

## Countywide Plan Map Amendment Application Form

### Local Government Contact Information

Requesting Local Government:	CITY OF LARGO
Local Government Contact:	DIANE FRIEL, PLANNER
Address:	201 HIGHLAND AVENUE, PO BOX 296, LARGO FL 33779
Phone:	727-587-6749; 7319
E-Mail Address:	dfriel@largo.com
Local Government Case #:	FLUM20-006
Local Government Ordinance #:	2021-29

### Property Owner Contact Information

Name(s):	ST. PETERSBURG COLLEGE BOARD OF TRUSTEES
Address:	PO BOX 13489, ST PETERSBURG, FL 33733-3489
Phone:	N/A
E-Mail Address:	N/A

### Agent Contact Information (if applicable)

Name(s):	ROBERT PERGOLIZZI, GULF COAST CONSULTING, INC., AGENT
Address:	13825 ICOT BLVD, SUITE 605, CLEARWATER, FL 33760
Phone:	(727) 524-1818
E-Mail Address:	pergo@gulfcoastconsultinginc.com

### Characteristics of the Subject Property

Site Address(s):	6021 142 <sup>ND</sup> AVENUE NORTH
Total Acreage of the Amendment Area:	7.45
Existing Use(s):	ST PETERSBURG COLLEGE ADMINISTRATIVE OFFICES
Proposed Use(s):	GENERAL OFFICE
Parcel Identification #:	05-30-16-88983-001-0010
Legal Description of the Amendment Area:	A PARCEL OF LAND LYING IN THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 1, BLOCK 1, TADIRAN SITE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 115, PAGES 75 AND 76, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  The subject properties as a whole contains 7.45 acres, more or less.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBER 05-30-16-88983-001-0010.

What is the adjacent roadway's Level of Service (LOS) grade?

The adjacent segment of 142nd Avenue is not regulated for traffic volumes, the nearest regulated road is Ulmerton Road. According to the Forward Pinellas 2019 Level of Service Report the adjacent segment of Ulmerton Road between 49th Street and US 19 is reported to be operating at LOS C.

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?

NO

If so, provide the name and address of the person(s):

N/A

If so, is the interest contingent or absolute?

N/A

If so, what specific interest is held?

N/A

Does a contract exist for the sale of the subject property?

YES

If so, is the contract contingent or absolute?

CONTINGENT ON FUTURE LAND USE MAP AMENDMENT

If so, provide the names of all parties to the contract:

SOUTHERN GUARANTY INSURANCE COMPANY

Are there any options to purchase the subject property?

N/A

If so, provide the names of all parties to the option:

N/A

Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:

N/A

### Countywide Plan Map Information

Current Countywide Plan Map Category(ies):

PUBLIC/SEMI-PUBLIC

Proposed Countywide Plan Map Category(ies):

OFFICE (O)

Amendment tier (subject to confirmation):

- Tier I       Tier II       Tier III       To be determined

### Local Future Land Use Plan Map Information

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

INSTITUTIONAL

### **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:

JANUARY 5, 2021

## Application Checklist

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

### All Amendments

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

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

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

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

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

Tier II and III amendments must additionally provide the following:

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

Tier III amendments must additionally provide the following:

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

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

**ORDINANCE NO. 2021-29**

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN FUTURE LAND USE MAP BY AMEMNDING THE CLASSIFICATION OF THE WITHIN DESCRIBED TRACTS OF LAND LOCATED AT 6021 142ND AVENUE NORTH, FROM INSTITUTIONAL (I) TO RESIDENTIAL/OFFICE GENERAL (R/OG), CONSISTENT WITH THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

A PARCEL OF LAND LYING IN THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, TADIRAN SITE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 115, PAGES 75 AND 76, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

The subject properties as a whole contains 7.45 acres, more or less.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBER 05-30-16-88983-001-0010 AS DEPICTED IN ATTACHED EXHIBIT "A".

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

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

**Section 4.** The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete.

If timely challenged, this plan amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted plan amendment to be in compliance. No development orders, development permits, or land uses dependent on this plan amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this plan amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

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

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

ATTEST:

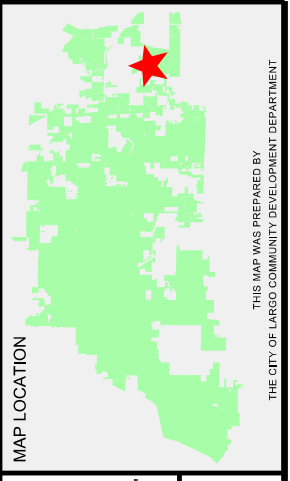
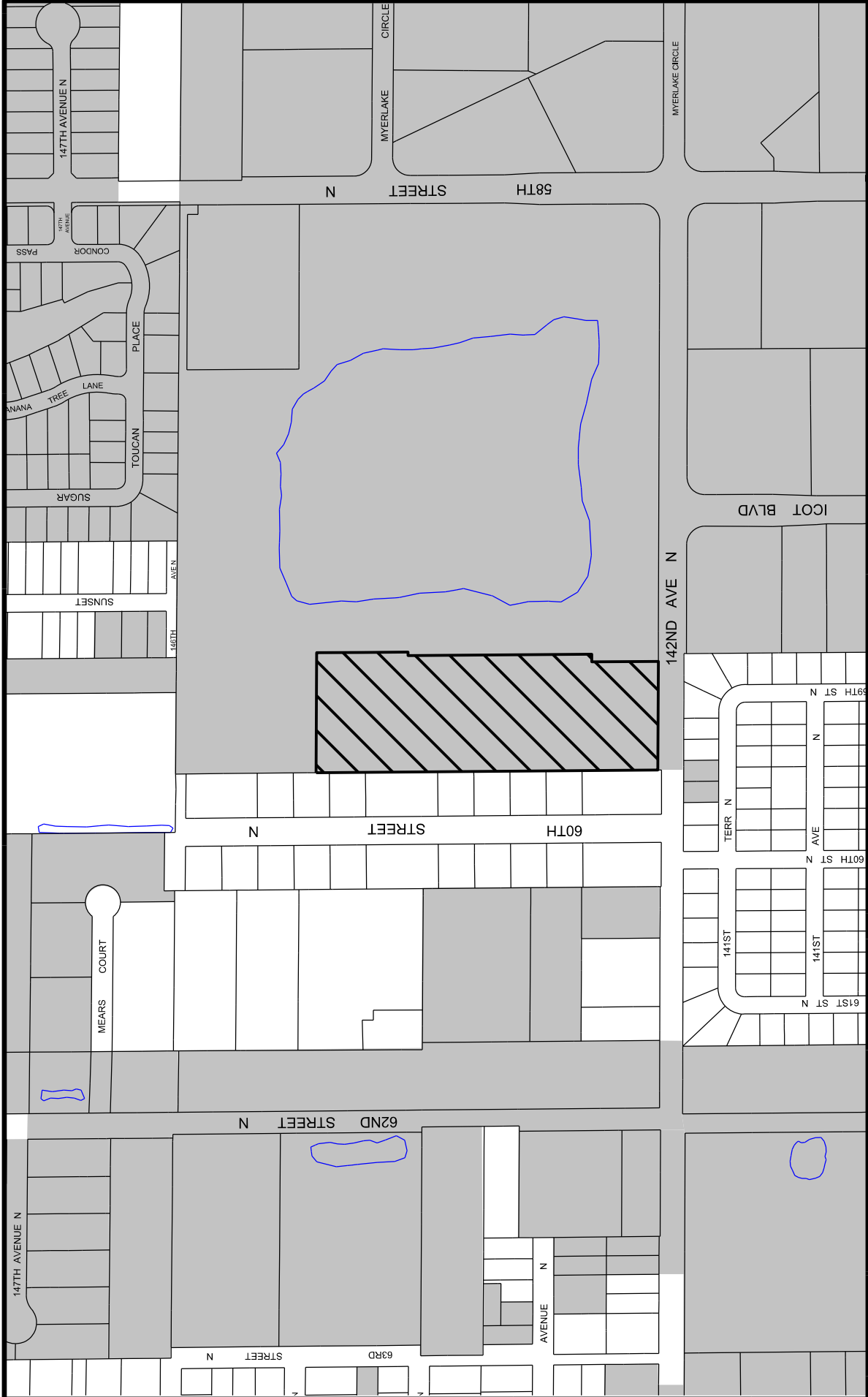
\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

REVIEWED AND APPROVED:



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





Scale: 1"=400'  
 Date: 10/26/20  
 By: DB

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

**EXHIBIT "A"**

Case #: FLUM20-006  
 Subject: SPC-ICOT 6021 142nd Ave N  
 Future Land Use Map Amendment  
 Location: 6021 142nd Ave N  
 05/30/16/88983/001/0010

 Subject Property  
 City of Largo

# EXHIBIT "B"























## Existing Future Land Use Map

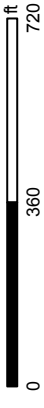
Case #: FLUM20-006  
 Subject: SPC - ICOT 6021 142nd Ave N  
 Future Land Use Map  
 Amendment  
 Location: 6021 142nd Ave N  
 05/30/16/88983/001/0010

### Legend

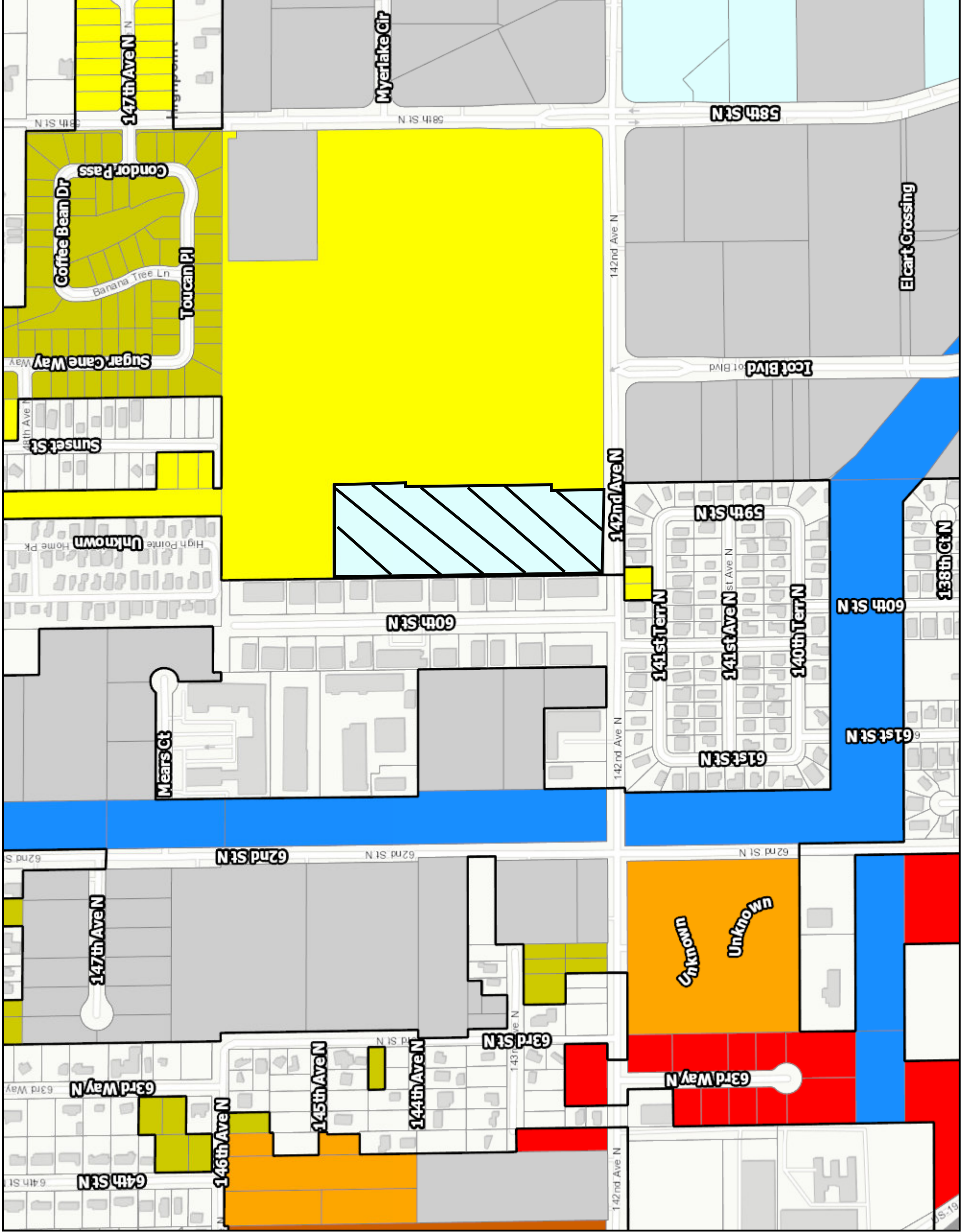
-  Subject Property (I)
-  Largo City Limits Boundary

