of the Property. The Property's current subclassification is "split" between Residential (north) and Mixed-Use (south) despite the Property being an integrated, unified development extending to the intersection of North Belcher Road and East Bay Drive, which is a designated Neighborhood Activity Center intended for such intense commercial development at the intersection of a Primary and Supporting Future Transit Corridor.

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.*

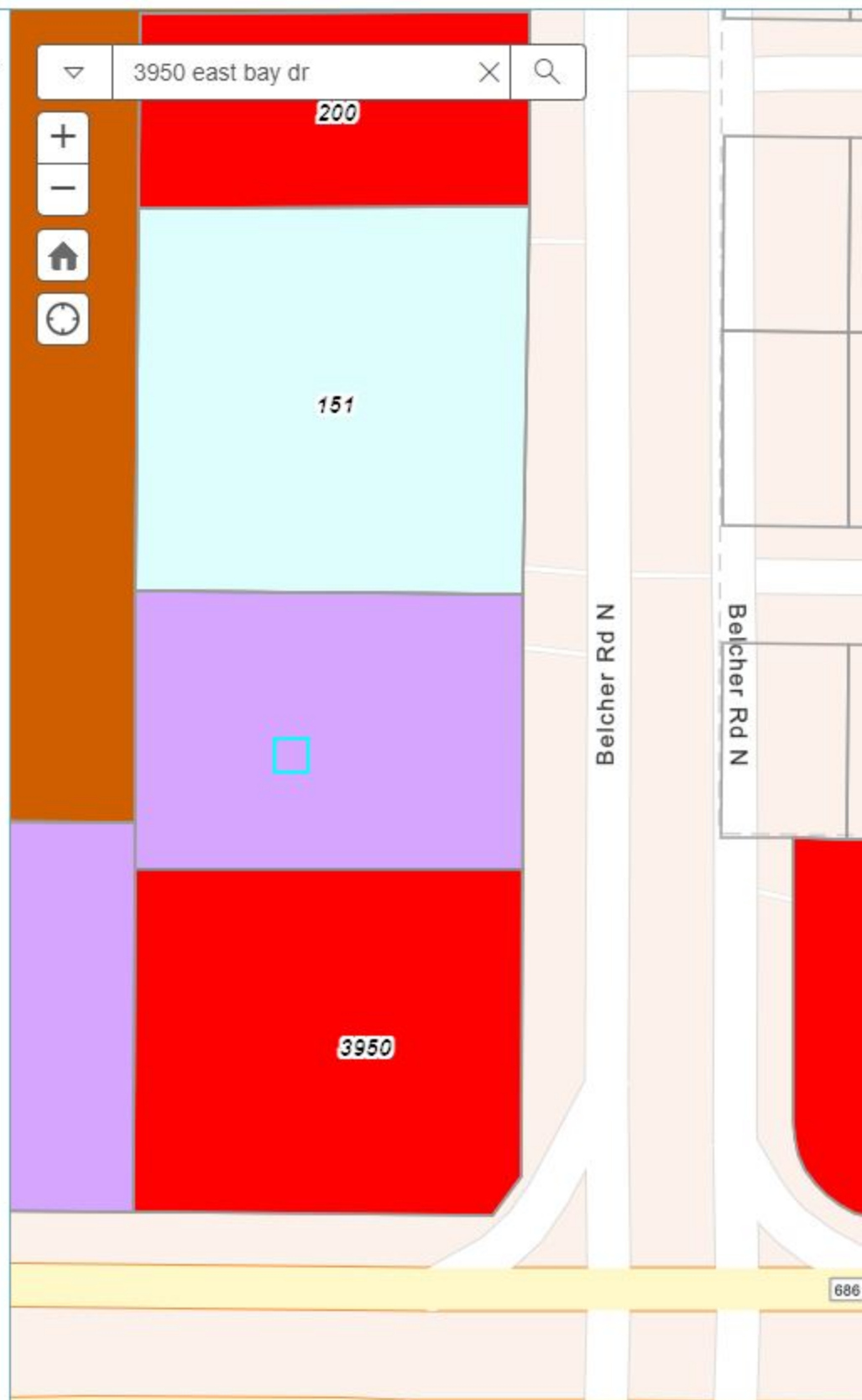
The proposed CG classification is consistent with the locational criteria in the Comprehensive Plan since the existing retail use has been shown to be compatible with surrounding land uses by its continued existence since 2011 and is in proximity to and with good access to major transportation facilities including mass transit (see Table FLUE-1, *City of Largo Comprehensive Plan*). North Belcher Road and East Bay Drive are Future Transit Corridors and there are two bus stations within 100 feet of the Property. The proposed Retail & Services classification for the Countywide Plan Map is consistent with the locational criteria of the Countywide Rules in that it is adjacent to the existing Neighborhood Activity Center and at the intersection of two Future Transit Corridors (see Sec. 2.3.3.8, *Countywide Rules*).