### 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/OR)
-  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: 10/26/2020





# EXHIBIT "C"























## Proposed Future Land Use Map

Case #: FLUM20-006  
 Subject: SPC - ICOT 6021 142nd Ave N  
 Future Land Use Map  
 Amendment  
 Location: 6021 142nd Ave N  
 05/30/16/88983/001/0010

### Legend

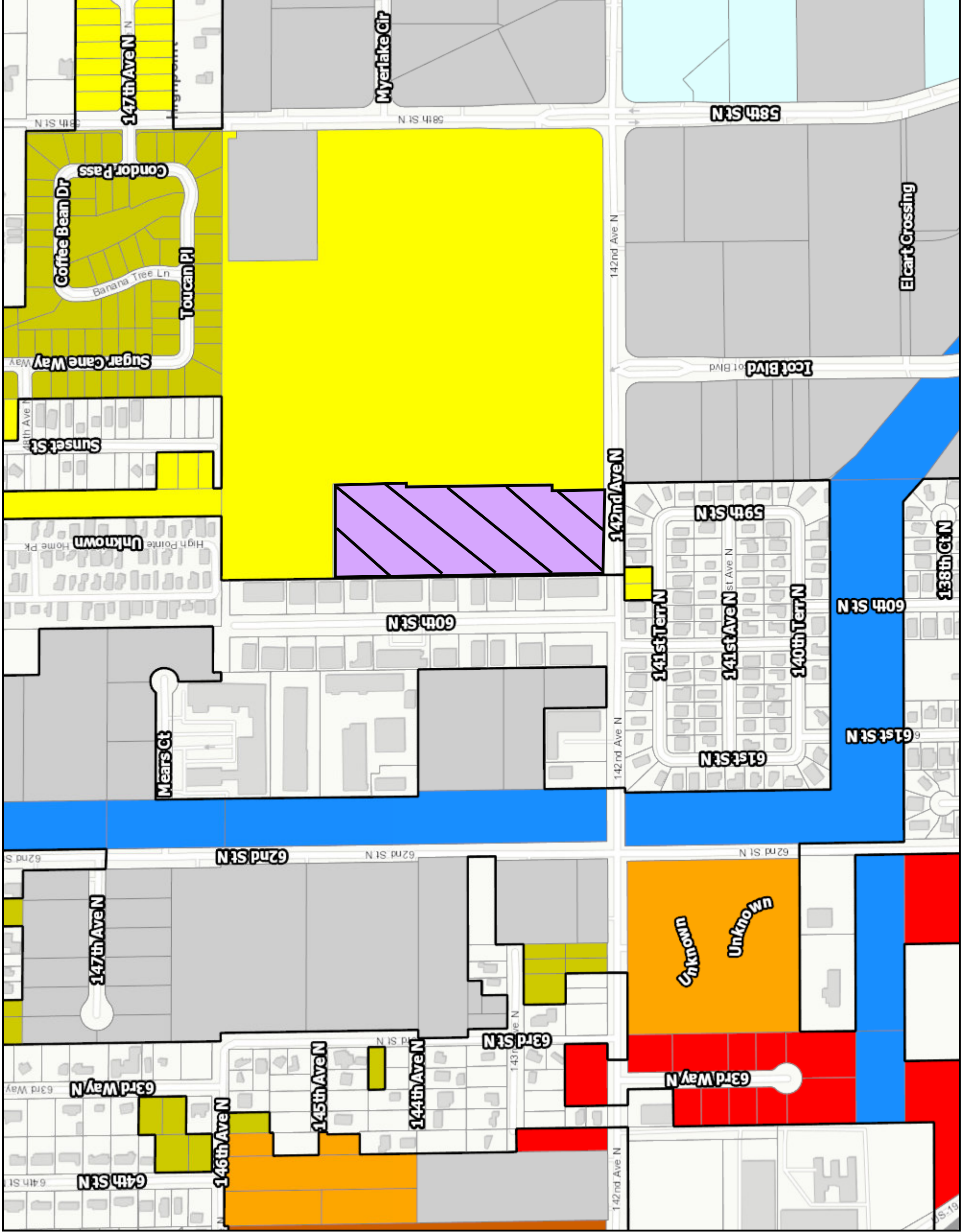
-  Subject Property (R/OG)
-  Largo City Limits Boundary

### 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/OR)
-  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: 10/26/2020





**City Commission Directive**  
**Tuesday, January 5, 2021**  
**Commission Chamber @ 6:00 p.m.**

Page

**CALL TO ORDER**

**INVOCATION & PLEDGE OF ALLEGIANCE**

Pastor Kristia Wickstrom, Oak Ridge Wesleyan Church

**A. CEREMONIAL**

None

**B. CITIZEN COMMENT**

**C. APPROVAL OF AGENDA/MINUTES**

1. Approval Of Agenda - Regular Meeting of January 5, 2021 - **APPROVED AS AMENDED 7-0**
2. Approval Of Minutes – Regular Meeting of December 15, 2020 - **APPROVED 7-0**

**D. CONSENT DOCKET**

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

3. Blanket Authorization For Commissioner Eric Gerard To Attend Various Meetings During FY 2021 For Which He May Be Designated To Represent The City Of Largo
4. Authorization To Enter Into The Renewal Of The Pinellas County Combined Mutual Aid Agreement With The Pinellas County Sheriff And Other Pinellas County Law Enforcement Agencies/Cities For Police Services
5. Approval Of Change Order 1 To Scope And Fee For The Sanitary Sewer Lift Station Floodplain Mitigation Project, With McKim & Creed, In The Amount Of \$104,381, In Accordance With RFQ No. 19-Q-666
6. Approval Of Subrecipient Agreement With Directions For Mental Health, Inc. d/b/a Directions For Living For Behavioral Health Navigator Services In The Total Amount Of \$60,014 - **APPROVED 7-0**
7. Authorization To Settle The Lawsuit Of Cushman Vs. Livernois In The Amount Of \$50,000

**E. PUBLIC HEARINGS**

(Procedure for Public hearings: staff presentation; reading of Ordinance title; public hearing;

questions/discussion; City Commission action.)

None

## F. LEGISLATIVE MATTERS

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

8. Award Of Scope And Fee To Greenman-Pedersen, Inc. For The Alum Replacement Alternative Evaluation Project, RFQ No. 19-Q-666, In The Amount Of \$189,647.70 - **APPROVED 7-0**
9. Resolution No. 2284 - Establishing The Angel Fund Residential Assistance Program - **APPROVED 7-0**
10. Approval Of Purchase And Sale Agreements With The Douglas Cole Family Trust And Roy E. Terepka, Sandra Terepka Hoffman, And Stephen F. Terepka For Properties Located In The 400 Block On The North Side Of West Bay Drive - **APPROVED 7-0**
11. Ordinance No. 2021-29 - First Reading - Future Land Use Map Amendment At 6021 142nd Avenue North From Institutional (I) to Residential/Office General (R/OG) - **APPROVED 7-0, P/H AFTER CPA REVIEW**
12. Ordinance No. 2021-34 - First Reading - Amending the FY 2021 Budget by Appropriating Expenditures In The Amount Of \$41,000 Within The Police Department Donations Trust Fund Budget; Appropriating Expenditures In The Amount Of \$104,000 Within The Federal Forfeiture Fund; And Appropriating Expenditures In The Amount Of \$29,000 Within The Human Resources Department Risk Fund For Various Police Equipment and Services - **APPROVED 7-0, P/H ON 02/02**

## G. STAFF REPORTS

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

None

## H. CRA

13. Second Amendment To Repurchase Agreement For Largo Central LLC - **APPROVED 7-0**

## I. ITEMS FROM CITY ATTORNEY, COMMISSIONER SMITH, COMMISSIONER GERARD, COMMISSIONER FENGER, VICE MAYOR ROBINSON, COMMISSIONER HOLCK, COMMISSIONER CARROLL, MAYOR BROWN, CITY MANAGER SCHUBERT

## ACTION ITEMS

1. Request by Commissioner Gerard that staff provide detailed quarterly reports on the Behavioral Health Navigator program.
2. Request by Mayor Brown that staff provide annual operating costs for the alum system in the stormwater pond at the Nature Preserve.
3. Request by Commissioner Smith that staff look at the feasibility of repairing the potholes on 1st Avenue NE.
4. Request by Commissioner Smith that staff contact FDOT regarding timing the traffic signals on West Bay Drive from 4th Street to Central Park Drive.

14. [Updates](#)

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## **J. ADJOURNMENT**

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

# City Commission

## AGENDA ITEM REPORT



**Meeting:** City Commission - 05 Jan 2021  
**Presenter:** Diane Friel, Community Development  
**Staff Contact:** Diane Friel, Planner II

Ext. 7319      dfriel@largo.com

### TITLE

Ordinance No. 2021-29 - First Reading - Future Land Use Map Amendment At 6021 142nd Avenue North From Institutional (I) to Residential/Office General (R/OG)

### SUMMARY:

The applicant, Robert Pergolizzi, agent for St. Petersburg College (SPC), the property owner, is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for property located at 6021 142nd Ave North (Parcel ID: 05-30-16-88983-001-0010) totaling 7.45 acres, more or less. The applicant is requesting an amendment to the City's FLUM from Institutional (I) to Residential/Office General (R/OG) future land use classification. The requested FLUMA will require an amendment to the Pinellas County Countywide Plan Map from Public/Semi-Public (P/SP) to Office (O) category.

The property was purchased by SPC in 2005, with the intent to convert the existing building into administrative offices and a teaching facility. SPC is in the process of consolidating its facilities and the existing 78,230 sq. ft. building is not needed and largely vacant. SPC intends to sell the property and the Institutional (I) land use designation is anomalous and not consistent with the majority of land uses along 142nd Avenue, which are mostly office, residential, and light industrial. The R/OG category is generally compatible with current use and the surrounding uses. The reuse of this 7.45 acre property for general office and/or related compatible uses will lead to redevelopment and infill of existing commercial or residential areas along 142nd Avenue. All adjacent properties are intensely developed and infill development or reuse of this property will support the neighborhood by providing office jobs in close proximity and will generate tax revenue for the City of Largo, whereas the current SPC office facility is exempt from property taxes. The subject property is severely underutilized and the FLUMA to convert to R/OG will allow for a more appropriate use and incentivize private reinvestment in this area which is supported by utility infrastructure, major roadways, and mass-transit.

The proposed Comprehensive Plan FLUMA is consistent with the goals, objectives, and policies of the adopted Largo Comprehensive Plan, CDC, Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes. The Planning Board reviewed this small-scale FLUMA at a public hearing held on December 3, 2020 and recommended approval, 6-0 (per recorded minutes). If approved by the City Commission, this amendment will be submitted to Forward Pinellas, Planners Advisory Committee (PAC) and the Countywide Planning Authority (CPA) for review. Thereafter, the amendment will be presented to the City Commission for second and final reading. If approved by the City Commission, staff anticipates the amendment to be completed by May 2021.

### CITY ATTORNEY REVIEWED:

Yes

### CONSISTENT WITH:

Comprehensive Plan

### POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE ORDINANCE NO. 2021-29 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. 2021-29](#)  
[Planning Board Staff Report](#)

**ORDINANCE NO. 2021-29**

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN FUTURE LAND USE MAP BY AMEMNDING THE CLASSIFICATION OF THE WITHIN DESCRIBED TRACTS OF LAND LOCATED AT 6021 142ND AVENUE NORTH, FROM INSTITUTIONAL (I) TO RESIDENTIAL/OFFICE GENERAL (R/OG), CONSISTENT WITH THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

A PARCEL OF LAND LYING IN THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, TADIRAN SITE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 115, PAGES 75 AND 76, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

The subject properties as a whole contains 7.45 acres, more or less.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBER 05-30-16-88983-001-0010 AS DEPICTED IN ATTACHED EXHIBIT "A".

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**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.

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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



**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:** Dec 3, 2020 **Agenda Date:** Planning Board - 03 Dec 2020  
**To:** Community Development  
**Staff Contact:** Diane Friel, Planner II  
**Subject/Case:** FLUM20-006 (Ordinance No. 2021-29) - 6021 142nd Avenue North Future Land Use Map Amendment

**INTRODUCTION:**

The applicant, Robert Pergolizzi, agent for St. Petersburg College, the property owner, is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for property located at 6021 142nd Ave North totaling 7.45 acres, more or less. The applicant is requesting an amendment to the City's FLUM from Institutional (I) to Residential/Office General (R/OG) future land use classification. The requested FLUMA will require an amendment to the Pinellas County, Countywide Plan Map from Public/Semi-Public (P/SP) to Office (O) category. Upon amending the land use, the applicant has expressed interest in selling the property.

**PURPOSE AND INTENT / BACKGROUND:**

The subject property consists of an approximately 7.45 acres tract of land located on the north side of 142nd Avenue North and east of 60th Street N (Parcel ID: 05-30-16-88983-001-0010). Official records from the County indicate that the property is owned by St. Petersburg College (SPC) Board of Trustees and is occupied by a "Public Colleges, SPC, USF". The SPC primarily used the 78,230 sq. ft. building for administrative offices and the office space is no longer needed because SPC has consolidated their facilities to other locations. The property is for sale by SPC and the Institutional (I) land use is no longer applicable or appropriate. It is the intent of SPC to sell the property to Southern Guaranty Insurance Company which seeks to use the existing building for general office which is only allowed as an ancillary use under the current Institutional (I) land use classification. For this reason, the applicant is requesting to amend the City's Future Land Use Map (FLUM) from I to Residential/Office General (R/OG).

The subject property is located within the ICOT Center Development of Regional Impact (DRI) and the current land use designation of Institutional (I) was applied in 2005, when a previous applicant requested a land use map amendment from Industrial Limited (IL) in order to convert the existing office building into a teaching facility and administrative offices for SPC. Previous to the college, the building was occupied by Skyway Aircraft Homeland Security.

The ICOT Center DRI has been in existence since the 1980s and is a mixed-use development containing commercial, office, hotel, and industrial land uses. The ICOT Center was annexed into the City of Largo in September 2000. The varied uses existing in ICOT Center include Clearwater Ice Arena (commercial recreation), The ICOT Retail Shops (commercial), Holiday Inn Express (hotel), ICOT Office Park (office), several light industrial properties (light industrial), and several parcels owned by St. Petersburg College (SPC) for education and administrative offices for the college (Institutional).

Since the annexation, the land use plan for properties within ICOT Center has been amended several times (SPC EPICenter and SPC Administrative offices with an Institutional land use category), residential uses (Alta Largo Apartments with a Residential Urban land use category), and retail uses (ICOT Retail Shops and Mugs

## Agenda Item #2.

Restaurant with a CG land use category). These amendments have supplemented the mixture of uses within the ICOT Center. Most land in ICOT Center is in the Industrial Limited (IL) Land Use category.

The Master Plan that had been the governing document for allocating entitlements among the various parcels in ICOT Center was rescinded by the Largo City Commission in April 2019 (Ordinance 2019-31). Therefore, the Master Plan is no longer relevant and Largo Comprehensive Development Code (CDC) regulations can solely govern.

### APPLICABLE CDC CHAPTERS/SECTIONS:

1. Chapter 4: Hearing Procedures in General, Section 4.5: Level IV, Comprehensive Plan Future Land Use Map Amendment
2. Chapter 5: Land Use Classification
3. Chapter 6: Allowable Uses
4. Chapter 8: General Development Standards & Impact Fees

### APPLICANT INFORMATION:

**NAME/TITLE:** Robert Pergolizzi, AICP/PTP  
**COMPANY:** Gulf Coast Consulting, Inc.  
**ADDRESS:** 13825 ICOT Blvd. Suite 605  
**CITY/STATE/ZIP CODE:** Largo, FL 33760  
**APPLICANT'S STATUS:** Authorized Agent

### SITE INFORMATION:

**ADDRESS:** 6021 142nd Avenue North  
**LOCATION:** Largo, FL 33760  
**PARCEL ID NUMBERS:** 05-30-16-88983-001-0010  
**LOT SIZE:** 7.45 acres  
**EXISTING LAND USE:** Administrative office for SPC  
**FUTURE LAND USE:** Institutional (I)

### Existing Land Use and FLUM of Adjacent Properties

Adjacent to	Existing Land Use	FLUM
North	Alta Largo Apartment	Residential Urban (RU)
South	142nd Ave N (Major Collector), Mobile Home Park (Unincorporated), Warehouses	Residential Urban (RU) Industrial Limited (IL)
East	Alta Largo Apartment	Residential Urban (RU)
West	Warehouses (Unincorporated)	Employment (E)

### PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY:

1. ICOT Center was annexed into Largo on 9/19/00 (Ord. Nos. 2000-86 – 2000-92).
2. Future Land Use Map Amendment (S-06-02) from Industrial Limited (IL) to Institutional (I) on February 7, 2006 (Ord. No. 2006-09).

### COMPREHENSIVE DEVELOPMENT CODE REQUIREMENTS:

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

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

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

1. The Largo Comprehensive Plan: Forwarding Our Future 2040, Future Land Use Map currently classifies the subject 7.45 acre FLUMA area as Institutional (I). Future Land Use Element (FLUE), Policy 1.1.1 of the Comprehensive Plan, requires that the City maintain consistency of the Future Land Use Map (Map 1) and the Countywide Plan Map Categories, where Map 1 provides the City of Largo's adopted Land Use Classification as identified in Table FLUE-1.

**The request to change the Future Land Use Map from I to Residential/Office General (R/OG) is consistent with several Objectives and Policies of the Comprehensive Plan and will enable redevelopment and reuse of an Institutional land use that is no longer needed. the more intense allowable and conditional uses within R/OG will maintain consistency of the Future Land Use Map and result in minimal impacts to the surrounding uses as further described below.**

2. Allowing the requested change to R/OG would be consistent with the intent of Policy 1.1.1 (stated above) whereas, Table FLUE-1 describes R/OG as,

*"generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive non-residential use to low density residential or public/semi public use; and in areas where the size and scale of office and residential use is appropriate to free standing office, medium density residential or a combination thereof.*

*In close proximity to or served by the arterial and major thoroughfare highway network as well as mass transit".*

The Comprehensive Development Code (CDC), Chapter 5, Section 5.2.4.O., further states that R/OG classification is

*"applied to those areas appropriate for development as offices and/or medium-density residential uses or combinations thereof, consistent with the surrounding uses, transportation facilities, and environmental characteristics of such areas. Appropriate locations are transition areas between urban activity centers or intense nonresidential uses and lower density residential or public/institutional/public service uses. These locations are typically close to, and served by, the arterial highway network and by mass transit. This land use designation allows professional, business, limited personal service uses, and residential uses. With few exceptions, these developments are characterized by moderate traffic generation, daytime hours of operation, and minimal adverse impacts resulting from noise, odors, poor aesthetics, or outdoor activities. No inventory shall be kept on premises, and no outdoor activities or storage are allowed within this land use designation. Additional considerations including, but not limited to, acreage limitations, as follows: ancillary nonresidential and transportation/utility use shall not exceed a maximum area of three (3) acres; institutional use (except for public educational facilities which are not subject to this threshold) shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses. In addition, personal service/office support use shall not exceed a floor area of five thousand (5,000) square feet; and no combination of such uses in any single multi-tenant building or, in the alternative, in any group of buildings that are integral to and function as part of a unified project, shall exceed ten (10) percent of the gross floor area of said buildings."*

**The subject property meets the general criteria for the R/OG land use classification as it is an existing 78,230 sq. ft. office building and a long established use. The existing building represents a 0.24 FAR that is well below the maximum 0.50 FAR allowed in R/OG. Furthermore, CDC Section 5.2.N states "Appropriate locations are transition areas between urban activity centers or intense nonresidential uses and lower density residential or public/institutional/public service uses. These locations are typically close to, and served by, the arterial highway network and mass transit." The office building is located between light industrial uses and a mobile home park on the south and warehouses to the west; and the Alta Largo Apartments to the north and east. The**

property directly fronts 142nd Avenue North (Major Collector) and is within ½ mile of both US 19 and Ulmerton Road (Arterial Highways). Mass transit service is provided along Ulmerton Road and on 62nd Street to the west. The proposed use as general office will have moderate traffic generation, daytime hours of operation, and minimal adverse impacts resulting from noise, odors, poor aesthetics, or outdoor activities. No inventory can be kept on premises, and no outdoor activities or storage are allowed which will further increase compatibility with the adjacent residential uses.