Future Land Use Search Results

Largo Future Land Use Layer

Sub-Parcel Count	2
Land Use Code	R/OG
Land Use Description	Residential/Office General
Land Use Sub-Code	
Land Use Sub-Code Description	
Allowable Density (units/acre)	15.00
Maximum Intensity	0.50
Allowable Development Units	9.00
Floor Area Ratio (FAR)	14,192.07
Acreage	0.65
Square Footage	28,384.14
Land Use Status	Active
FLUM Approval Date	
FLUM Effective Date	
FLUM Ordinance Number	



12/18/2007 Imagery

Legend
📍 3950 E Bay Dr

3950 E Bay Dr

Google Earth

Image U.S. Geological Survey



200 ft

4/3/2010 Imagery

Legend
📍 3950 E Bay Dr

3950 E Bay Dr

Google Earth

Image © 2024 Maxar Technologies



200 ft



DEVELOPMENT ORDER: SPR1-08-17 CITY OF LARGO, FLORIDA

I, the undersigned Development Controls Officer of the City of Largo, Florida, do hereby grant a Development Order to **SPR 1-08-17: WALGREENS BELCHER ROAD-EAST BAY DRIVE** located at 147 Belcher and 3950 East Bay Drive (PIN# **36/29/15/00000/140/0700, 36/29/15/00000/140/0800 and portion of 36/29/15/23883/000/0010**) Largo, Florida in recognition of compliance with all applicable regulations, standards, and procedures as outlined in the City of Largo Comprehensive Development Code (CDC), and as stipulated by any referral agency.

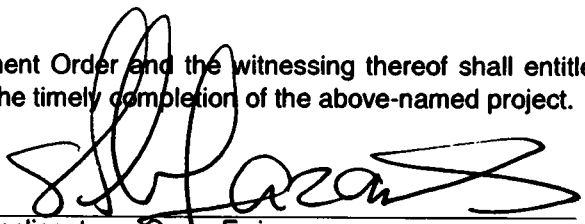
The signature of the applicant to this Development Order is considered evidence of the applicant's understanding of, and agreement to, all conditions to be met as stipulated by the City of Largo or any referral agency. By signing this Development Order, the applicant specifically agrees to the provisions in Subsection 5003 (See Section C below) of the City of Largo Comprehensive Development Code regarding conditions for compliance and enforcement of this Development Order.

By his or her signature, the applicant also agrees that if any specified provisions or conditions are not complied with, to the full satisfaction of the City of Largo or any referral agency, the Certificate of Occupancy shall be withheld by the City until such compliance is verified.

The affixment of all required signatures to this Development Order and the witnessing thereof shall entitle the applicant to obtain all City of Largo permits necessary for the timely completion of the above-named project.

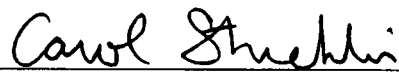


Witness **Cky Ready, Program Planner**
Planner



Applicant **Owen Ewing**
2920 Hibiscus Drive West
Belleair Beach, Florida 33786

APPROVED this 12th day of October 2009



Carol Stricklin, AICP
Development Controls Officer

A. CONDITIONS:

Approval is subject to conditions specified in the attached documents:

1. The preliminary copies of the plat must be submitted within 3 weeks of DO issuance;
2. The issuance of the Certificate of Occupancy is conditioned upon the filing of a subdivision plat of the property in the Public Records of Pinellas County, Florida. However, if the applicant has filed the proposed plat for consideration by the City and the improvements are completed by the applicant prior to the final approval of said plat, then applicant shall be entitle to a temporary Certificate of Occupancy until the plat is given final approval by the City and recorded in the Public Records. This provision shall not excuse the applicant from performance of any other conditions place upon the issuance of its permits by

any other applicable local or state agency having jurisdiction over this project which is also prerequisites to the applicant's entitlement to a Certificate of Occupancy for the improvements contemplated by these approvals:" and,

3. The Department of Environmental Protection approval shall be provided to the City Engineer prior the infrastructure permit application be submitted.