3. Amending the land use from I to R/OG will facilitate the sale and reuse of the obsolete SPC administrative offices that is compatible with the immediate area and the proposed change is consistent with the following additional goals, objectives and policies of the FLUE of the Comprehensive Plan: Forwarding Our Future 2040:

- a. FLUE, Goal 1: Achieve a viable and healthy balance of land uses to improve the quality of life and support the vision, mission and values of Largo.
- b. FLUE, Policy 1.1.1: Maintain the consistency of the Future Land Use Map (Map 1) and the Countywide Plan Map Categories, where Map 1 provides the City of Largo's adopted Land Use Classifications as identified in Table FLUE-1
- c. 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.
- d. FLUE, Policy 1.1.3: Coordinate with adjacent jurisdictions and local government plans to ensure compatibility with existing and future planned uses along its common boundaries.
- e. FLUE, Policy 1.1.4: Where feasible, reduce nonconforming uses of land by utilizing planning and community development tools to redevelop.
- f. FLUE, Policy 1.2.1: Protect stable residential neighborhoods from possible negative impacts due to incompatible land uses; blighting influences; and density increases from redevelopment and new development.
- g. FLUE, Policy 1.3.1: Require all development to meet the locational criteria contained in Table FLUE-1.
- h. 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.
- i. 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 benefit, including financial savings for Largo, increased property values for residents and businesses and economic stabilization of distressed neighborhoods.
- j. FLUE, Policy 2.2.3: Continue to implement redevelopment and revitalization strategies and incentives for private investment in under-utilized areas where adequate infrastructure exists to support redevelopment.
- k. FLUE, Policy 3.2.2: Review all proposed Future Land Use Plan amendments against the City's locational criteria described in Table FLUE-1 of the Future Land Use Element and the Countywide Future Land Use Element, as amended.
- l. ED - OBJECTIVE 1.1: Build relationships with businesses to identify opportunities for expansion and assist with locating sites and/or facilities for expansion.

**The existing SPC administrative offices with an Institutional (I) land use designation is an anomaly and not consistent with the majority of land uses along 142nd Avenue which are mostly office, residential, and light industrial. The R/OG category is consistent and compatible with the majority of surrounding uses and can be compatible with the adjacent mobile home park to the southwest and the Alta Largo Apartments to the north and east. Policy 1.1.2 is furthered by the change in land use.**

**The reuse and infill of this 7.45 acre property for general office and/or related compatible uses along 142nd Avenue furthers FLUE, Objective 2.2. All adjacent properties along 142nd**

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Avenue are intensely developed and infill development or reuse will support the neighborhood by providing jobs in close proximity.

The reuse and infill of this site and building represents a compact development. It will provide over 100 office jobs to a vacant site/building and also generate tax revenue for the City of Largo, whereas the current SPC office facility is exempt from property taxes. FLUE, Policy 2.2.2 is furthered by the reuse of the site.

As previously mentioned this site is severely underutilized. The SPC facility is an anomaly in an area dedicated to office, residential and light industrial uses in the City of Largo. The Land Use Plan Amendment to convert to R/OG will allow for a more appropriate use and incentivize private reinvestment in this area which is supported by utility infrastructure, major roadways, and mass-transit. FLUE, Policy 2.2.3 supports the redevelopment of this property.

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

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

### III. Consistency with the Countywide Rules:

1. Section 2.3.3.6 Category/Symbol, Office (O) - Locational characteristics of the Countywide Rules, describes and characterizes O as,

*"category is intended to accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development."*

As stated above, the request to change the subject property from I to O is consistent with Section 2.3.3.6. The property serves as a transition between residential (Alta Largo Apartments) to the north and east, and the mobile home park south of the property to higher intensity warehouse uses in unincorporated "Employment" land use category west of the site and warehouses in Industrial Limited southeast of the property. Therefore, the request to change from I to O on the Countywide Map will maintain consistency of the Future Land Use Map.

2. Permitted Uses Not Subject to Acreage Thresholds – Office; Personal Service/Office Support; Residential Equivalent; Research/Development-Light; Public Educational Facility; 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 Forward Pinellas 2019 Level of Service (LOS) Facility Report the adjacent segment of 142nd Avenue is not regulated for traffic volumes, the nearest regulated road is Ulmerton Road. According to the Forward Pinellas 2019 Level of Service Report the adjacent segment of Ulmerton Road between 49th Street and US 19 is reported to be operating at LOS C carrying 46,500 vehicles per day AADT on a 6- lanes divided segment. The existing Institutional land use category is considered "Public/Semi-Public" and the proposed R/OG land use category is considered "Office" per

## Agenda Item #2.

the Countywide Rules and the Countywide Land Use Plan. Utilizing Trip Generation rates from the Countywide Rules, the generalized trip generation for Institutional educational uses is 114 daily trips/acre, and the generalized rate for Office (O) is 89 daily trips/acre. Therefore, the expected trip generation for this 7.45 acre site would decrease from 849 daily trips to 663 daily trips.

**2. Sanitary Sewer:** The property is served by the City of Largo sanitary sewer system. Largo maintains 15- inch gravity lines within 142nd Avenue. Reclaimed water is provided by Largo via a 16- inch line within 142nd Avenue. Potable water is provided by Pinellas County Utilities, which maintains water lines directly adjacent to the site on 142nd Avenue, and there is already an 8-inch PVC line serving the building. When applicable, proposed development will be reviewed and approved by staff during the site plan review process, and shall continue to comply with Comprehensive Plan, Sanitary Sewer Subelement, Policy 1.2.6: Operate the wastewater treatment plant at or below 90% of design capacity on an annual average.

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

**4. Drainage:** The ICOT Center has a Master Stormwater system that was permitted in the early 1980's. This site drains to the large lake that is immediately east of the site. This FLUMA is not expected to result in any changes to the physical development that currently exists on the property. As contained in the Comprehensive Plan, Stormwater Subelement, Policy 1.1.1: The City shall utilize the following Level of Service (LOS) standards for flood control and water quality:

a. Flood Control:

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

b. Water Quality:

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

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

**6. Fire Protection, Rescue and Emergency Medical Services:** The property is currently located in the Largo Fire District. Largo's Fire and Rescue Services have the ability to serve the property currently and following the proposed future land use map amendment. Service is provided by Fire Station #38, located less than 2.0 miles from the property. Fire, rescue and emergency response services in Pinellas County are provided by first responder agreements. There are two fire hydrants located on the property; one is privately owned and one is served by the County.

**7. Financing Municipal Services:** The major revenues that are collected from properties within the City limits (including the subject property) include ad-valorem taxes, stormwater fees, sanitary sewer monthly

## Agenda Item #2.

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

**8. Other:** Should the property receive approval for the FLUM change, and the property is redeveloped in the future, City services not listed above are or will be available to the properties on substantially the same basis and in the same manner as such services are provided within the rest of the City. Based on the information presented above, the City has the ability to provide municipal services to the area where the property is located. The current future land use classification for the 7.45 acres m.o.l. subject property is Institutional (I). If approved through this FLUMA process, the proposed Residential/Office General (R/OG) classification will enable the applicant to sell the property to be used for General Office.

### II. Demonstration of Need

1. There have been multiple inquiries for expansion of existing offices and light industrial uses within the ICOT Center. Current development is well within the established limits of the R/OG land use category per the City of Largo Future Land Use Map and Comprehensive Development Code (CDC). The approval of this FLUMA will eliminate the outdated Institutional (I) land use category for this parcel which is no longer applicable and will allow reuse and development to comply with current CDC regulations. This reuse will create jobs in a currently vacant building which will benefit the City of Largo and area businesses.

2. The ICOT Center was approved as a Development of Regional Impact (DRI) in the 1980s, when it was located in the County and it has many different uses other than industrial despite the industrial limited land use designation. The Master Plan that had been the governing document for allocating entitlements among the various parcels in ICOT Center was rescinded by the Largo City Commission in April 2019 (Ordinance 2019-31). Therefore, the Master Plan is no longer relevant and Largo Comprehensive Development Code (CDC) regulations can solely govern. With the proposed change in land use, the parcel can subsequently be developed in full compliance with any and all applicable standards of this CDC. Changing the current land use from Institutional (I) will not create an incompatible use for adjacent parcels.

### 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. Based on existing FIRM Map 12103C, the subject property is located within Flood Zone X - Area of Minimal Flood Hazard (0.2% annual chance of flood hazard).

**Agenda Item #2.**

- 2. The subject property is not located within or abutting the Coastal High Hazard Area (CHHA) which are areas vulnerable to storm surge during a hurricane as a designation by the Federal Emergency Management Agency (FEMA).
- 3. The subject property is within Level C Evacuation Zone and has access to adequate emergency shelter space as well as evacuation routes; and
- 4. The proposed amendment does not create any significant negative impact(s).

**V. Scenic/Noncommercial Corridors**

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

**PUBLIC NOTIFICATION REQUIREMENTS:**

MAILED WRITTEN NOTIFICATION: November 3, 2020  
PUBLISHED NEWSPAPER NOTIFICATION: November 18, 2020  
POSTED PROPERTY NOTICE: November 26, 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.

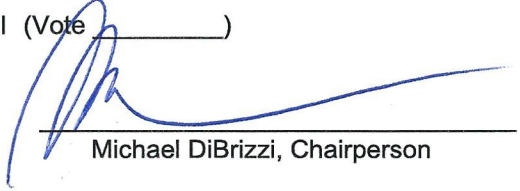
**SUGGESTED MOTIONS FOR THE PLANNING BOARD:**

I MOVE TO APPROVE FLUM20-006 – 6021 142ND AVENUE 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 FLUM20-006 – 6021 142ND AVENUE 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 5/0)  
 Approval with conditions (Vote \_\_\_\_\_)  
 Denial (Vote \_\_\_\_\_)

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

Approved By:

Status:

**SUPPORTING DOCUMENTS:**

[EXHIBIT A - LOCATION](#)  
[EXHIBIT B - EXISTING FLUM.pdf](#)

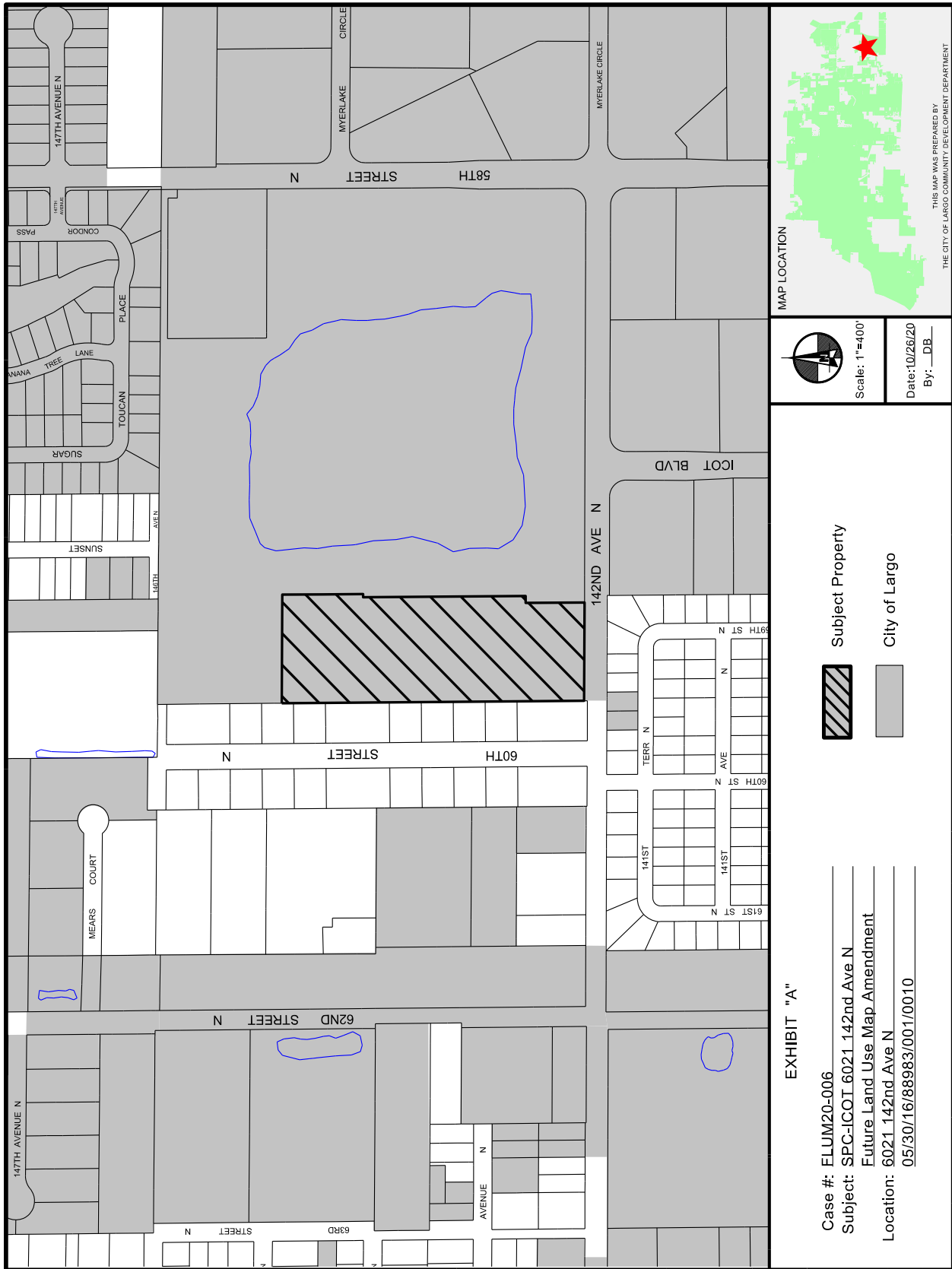


**Agenda Item #2.**

[EXHIBIT C - PROPOSED FLUM.pdf](#)

[EXHIBIT D - AERIAL](#)

[NARRATIVE](#)

























**EXHIBIT "B"**  
**Existing Future Land Use Map**

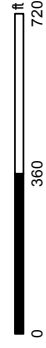
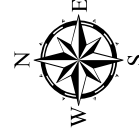
Case #: FLUM20-006  
 Subject: SPC - ICOT 6021 142nd Ave N  
 Future Land Use Map  
 Amendment  
 Location: 6021 142nd Ave N  
 05/30/16/88983/001/0010

**Legend**

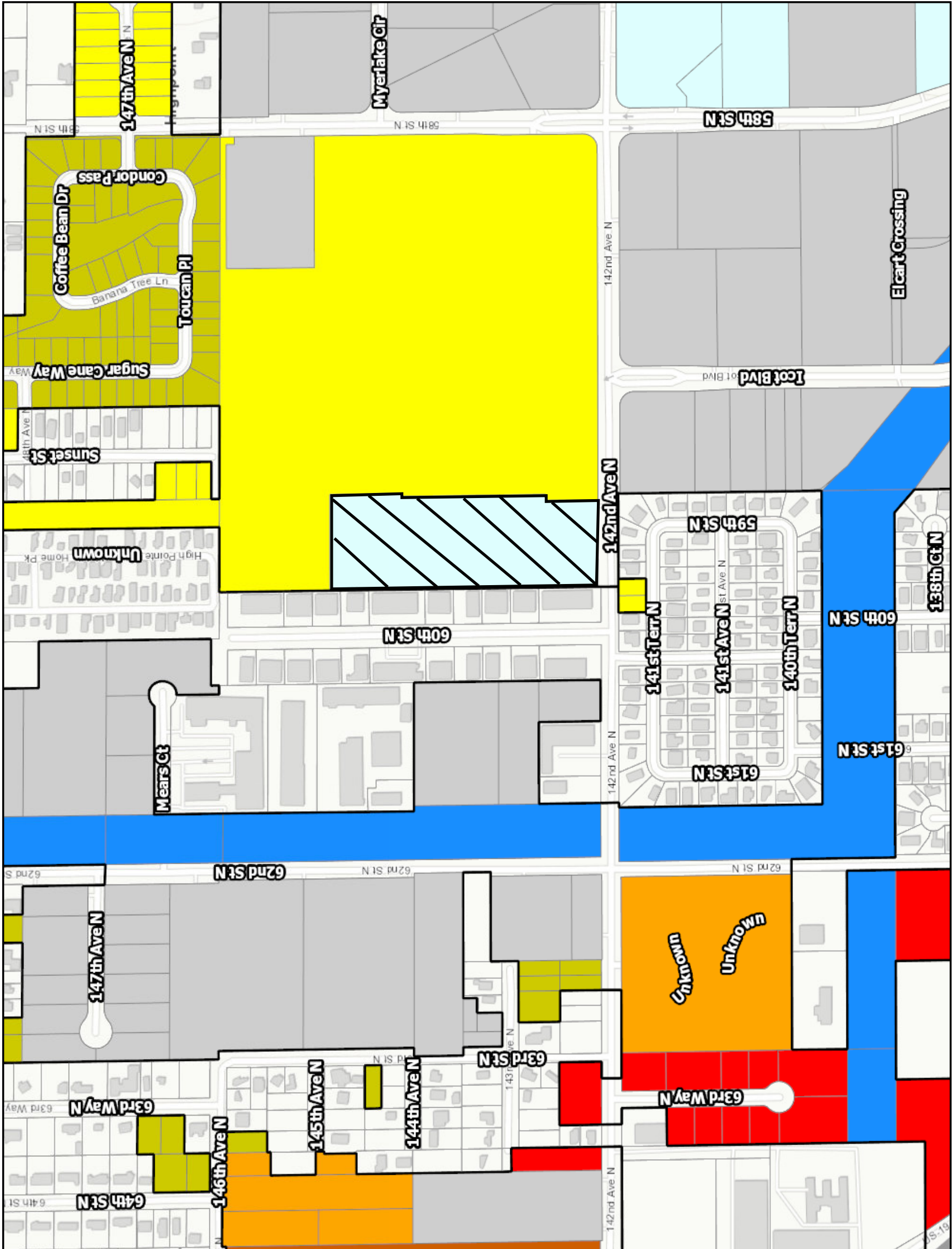
-  Subject Property (I)
-  Largo City Limits Boundary

**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 (RO/R)
-  Residential/Office General (ROG)
-  Residential Office Limited (ROL)
-  Recreation/Open Space (ROS)
-  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 (TU)
-  West Bay Drive CRD (WBD-CRD)



Date: 10/26/2020



**EXHIBIT "C"**























**Proposed Future Land Use Map**

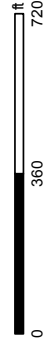
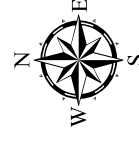
Case #: FLUM20-006  
 Subject: SPC - ICOT 6021 142nd Ave N  
 Future Land Use Map  
 Amendment  
 Location: 6021 142nd Ave N  
 05/30/16/88983/001/0010

**Legend**

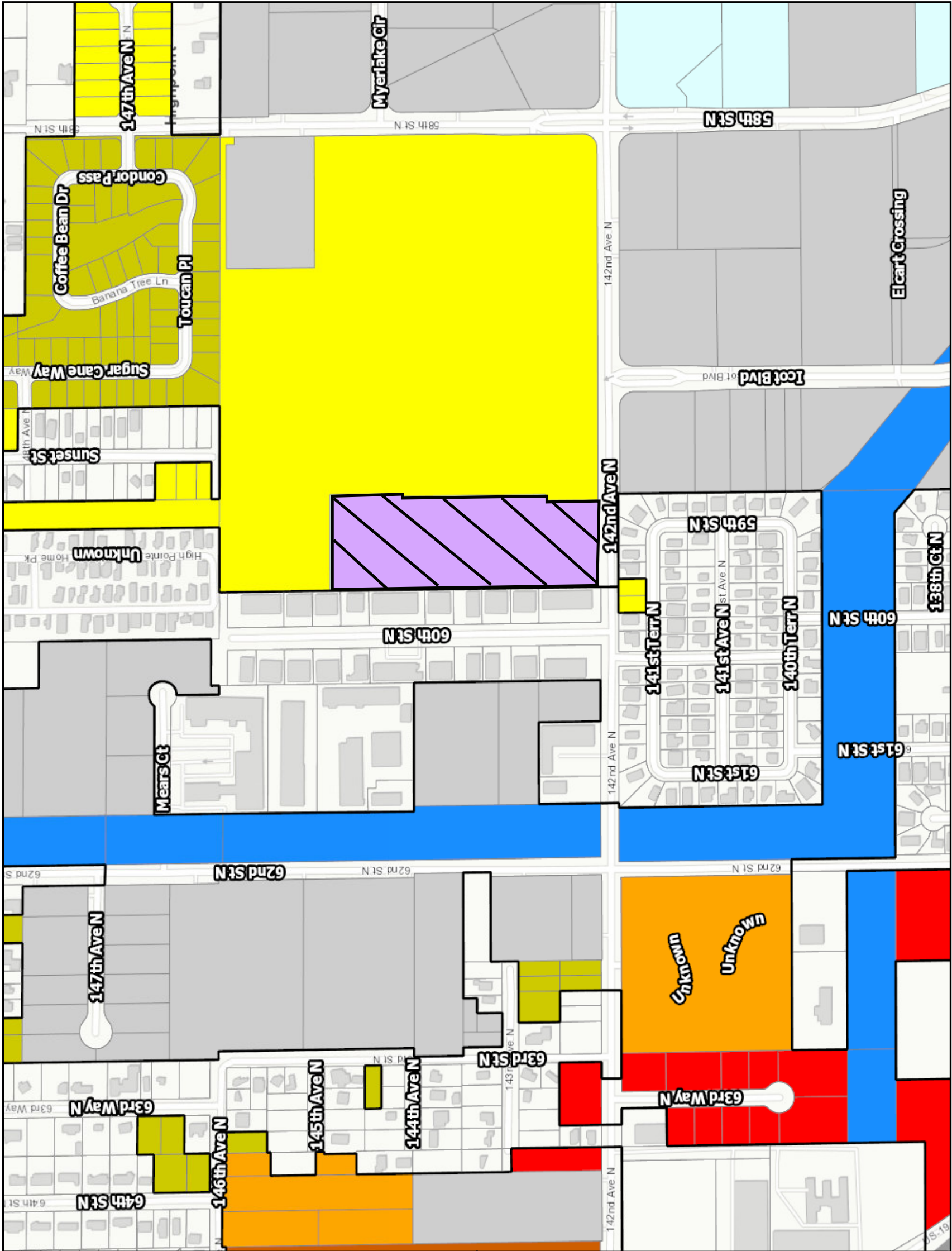
-  Subject Property (R/OG)
-  Largo City Limits Boundary

**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/OR)
-  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 (TU)
-  West Bay Drive CRD (WBD-CRD)



Date: 10/26/2020





**6021 142<sup>nd</sup> AVENUE (ICOT CENTER)  
LAND USE PLAN AMENDMENT  
NARRATIVE SUMMARY**

Owner: St. Petersburg College  
PO Box 13489  
St. Petersburg, FL 33733

Contract Purchaser: Southern Guaranty Insurance Company  
13600 ICOT Blvd. Building A  
Largo, FL 33760

Authorized Agent/ Planning Consultant:

Mr. Robert Pergolizzi, AICP/PTP  
Gulf Coast Consulting, Inc.  
13825 ICOT Blvd. Suite 605  
Largo, FL 33760

The ICOT Center DRI has been in existence since the 1980's and is truly a mixed-use development. Historically, the ICOT Center has been a mixed-use development containing commercial, office, hotel, and industrial land uses. The ICOT Center was annexed into the City of Largo in September 2000. The varied uses existing in ICOT Center include Clearwater Ice Arena (commercial recreation), The ICOT Retail Shoppes (commercial), Holiday Inn Express (hotel), ICOT Office Park (office), several light industrial properties (light industrial), and several parcels owned by St. Petersburg College (SPC) for education and administrative offices for the college (Institutional).