B. FEES: [ALL FEES ARE PAYABLE PRIOR TO THE ISSUANCE OF A DEVELOPMENT PERMIT]

1. TRANSPORTATION IMPACT:

N/A

2. TIF DISTRICT NUMBER:

7

3. TREES:

N/A

4. SEWER IMPACT:

\$910.00. This fee is calculated as follows: \$14,680 for the proposed 2 inches meter, less credit of \$9,180 for the existing 1 1/2 inch meter on 3950 East Bay Dr and less credit of \$4,590 for the existing 1 inch meter on 147 Belcher Rd.

5. PARKLAND DEDICATION:

N/A

6. PARK FACILITY/CAPITAL IMPROVEMENTS:

N/A

7. EQUIVALENT RESIDENTIAL UNITS (ERU)

20.90

C. CHAPTER 5 – DEVELOPMENT REVIEW PROCESS

Subsection 5003. Permit compliance and enforcement.

(A) Filing of applications:

- (1) Applications for DOs shall be filed with the Community Development Department.
- (2) Applications for subsidiary developments shall be filed with the City Engineer.
- (3) All other permit applications shall be filed with the Building Division of the Community Development Department and must be accompanied by a certified copy of the DO issued, unless exempted.

(B) Effective period, compliance, and enforcement:

- (1) **Development Orders:** The effective date of a DO shall be the date of approval, as documented by the DCO's signature upon the DO Certificate.
 - (a) **Construction period:** The construction period shall not exceed six (6) months from the effective date of the DO.
 - (b) **Cancellation due to inactivity:** The DCO or Building Official may cancel a DO if construction has not substantially commenced in accordance with an approved site plan as evidenced by poured footers, slab foundations, or road-base construction within six (6) months of DO approval. The DO may also be canceled by the DCO or Building Official upon evidence of three (3) months of construction interruption as illustrated by inactivity in site inspections. A written notice of cancellation due to inactivity shall be sent to the applicant ten (10) days prior to its effective date.
 - (c) **Extension due to special circumstances:** Extension may be granted by the DCO upon finding that special circumstances existed prior to the expiration date of the construction period. Examples of special circumstances may include, but are not limited to, a delay caused by either a governmental or semipublic review agency, or a delay caused by the withdrawal of or inability to obtain financial support for the proposed development.
 - (d) **Use of premises upon cancellation:** In the event of a DO cancellation, the premises affected shall not be used or occupied without re-applying for and obtaining approval of a new DO in full compliance with the requirements of this Code.
 - (e) **Ongoing compliance:** Failure to comply with or honor any express requirement of an approved DO shall constitute grounds upon which the City may issue a stop work order or refuse further processing of any permit or Certificate of Occupancy on a property. The City may ensure compliance with an approved DO through administrative citations or may refer the matter to the Code Enforcement Board.
- (2) **Building permits:** See Chapter 3.
- (3) **Enforcement authority:** Authority for enforcement of code requirements is set out in Chapter 1 of this Code. The enforcement powers of the DCO, the Building Official, the City Engineer, and the Fire Marshal may be delegated to code inspectors as provided below or as deemed appropriate by each official.
 - (a) The Engineering Inspectors may issue stop work orders for noncompliance with any of the conditions of an approved DO or DP.
 - (b) The City's horticulturist or designee may issue stop work orders for noncompliance with the standards of this Code relating to enforcement of landscaping and irrigation standards of an approved DO, tree removal permit, or site clearing and demolition permit.
 - (c) The Building inspectors shall be responsible for compliance with all applicable Building Code standards and may issue stop work orders for noncompliance with any of the conditions of an approved DO or DP.
 - (d) The Building Official may empower the Police Department with code enforcement authority for the removal of illegal and prohibited structures including, but not limited to, signs. Once empowered, the Police Department shall issue notices of violation and may refer unresolved matters to the Municipal Code Enforcement Board in accordance with

Chapter 23 of the City Code of Ordinances or to the courts.