Since the annexation, the land use plan for properties within ICOT Center has been amended several times (SPC EPICenter and SPC Administrative offices with an Institutional land use category), residential uses (Aluna Largo Apartments with a Residential Urban land use category), and retail uses (ICOT Retail Shoppes and Mugs Restaurant with a CG land use category). These amendments have supplemented the mixture of uses within the ICOT Center. Most land in ICOT Center is in the Industrial Limited (IL) Land Use category.

The Master Plan that had been the governing document for allocating entitlements among the various parcels in ICOT Center was rescinded by the Largo City Commission in April 2019 (Ordinance 2019-31). Therefore, the Master Plan is no longer relevant and Largo Comprehensive Development Code (CDC) regulations can solely govern.

Land Use Plan Amendment

The SPC Administrative Office building at 6021 - 142<sup>nd</sup> Avenue no longer serves SPC as they have consolidated their offices to other locations. The property is for sale by SPC. Therefore the Institutional (I) land use that was applied in 2005 for SPC is no longer applicable or appropriate.

Southern Guaranty insurance Company seeks to move into the existing 78,230 SF office building and the appropriate category for a general office building is Residential/Office General (R/OG). Per the CDC Section 5.2.N the R/OG category is "*applied to those areas appropriate for development as office uses and/or medium-density residential uses or combinations thereof.*" The existing office building is a long established use and exists with a 0.24 FAR that is well below the maximum 0.50 FAR allowed in R/OG.

Furthermore, CDC Section 5.2.N states "*Appropriate locations are transition areas between urban activity centers or intense nonresidential uses and lower density residential or public/institutional/public service uses. These locations are typically close to, and served by, the arterial highway network and mass transit.*" The office building is located between light industrial uses on the south and warehouses to the west; and the Aluna Largo apartments to the north and east. The property directly fronts 142<sup>nd</sup> Avenue (Major Collector) and is within ½ mile of both US 19 and Ulmerton Road (Arterial Highways). Mass transit service is provided along Ulmerton Road and on 62<sup>nd</sup> Street to the west.

Availability of Public Utilities

The property is served by the City of Largo sanitary sewer system. Largo maintains 15-inch gravity lines within 142<sup>nd</sup> Avenue. Reclaimed water is provided by Largo via a 16-inch line within 142<sup>nd</sup> Avenue. Potable water is provided by Pinellas County Utilities, which maintains water lines directly adjacent to the site on 142<sup>nd</sup> Avenue, and there is already an 8-inch PVC line serving the building.

Transportation

The adjacent segment of 142<sup>nd</sup> Avenue is not regulated for traffic volumes, the nearest regulated road is Ulmerton Road. According to the Forward Pinellas 2019 Level of Service Report the adjacent segment of Ulmerton Road Drive between 49<sup>th</sup> Street and US 19 is reported to be operating at LOS C carrying 46,500 vehicles per day AADT on a 6-lanes divided segment. The existing Institutional land use category is considered "Public/Semi-Public" and the proposed R/OG land use category is considered "Office" per the Countywide Rules and the Countywide Land Use Plan. Utilizing Trip Generation rates from the Countywide Rules, the generalized trip generation for Institutional educational uses is 114 daily trips/acre, and the generalized rate for Office (O) is 89 daily trips/acre. Therefore, the expected trip generation for this 7.45 acre site would decrease from 849 daily trips to 663 daily trips.

Flood Zone/ Hurricane Evacuation Zone/Topography

Based on FEMA data the site lies within Flood Zone X, which is out of the 500-year floodplain. The site is in Hurricane Evacuations Zone “C” and is rarely required to evacuate. Based on SWFWMD topography maps the site ranges from elevation 15 – 17 and drains to the adjacent pond.

Consistency With The Comprehensive Plan

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

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

The existing SPC administrative offices with an Institutional (I) land use designation is an anomaly and not consistent with the majority of land uses along 142<sup>nd</sup> Avenue which are mostly office, residential, and light industrial. The R/OG category is consistent and compatible with the majority of surrounding uses and can be compatible with the adjacent mobile home park to the southwest and the Aluna Largo apartments to the north and east. This policy is furthered by the change in land use.

*Objective 2.2 – Devote effort to redevelopment and infill of existing commercial or residential areas that will provide alternatives to sprawl; conserve land; support and maximize each interrelated planning system.*

The reuse of this 7.45 acre property for general office as “infill” along 142<sup>nd</sup> Avenue furthers this objective. Reuse of an “infill” site is not sprawl. All adjacent properties along 142<sup>nd</sup> Avenue are intensely developed, and the redevelopment will be infill that will support the neighborhood by providing jobs in close proximity. This objective is furthered by the re-use of the site.

*Policy 2.2.2 – Identify and promote infill development in established or built-out neighborhoods, often using vacant land or rehabilitating existing properties, to encourage many benefit, including financial savings for Largo, increased property values for residents and businesses and economic stabilization of distressed neighborhoods.*

The reuse of this site and building represents a compact infill development. It will provide over 100 office jobs to a vacant site/building and also generate tax revenue for the City of Largo, whereas the current SPC office facility is exempt from property taxes. This policy is furthered by the reuse of the site.



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

As previously mentioned this site is severely underutilized. The SPC facility is an anomaly in an area dedicated to office, residential and light industrial uses in the City of Largo. The Land Use Plan Amendment to convert to R/OG will allow for a more appropriate use (incentive) for private reinvestment in this area which is supported by utility infrastructure, major roadways, and mass-transit.

Conclusion

There have been multiple inquiries for expansion of existing offices and light industrial uses within the ICOT Center. Current development is well within the established limits of the R/OG land use category per the City of Largo Future Land Use Map and Comprehensive Development Code (CDC). The approval of this Land Use Plan Amendment will eliminate the outdated (I) category for this parcel that is no longer applicable and will allow reuse and development to comply with current City of Largo CDC regulations. This reuse will create jobs in a currently vacant building which will benefit the City of Largo and area businesses.

Agenda Item #2.

9/23/2020

Property Appraiser General Information

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

**05-30-16-88983-001-0010**

[Compact Property Record Card](#)

[Tax Estimator](#)

**Updated September 23, 2020**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
ST PETERSBURG COLLEGE BOARD OF TRUSTEES PO BOX 13489 ST PETERSBURG FL 33733-3489	6021 142ND AVE N LARGO



**Property Use:** 8414 (Public Colleges, SPC, USF)   **Current Tax District:** LARGO (LA)   **Total Heated SF:** 78,230   **Total Gross SF:** 78,230

[click here to hide] **Legal Description**  
TADIRAN SITE BLK 1, LOT 1

<a href="#">File for Homestead Exemption</a>			2020 Parcel Use	
<b>Exemption</b>	<b>2020</b>	<b>2021</b>		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	Yes	Yes	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

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

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Flood Zone</b> (NOT the same as your evacuation zone)	<b>Plat Book/Page</b>
14698/1360		121030245142	C	<a href="#">Compare Preliminary to Current FEMA Maps</a>	115/75

**2020 Preliminary Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value / Non-HX Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2020	\$9,129,504	\$9,129,504	\$0	\$0	\$0

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

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	No	\$8,992,262	\$8,992,262	\$0	\$0	\$0
2018	No	\$8,239,583	\$8,239,583	\$0	\$0	\$0
2017	No	\$8,102,786	\$8,102,786	\$0	\$0	\$0
2016	No	\$8,137,812	\$8,137,812	\$0	\$0	\$0
2015	No	\$8,150,194	\$8,150,194	\$0	\$0	\$0
2014	No	\$7,880,666	\$7,880,666	\$0	\$0	\$0
2013	No	\$7,406,559	\$7,406,559	\$0	\$0	\$0
2012	No	\$7,133,435	\$7,133,435	\$0	\$0	\$0
2011	No	\$6,951,669	\$6,951,669	\$0	\$0	\$0
2010	No	\$7,014,775	\$7,014,775	\$0	\$0	\$0
2009	No	\$7,773,291	\$7,773,291	\$0	\$0	\$0
2008	No	\$7,500,000	\$7,500,000	\$0	\$0	\$0
2007	No	\$6,930,000	\$6,930,000	\$0	N/A	\$0
2006	No	\$6,600,000	\$6,600,000	\$0	N/A	\$0
2005	No	\$6,450,000	\$6,450,000	\$6,450,000	N/A	\$6,450,000
2004	No	\$6,000,000	\$6,000,000	\$6,000,000	N/A	\$6,000,000
2003	No	\$5,700,000	\$5,700,000	\$5,700,000	N/A	\$5,700,000
2002	No	\$5,426,600	\$5,426,600	\$5,426,600	N/A	\$5,426,600
2001	No	\$5,316,800	\$5,316,800	\$5,316,800	N/A	\$5,316,800
2000	No	\$5,161,000	\$5,161,000	\$5,161,000	N/A	\$5,161,000
1999	No	\$4,986,900	\$4,986,900	\$4,986,900	N/A	\$4,986,900
1998	No	\$5,028,500	\$5,028,500	\$5,028,500	N/A	\$5,028,500
1997	No	\$551,400	\$551,400	\$551,400	N/A	\$551,400
1996	No	\$0	\$0	\$0	N/A	\$0

**2019 Tax Information**

**2019 Tax Bill**   Tax District: **LA**

2019 Final Millage Rate   20.5020

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

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

Sale Date	Book/Page	Price	Q/U	V/I
26 Oct 2005	14698 / 1356	\$6,112,500	U	I
05 May 1997	09696 / 1997	\$6,068,000	Q	I

**2020 Land Information**

Seawall: No   Frontage:   View: None

Agenda Item #2.