- (e) The Largo Fire Marshal shall be responsible for compliance with all applicable standards of the Life Safety Code and applicable Fire Codes.

ALTA/NSPS TABLE A ITEMS:

- 1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. (SHOWN ON MAP OF SURVEY)
2. ADDRESSES OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. (SHOWN ON MAP OF SURVEY)
3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. (SEE SURVEYOR'S REPORT NO. 11)
4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). (SHOWN ON MAP OF SURVEY)
6. (A) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. (NO REPORT PROVIDED TO THIS SURVEYOR)
(B) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. (NO REPORT PROVIDED TO THIS SURVEYOR)
7. (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. (SHOWN ON MAP SURVEY)
(b) SQUARE FOOTAGE OF:
(1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. (SHOWN ON MAP OF SURVEY)
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). (SHOWN ON MAP OF SURVEY)
9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES, STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. (SHOWN ON MAP OF SURVEY)
11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV) AS DETERMINED BY:
(a) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCE OF INFORMATION) (NO REPORT PROVIDED TO THIS SURVEYOR)
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL." (SHOWN ON MAP OF SURVEY)
14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET. (SUBJECT PROPERTY LOCATED AT AN INTERSECTION)
16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (NONE OBSERVED BY THIS SURVEYOR)
17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (NONE OBSERVED NOR PROVIDED TO THIS SURVEYOR)

SURVEYOR'S REPORT:

- 1. DEED BEARINGS AND DISTANCES SHOWN HEREON ARE RELATIVE TO THE FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-1205754-KCTY.
2. FIELD BEARINGS AND DISTANCES ARE BASED ON STATE PLANE GRID. THE BEARING BASE IS ALONG THE MONUMENTED WEST BOUNDARY LINE OF THE SUBJECT PROPERTY. (BEARING BASE: N03°32'42"E)
3. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 51-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE (FAC). MORE SPECIFICALLY THE PURPOSE OF THIS SURVEY IS TO CONVEY AN ALTA/NSPS SURVEY WITHIN DESIGNATED AREAS OF THE PARCEL BOUNDARY, LOCATE THE PARCEL BOUNDARY NEAR THE AREA OF THE DESIGNATED LIMITS, AND LOCATE ITS IMPROVEMENTS PLANIMETRICALLY. THE REQUIREMENTS FOR AN ALTA/NSPS SURVEY ARE DEFINED IN THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" (EFFECTIVE FEBRUARY 23, 2021).
4. THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY EXCEEDS A MINIMUM RELATIVE DISTANCE OF 1 FOOT IN 10,000 FEET. ("STANDARDS OF PRACTICE (51-15.051 FAC)" PURSUANT TO SECTION 472.027, FLORIDA STATUTES).
5. THE HORIZONTAL CONTROL NETWORK WAS COMPLETED UTILIZING A TOPCON HIPER VR GNSS RECEIVER. THE CONTROL FOR THIS SURVEY IS BASED ON REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS BASED ON FPN (FLORIDA PERMANENT REFERENCE NETWORK).
5.1. THE REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS WERE PERFORMED TO ESTABLISH THE PRIMARY NETWORK CONTROL. THE OBSERVATIONS WERE PERFORMED ON JANUARY 31, 2024.
5.2. A FIELD TRAVERSE WAS USED TO ESTABLISH INTERMITTENT CONTROL BETWEEN THE GPS POINTS.
5.3. HORIZONTAL CONTROL IS BASED ON FLORIDA STATE PLANE COORDINATE WEST (902) NAD (NORTH AMERICAN DATUM) 1983/2011ADJ.
5.4. HORIZONTAL CONTROL IS BASED ON THE NGS POINT DESIGNATED AS AG2390, (PUBLISHED COORDINATES: NORTHING=1,303,748.05, EASTING=415,233.31), FLORIDA STATE PLANE COORDINATE WEST (902) NAD (NORTH AMERICAN DATUM) 1983/2011ADJ (U.S. SURVEY FOOT).
6. DISTANCES THAT WERE MEASURED WITH E.D.M. EQUIPMENT HAVE BEEN ADJUSTED FOR TEMPERATURE.
7. PROPERTY LINES SHOWN HEREON WERE COMPUTED FROM THE EXISTING PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND ARE BASED ON FOUND MONUMENTATION. MONUMENT SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
8. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
9. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN. NO S.U.E. (SUBSURFACE UTILITY EXPLORATION) OR G.P.R. (GROUND PENETRATING RADAR) WERE UTILIZED DURING THIS SURVEY.
10. ABOVE GROUND UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATIONS. UTILITIES SYMBOLS ARE NOT TO SCALE.
11. THIS PROPERTY LIES WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) OF THE CURRENT FEMA FLOOD RATE MAPS AND IS REFLECTED ON THE SURVEY. THE MAP IDENTIFICATION IS MAP NUMBER 12103C0136H WITH AN EFFECTIVE DATE OF AUGUST 24, 2021.
12. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT.
13. THIS SURVEY DOES NOT INCLUDE THE LOCATION OF ANY POSSIBLE WETLAND OR JURISDICTIONAL BOUNDARIES NOR ENDANGERED SPECIES HABITAT.
14. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE STRICTLY PROHIBITED WITHOUT EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
15. MEASUREMENT SHOWN HEREON ARE IN U.S. SURVEY FOOT AND DECIMALS THEREOF.
18. OWNERSHIP OF FENCE IS UNKNOWN TO THIS SURVEYOR. POTENTIAL ENCROACHMENT ALONG PROPERTY LINE.
19. "THE SUBJECT PARCEL ABUTS AND HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO EAST BAY DRIVE AND N BELCHER ROAD, A PUBLIC RIGHT-OF-WAY WITHOUT GAPS OR GORES".