9/23/2020

Property Appraiser General Information

<u>Land Use</u>	Land Size	Unit Value	Units	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Colleges (84)	0x0	7.25	322129.0000	1.0000	\$2,335,435	SF

[click here to hide] 2020 Building 1 Structural Elements [Back to Top](#)

Site Address: 6021 142ND AVE N

Building Type: Offices  
 Quality: Average  
 Foundation: Continuous Footing  
 Floor System: Slab On Grade  
 Exterior Wall: Concrete Blk/Stucco  
 Roof Frame: Bar Joint/Rigid Frame  
 Roof Cover: Blt Up Metal/Gypsum  
 Stories: 2  
 Living units: 0  
 Floor Finish: Carpet Combination  
 Interior Finish: Dry Wall  
 Fixtures: 67  
 Year Built: 1997  
 Effective Age: 10  
 Cooling: Heat & Cooling Pkg

**No Building Drawing Available**

[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	<u>Building Heated SF</u>	<u>Gross Area SF</u>
<u>Base (BAS)</u>	58,936	58,936
<u>Utility (UTF)</u>	19,294	19,294
Total Building Heated SF: 78,230		Total Gross SF: 78,230

[click here to hide] 2020 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ELEV STOP	\$12,000.00	2.00	\$24,000.00	\$19,200.00	1997
ELEV PASS	\$45,000.00	1.00	\$45,000.00	\$36,000.00	1997
ASPHALT	\$1.75	87,500.00	\$153,125.00	\$153,125.00	0
FIRESPRINK	\$2.80	78,230.00	\$219,044.00	\$197,140.00	1997
FENCE	\$12.00	1,250.00	\$15,000.00	\$10,200.00	1997

[click here to hide] Permit Data

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

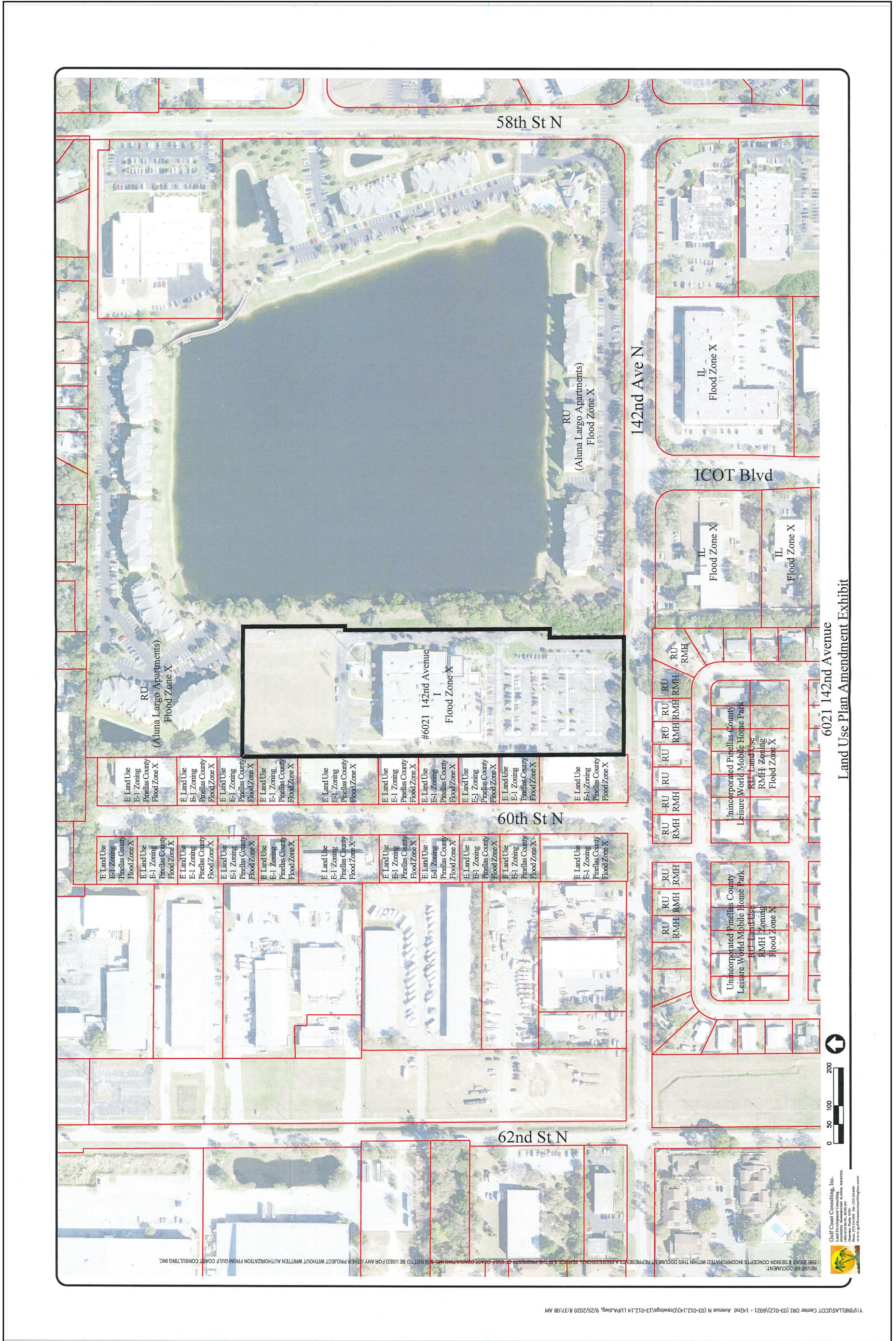
Permit Number	Description	Issue Date	Estimated Value
2008010063	ROOF	06 Mar 2008	\$15,930
2005010427	FIRESPRINK	23 Mar 2005	\$89,268
2004030164	MISCELLANEOUS	24 May 2004	\$180,000
2004010451	MISCELLANEOUS	25 Mar 2004	\$89,268
195781	COMMERCIAL ADD	18 May 1999	\$54,600
<a href="#">CB196213</a>	COMMERCIAL ADD	05 May 1999	\$58,050



https://www.pcpao.org

2/3





Land Use Plan Amendment Exhibit



0 50 100 200

Gulf Coast Consulting, Inc.  
 142nd Avenue N (03-012-14) (Drawings) 13-012-14 LUPA.dwg, 9/25/2020 8:37:08 AM  
 THE IDEAS & DESIGN CONCEPTS INCORPORATED WITHIN THIS DOCUMENT PRESENTS A PROFESSIONAL SERVICE AS THE PROPERTY OF GULF COAST CONSULTING, INC. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM GULF COAST CONSULTING, INC.  
 REUSE OF DOCUMENT:  
 www.gulfcoastconsulting.com

Y:\P\142AS\ICOT Center DRG (03-012)\6021 - 142nd Avenue N (03-012-14)\Drawings\13-012-14 LUPA.dwg, 9/25/2020 8:37:08 AM



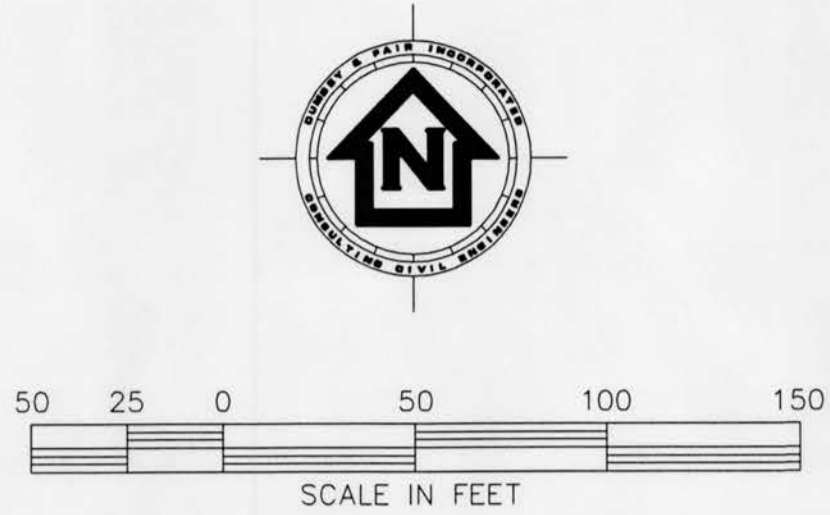
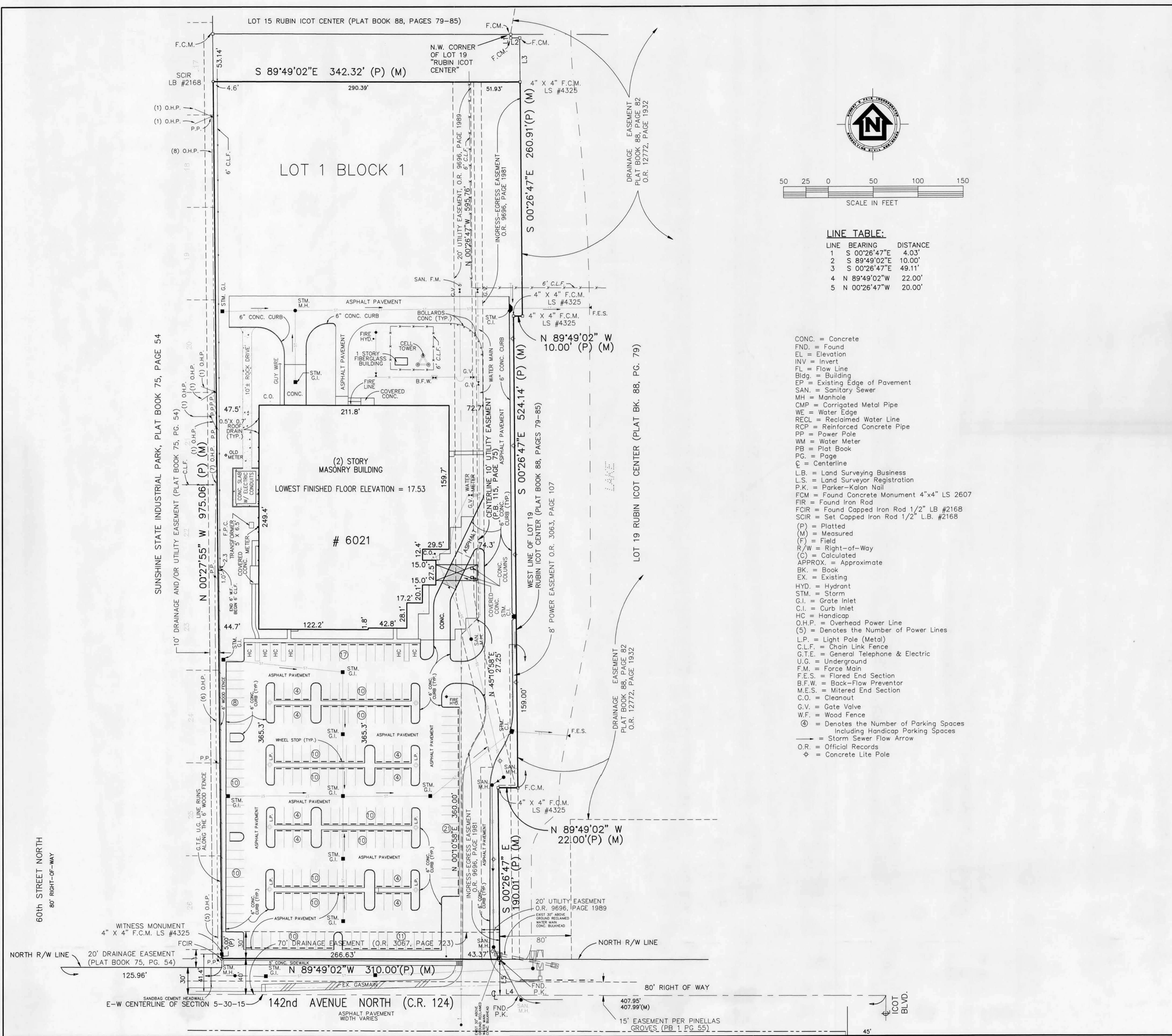
2017 AERIAL PHOTOGRAPH