LEGAL DESCRIPTION:

FIRST AMERICAN TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NUMBER: NCS-1205754-KCTY
COMMITMENT DATE: JANUARY 08, 2024 @ 7:30 AM
LOT 1, WALGREENS 13030 AT BELCHER ROAD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 27, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE PERPETUAL EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS, AND EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS AND WALKWAYS AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS AND CONDITIONS, BY AND BETWEEN, FREDERICK W. CLARKSON, RICHARD C. KIDD, AS TRUSTEE OF THE RICHARD C. KIDD TRUST AGREEMENT U/T/D JUNE 17, 1992, RESTATED AS OF OCTOBER 24, 2006 AND ROBERTA L. KIDD, AS TRUSTEE OF THE ROBERTA L. KIDD TRUST AGREEMENT U/T/D JUNE 17, 1992, RESTATED AS OF OCTOBER 24, 2006 AND WALGREEN CO., AN ILLINOIS CORPORATION, FILED MARCH 06, 2009, RECORDED IN OFFICIAL RECORDS BOOK 16516, PAGE 2076; AS AFFECTED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS AND CONDITIONS, FILED MAY 18, 2009, RECORDED IN OFFICIAL RECORDS BOOK 16586, PAGE 2405, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ABBREVIATIONS LEGEND:

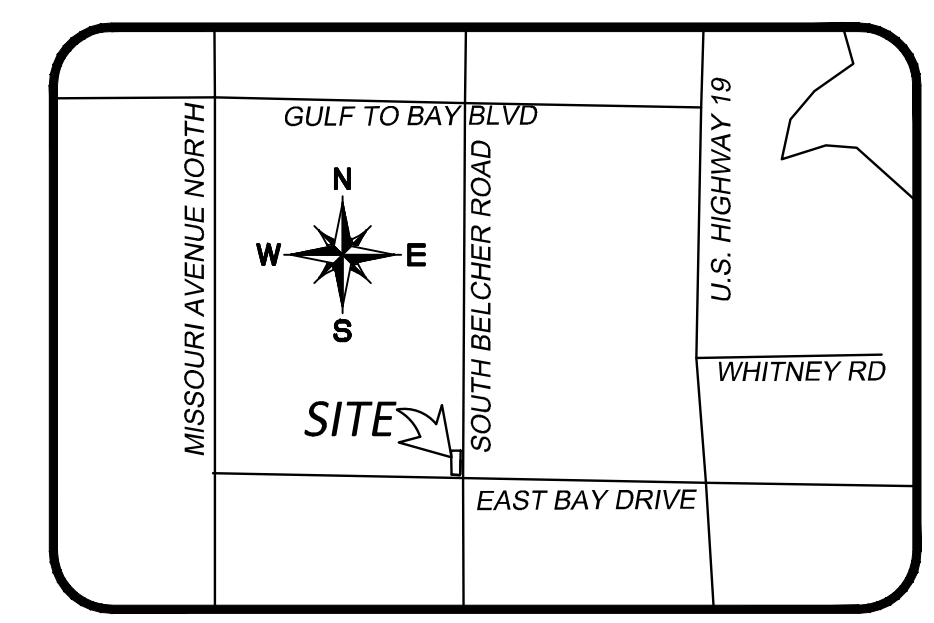
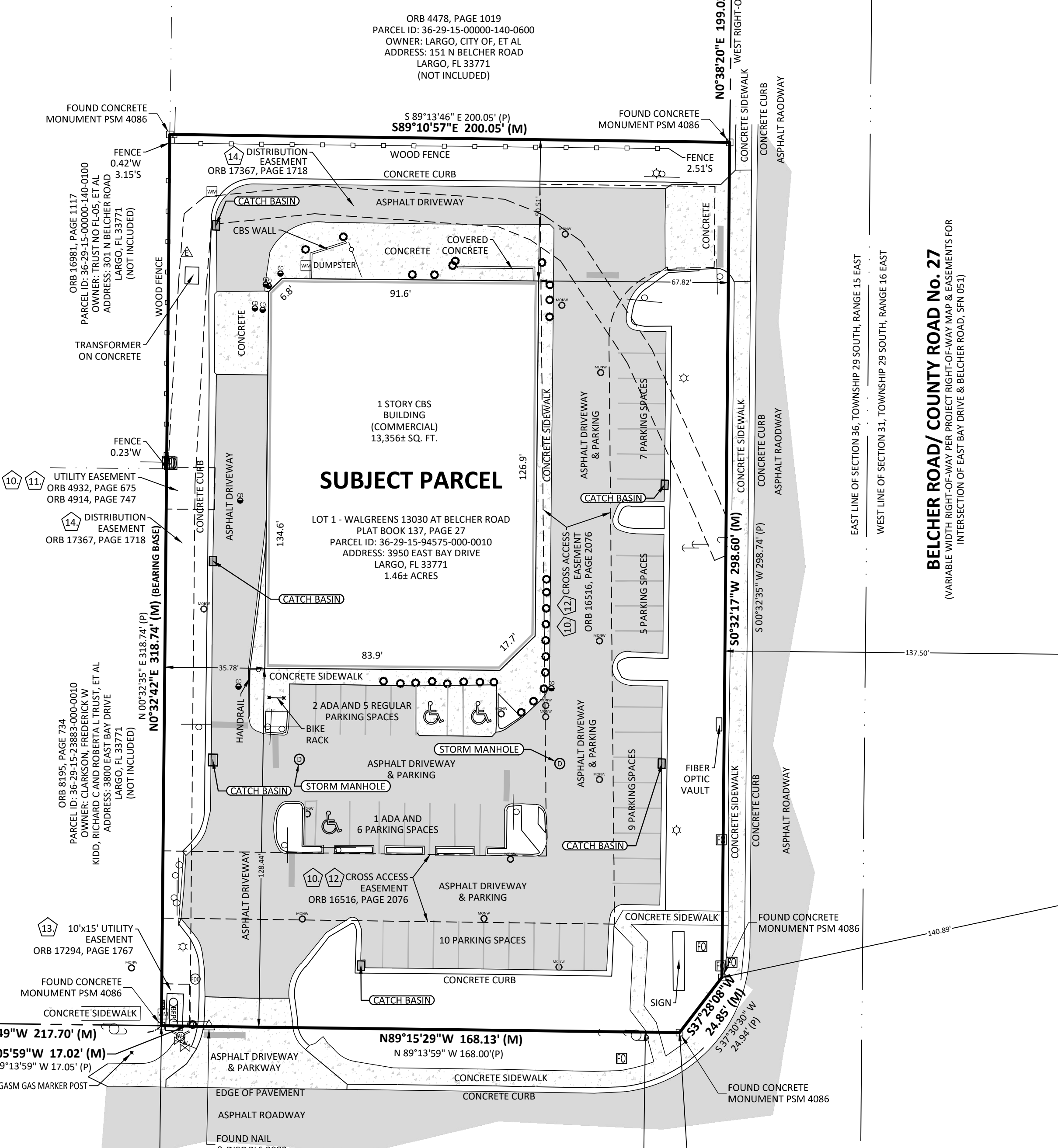
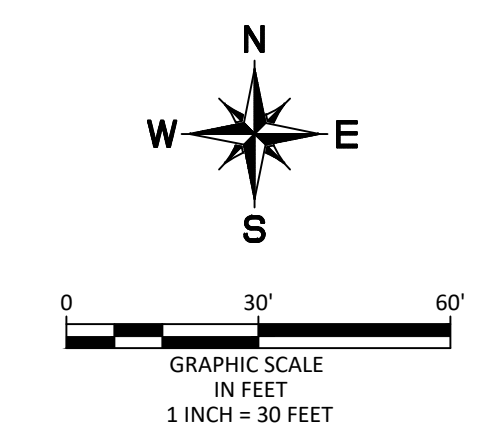
Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes ADJ (ADJUSTED), (C) (CALCULATED DATA), COA (CERTIFICATE OF AUTHORIZATION), CONC (CONCRETE), etc.