Cliff Coast Consulting, Inc.  
 10000 Highway 100, Suite 100  
 Houston, Texas 77036  
 www.cliffcoast.com

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Y:\P\NELSON\JCO\Center DR\ (03-012)\6021 - 142nd Avenue N (03-012)\49\Drawings\13-012-14 April.dwg, 9/24/2020 9:03:34 AM



**LINE TABLE:**

LINE	BEARING	DISTANCE
1	S 00°26'47"E	4.03'
2	S 89°49'02"E	10.00'
3	S 00°26'47"E	49.11'
4	N 89°49'02"W	22.00'
5	N 00°26'47"W	20.00'

- CONC. = Concrete
- FND. = Found
- EL = Elevation
- INV = Invert
- FL = Flow Line
- Bldg. = Building
- EP = Existing Edge of Pavement
- SAN. = Sanitary Sewer
- MH = Manhole
- CMP = Corrugated Metal Pipe
- WE = Water Edge
- RECL = Reclaimed Water Line
- RCP = Reinforced Concrete Pipe
- PP = Power Pole
- WM = Water Meter
- PPB = Plot Book
- PP = Page
- C = Centerline
- L.B. = Land Surveying Business
- L.S. = Land Surveyor Registration
- P.K. = Parker-Kalon Nail
- FCM = Found Concrete Monument 4"x4" LS 2607
- FIR = Found Iron Rod
- FCIR = Found Capped Iron Rod 1/2" LB #2168
- SCIR = Set Capped Iron Rod 1/2" L.B. #2168
- (P) = Plotted
- (M) = Measured
- (F) = Field
- R/W = Right-of-Way
- (C) = Calculated
- APPROX. = Approximate
- BK. = Book
- EX. = Existing
- HYD. = Hydrant
- STM. = Storm
- G.I. = Grate Inlet
- C.I. = Curb Inlet
- HC = Handicap
- O.H.P. = Overhead Power Line
- (5) = Denotes the Number of Power Lines
- L.P. = Light Pole (Metal)
- C.L.F. = Chain Link Fence
- G.T.E. = General Telephone & Electric
- U.G. = Underground
- F.M. = Force Main
- F.E.S. = Flared End Section
- B.F.W. = Back-Flow Preventor
- M.E.S. = Mitered End Section
- C.O. = Cleanout
- G.V. = Gate Valve
- W.F. = Wood Fence
- (4) = Denotes the Number of Parking Spaces Including Handicap Parking Spaces
- = Storm Sewer Flow Arrow
- O.R. = Official Records
- ⊕ = Concrete Lite Pole

**SECTION 5, TOWNSHIP 30 SOUTH, RANGE 16 EAST  
PINELLAS COUNTY, FLORIDA**

**DESCRIPTION**

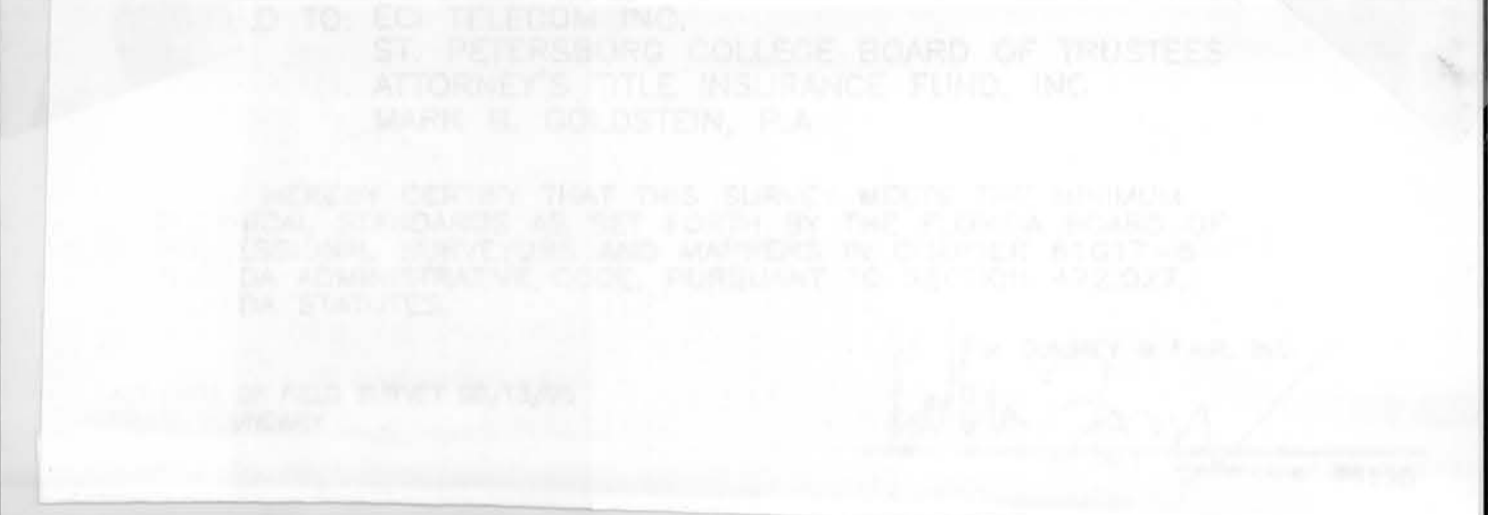
A PORTION OF THE SOUTH EIGHT (8) ACRES OF LOT 11, PINELLAS GROVES, IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THE EAST 22 FEET OF THE SOUTH 215 FEET OF SAID LOT 11; AND

THE NORTH 310 FEET OF THE WEST 10 FEET OF THE SOUTH EIGHT (8) ACRES OF LOT 12, PINELLAS GROVES, IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 19, RUBIN ICOT CENTER, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 88, PAGES 79-85, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID LOT 19, S.00°26'47"E, 4.03 FEET; THENCE S.89°49'02"E, 10.00 FEET; THENCE S.00°26'47"E, 49.11 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID WEST LINE OF LOT 19, S.00°26'47"E, 260.91 FEET; THENCE N.89°49'02"W, 10.00 FEET; THENCE S.00°26'47"E, 524.14 FEET; THENCE N.89°49'02"W, 22.00 FEET; THENCE S.00°26'47"E, 190.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 142ND AVENUE (CR 124); THENCE ALONG SAID RIGHT-OF-WAY LINE BEING 40.00 FEET NORTH OF AND PARALLEL TO THE EAST-WEST CENTERLINE OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 16 EAST, N.89°49'02"W, 310.00 FEET; THENCE ALONG THE EAST BOUNDARY LINE OF SUNSHINE STATE INDUSTRIAL PARK AND ITS SOUTHERLY PROJECTION, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 75, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, N.00°27'55"W, 975.06 FEET; THENCE LEAVING SAID LINE, S.89°49'02"E, 342.32 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:  
LOT 1, BLOCK 1, TADRAN SITE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 115, PAGES 75 AND 76, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA CONTAINING 7.45 ACRES, MORE OR LESS.

**CERTIFICATION**



NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**NOTES**

- BEARINGS ARE BASED ON THE WEST LINE OF LOT 19, RUBIN ICOT CENTER PLAT BOOK 88, PAGE 79, PINELLAS COUNTY, PUBLIC RECORDS. SAID LINE BEARS S00°26'47"E.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY.
- NO PERMANENT PRIVATE STRUCTURE INCLUDING MASONRY OR CONCRETE FENCES ARE TO BE LOCATED WITHIN EASEMENTS.
- ELEVATION SHOWN HERE ARE BASED ON PINELLAS COUNTY BENCH MARK "HONEY K", ELEVATION = 7.84 FEET.
- THERE IS A TOTAL OF 178 PARKING SPACES ON THIS SITE WHICH INCLUDES 6 HANDICAP PARKING SPACES.
- THE PROPERTY IS ASSESSED UNDER TAX FOLIO NO(S). 05/30/16/88983/001/0010 WHICH TAX PARCELS DO NOT OVERLAP WITH ANY PROPERTY ADJOINING THE PROPERTY.
- PURSUANT TO OUR EXAMINATION OF THE SUBDIVISION ORDINANCE AND REGULATIONS OF PINELLAS COUNTY, FLORIDA WITH RESPECT TO THE ENTIRE PROPERTY, THE PROPERTY COMPLEES IN ALL RESPECT WITH SAID SUBDIVISION ORDINANCES AND REGULATIONS.
- EASEMENTS DEPICTED HEREON REFLECT ATTORNEY'S TITLE INSURANCE FUND, INC. COMMITMENT TO INSURE TITLE # CF-7108453, AGENT'S FILE REFERENCE: PA-040501 DATED SEPTEMBER 19, 2005.
  - SUBJECT TO RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF TADRAN SITE, AS RECORDED IN PLAT BOOK 115, PAGE 75, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (PLOTTED HEREON)
  - SUBJECT TO DRAINAGE EASEMENT RECORDED IN O.R. BOOK 3067, PAGE 723, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (PLOTTED HEREON)
  - SUBJECT TO EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 3063, PAGE 407, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (PLOTTED HEREON)
  - SUBJECT TO TERMS AND CONDITIONS CONTAINED IN ANNEXATION RECORDED IN O.R. BOOK 6236, PAGE 1203, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
  - SUBJECT TO NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT AGREEMENT RECORDED IN O.R. 9696, PAGE 1981, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (PLOTTED HEREON)
  - SUBJECT TO NON-EXCLUSIVE FORCE MAIN SEWER AGREEMENT RECORDED IN O.R. BOOK 9696, PAGE 1989, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (PLOTTED HEREON)
  - SUBJECT TO TERMS AND CONDITIONS CONTAINED IN AGREEMENT BETWEEN ICOT INCOME PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP AND TTN, INC., A DELAWARE CORPORATION RECORDED IN O.R. BOOK 12772, PAGE 1932, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (PLOTTED HEREON, FALLS OUTSIDE THE SURVEYED PROPERTY)
  - SUBJECT TO ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

DATE	BY	REVISIONS
09/15/05	K.C.L.	UPDATE SURVEY
4/18/97	D.E.C.	ADDED NOTES 6 & 7, ADDED PROPOSED EASEMENTS
5/5/97	D.E.C.	REVISED TNN TO TTN
03/08/04	S.A.H.	UPDATE BOUNDARY SURVEY

**PREPARED FOR  
ST. PETERSBURG COLLEGE**

**PROJECT  
LOT 1, BLOCK 1, TADRAN SITE**

**PLAN  
FINAL SURVEY**

PREPARED BY  
**CUMBEY & FAIR, INC.**  
CONSULTING CIVIL ENGINEERS  
ENGINEERING PLANNING LAND SURVEYS  
2463 ENTERPRISE ROAD, CLEARWATER, FLORIDA 34623 (813) 797-8982

SCALE: 1"=50' DATE: 3/21/97 F:\2408\2408NDY2.DWG FB/PG 2408 1-24 JOB NO. 2408 SHEET 1 OF 1