SYMBOLS LEGEND:

Table with 2 columns: Symbol, Description. Includes BACKFLOW PREVENTER, BOLLARD, CLEAN OUT, ELECTRIC VAULT, FIBER OPTIC MARKER, LIGHT POLE, SIGN, STORM DRAIN, TELEPHONE PEDESTAL, WATER VALVE, WELL, BIJ EXCEPTION REFERENCE, CATCH BASIN, FIRE HYDRANT, MONITORING WELL, UTILITY POLE, GUY ANCHOR, WATER METER, ELECTRIC METER.

MAP OF ALTA/NSPS LAND TITLE SURVEY

OF A PARCEL OF LAND LYING WITHIN PORTIONS OF OF SECTION 36, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA



VICINITY MAP NOT TO SCALE

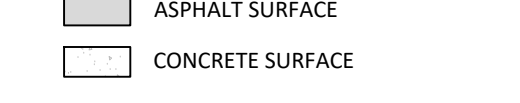
SCHEDULE B-II ITEMS:

- FIRST AMERICAN TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NUMBER: NCS-1205754-KCTY
COMMITMENT DATE: JANUARY 08, 2024 @ 7:30 AM
1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NONE KNOWN NOR PROVIDED TO THIS SURVEYOR)
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. (NONE KNOWN NOR PROVIDED TO THIS SURVEYOR)
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NONE KNOWN NOR PROVIDED TO THIS SURVEYOR) (POTENTIAL FENCE ENCROACHMENT ALONG THE PROPERTY LINE)
4. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN. (NOT A SURVEY MATTER)
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. (NONE KNOWN NOR PROVIDED TO THIS SURVEYOR)
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. (NOT A SURVEY MATTER)
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. (NONE KNOWN NOR PROVIDED TO THIS SURVEY MATTER)
8. TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (NOT A SURVEY MATTER)
9. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). (NOT A SURVEY MATTER)
10. MATTERS SHOWN ON THE PLAT OF WALGREENS 13030 AT BELCHER ROAD, RECORDED IN PLAT BOOK 137, PAGE 27. (SHOWN ON MAP OF SURVEY)
11. EASEMENT, GRANTED FROM JEFF CAGAN, AS TRUSTEE TO GENERAL TELEPHONE COMPANY OF FLORIDA, A FLORIDA CORPORATION, RECORDED IN BOOK 4914, PAGE 747 OF OFFICIAL RECORDS, AS AFFECTED BY RE-RECORDED EASEMENT DEED RECORDED IN BOOK 4932, PAGE 675 OF OFFICIAL RECORDS. (SHOWN ON MAP OF SURVEY)
12. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN BOOK 16516, PAGE 2076 OF OFFICIAL RECORDS; AS AFFECTED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS AND CONDITIONS, RECORDED IN BOOK 16586, PAGE 2405 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (SHOWN ON MAP OF SURVEY)
13. EASEMENT, GRANTED FROM WALGREEN CO. TO PINELLAS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED IN BOOK 17294, PAGE 1767 OF OFFICIAL RECORDS. (SHOWN ON MAP OF SURVEY)
14. EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 17367, PAGE 1718 OF OFFICIAL RECORDS. (SHOWN ON MAP OF SURVEY)
15. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED ON AS BOOK 18604, PAGE 565, OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS SUBJECT PARCEL, NOTHING GRAPHICAL TO DEPICT)
16. THAT CERTAIN UNRECORDED LEASE, BY AND BETWEEN PV-BELCHER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSOR, AND CELLULAR SALES OF NORTHERN FLORIDA, LLC, LESSEE, AS EVIDENCED BY THAT CERTAIN SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT, RECORDED IN BOOK 18838, PAGE 1247 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PARCEL, NOT A SURVEY MATTER)
SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT BY AND BETWEEN UDDP INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND COCONUT GROVE BANK, A FLORIDA BANKING CORPORATION, RECORDED FEBRUARY 10, 2016 AS DOCUMENT BOOK 19079, PAGE 2353 OF OFFICIAL RECORDS, AND THE TERMS AND PROVISIONS THEREOF.
17. THAT CERTAIN UNRECORDED LEASE, BY AND BETWEEN PV-BELCHER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSOR, AND WELLS FARGO BANK, N.A., A NATIONAL BANKING ASSOCIATION, LESSEE, AS EVIDENCED BY THAT CERTAIN SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT, RECORDED IN BOOK 18903, PAGE 2067 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PARCEL, NOT A SURVEY MATTER)
NOTE: ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED. ANY REFERENCE HEREIN TO A BOOK AND PAGE IS A REFERENCE TO THE OFFICIAL RECORD BOOKS OF SAID COUNTY, UNLESS INDICATED TO THE CONTRARY.

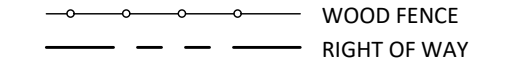
PROJECT INFORMATION:

FIELD DATE: 01/31/24
PARTY CHIEF: KB
DRAWN BY: AR
CHECKED BY: CLM
APPROVED BY: JMP
JOB NUMBER: 24-0011.000
DRAWING: 24-0011.000 Verizon, Bay Dr, Largo, FL (ALTA) (REV_2).dwg
DRAWING DATE: 02/12/24

HATCH LEGEND:



LINE LEGEND:



SURVEYOR'S CERTIFICATE:

TO: SKY PARTNERS, LLC, A MISSOURI LIMITED LIABILITY COMPANY
UDDP INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
ACADEMY BANK, N.A. ISAOA ATIMA
LARGO 009, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE A ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a)(i), 8, 9, 10(a), 11(a)(b), 13, 14 AND 17.

THE FIELD WORK WAS COMPLETED ON 01/31/2024
DATE OF MAP: 02/12/2024

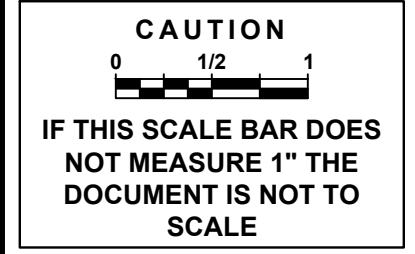
CAMILLE LOPEZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS7518
NOT VALID WITHOUT THE ORIGINAL SIGNATURE & RAIEDS SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER. PDF FORMAT COPIES DIGITALLY SIGNED BY THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER USING A THIRD PARTY DIGITAL SIGNATURE SERVICE ARE ACCEPTABLE. PAPER COPIES WITHOUT ORIGINAL SIGNATURE AND SEAL ARE NOT VALID.



Table with 2 columns: REVNO, DATE. Rows 1-8.

Table with 2 columns: REVNO, DATE. Rows 9-14. Includes REVISED SURVEYOR'S CERTIFICATE, ADDITIONAL ATTORNEY'S COMMENTS ADDRESSED, UPDATED SURVEY CERTIFICATE, ATTORNEY'S COMMENTS ADDRESSED.

MAP OF ALTA/NSPS LAND TITLE SURVEY
VERIZON BAY DR, LARGO FL



IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

Table with 2 columns: DATE, JOB NO., REVNO, SHEET NO., REV. Includes 02/12/2024, 24-0011.000, 1 OF 1, 4.