



PO Box 296
Largo, FL 33779
Largo.com

Community Development Department
Planning

March 20, 2019

Whit Blanton, FAICP, Executive Director
Forward Pinellas
310 Court Street
Clearwater, FL 33756

Re: CW 19-04/Ordinance No. 2019-14 – Alternative Compromise for Countywide Plan Map Amendment

Dear Mr. Blanton:

The City of Largo reviewed the alternative compromise recommended by the Forward Pinellas, in its role as the Pinellas Planning Council, and adjusted Ordinance No. 2019-14 and Exhibit "C" as to eliminate any land use classification over the area below the mean water line.

The proposed amendment will change the future land use and/or category from Recreation Open/Space (R/OS) to Commercial Recreation (CR)/Resort (R) on approximately 3.82 acres of upland area excluding the area below the mean water line.

The City Commission approved the alternative compromise with a 7-0 vote on March 19, 2019, and requests case CW19-04 be placed on the Countywide Planning Authority (CPA) agenda dated, April 9, 2019.

If you have further questions please feel free to contact the Planning and Development Services Division at: (727) 587-6749, ext. 7301 or email askaplanner@largo.com.

Sincerely,

Mayor Woody Brown

Enclosure: Notification of Local Government Action
Excerpt of Minutes Certified by City Clerk – City Commission, March 19, 2019
Ordinance No. 2019-14
City Commission Agenda Item Report dated, March 19, 2019
Exhibit "C" – Proposed Future Land Use Map



YOUR COMMUNITY OF CHOICE
Naturally

NOTIFICATION OF LOCAL GOVERNMENT ACTION ON
FORWARD PINELLAS'S
ALTERNATIVE RECOMMENDATION FOR
COUNTYWIDE PLAN MAP AMENDMENT

On February 13, 2019, Forward Pinellas, in its role as the Pinellas Planning Council, took action on Case No. CW 19-04: City of Largo

The Board, pursuant to Sec. 6.2.1 of the Rules, approved an "Alternative Compromise Recommendation", as set forth in the accompanying agenda memorandum and maps.

The City of Largo hereby officially acknowledges that it has:

☒ Accepted; or


☐ Rejected

the Forward Pinellas Board Alternative Compromise Recommendation on Case No. CW 19-04: City of Largo

This official acknowledgement by the City of Largo is pursuant to the following action of the Largo City Commission, a copy of which is attached hereto.

Type of Action: CITY COMMISSION VOTE TO APPROVE 7-0

Date: 3/19/19

Signed: 

Title: MAYOR

Date: 3/21/19

SEAL

A TRUE AND CORRECT COPY OF
RECORD AND FILE IN THE OFFICIAL
RECORDS OF THE CITY OF LARGO
FLORIDA

BY *Heather A. Bruner*
City Clerk's Office

DATE *03/20/19*
9:15 AM

Discussion:

Vote:

Voting Aye: Commissioners Holmes, Robinson, Holck, Carroll, Mayor Brown

Voting Nay: Commissioners Smith, Fenger

Motion carried 5-2.

NOTE: Commissioner Smith left the meeting at 9:07 pm and returned at 9:09 pm.

Ordinance No. 2019-14 - Future Land Use Map Amendment At 1300 Cove Cay Drive From Recreation/Open Space (R/OS) To Commercial Recreation (CR) - Forward Pinellas Alternative Compromise Recommendation – APPROVED

On December, 18, 2018, the City Commission approved Ordinance No. 2019-14 on first reading to transmit the amendment to the Countywide Planning Authority (CPA). Upon being reviewed by Forward Pinellas, in its role as the Pinellas Planning Council during a public hearing dated, February 13, 2019, the board recommended approval of an alternative compromise amendment to the property. This alternative compromise entails the elimination of a land use classification over the area below the mean water line (water feature). It is important to note that Pinellas County no longer has land use designations/classifications over water features on the Countywide Plan Map.

Staff has reviewed the alternative compromise, and adjusted Ordinance No. 2019-14 and Exhibit "C" as to delete any land use over the water feature, approximately 0.81 acres. This will result in a reduction in the acreage of the proposed future land use change and is determined to not be a substantive change to the proposed ordinance. The proposed amendment will change the future land use from Recreation Open/Space (R/OS) to Commercial Recreation (CR) on the approximately 3.82 acres of upland area and excludes the area below the mean water line.

If approved by the City Commission, this amendment will be returned to the CPA for a public hearing on April 9, 2019. 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 June 2019.

Ms. Bruner read Ordinance No. 2019-14 by title only.

Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Carroll, to approve the alternative compromise proposed by Forward Pinellas of Ordinance No. 2019-14 and transmit the amendment to the Countywide Planning Authority (CPA) and schedule a second reading after review by the CPA.

Vote:

Voting Aye: Commissioners Smith, Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Motion carried 7-0.

Ordinance No. 2019-41 - First Reading - Authorization To Purchase Excess Workers' Compensation Coverage

ORDINANCE NO. 2019-14

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 1300 COVE CAY DRIVE, FROM RECREATION/OPEN SPACE (R/OS) TO COMMERCIAL RECREATION (CR) LAND USE CLASSIFICATION, CONSISTENT WITH THE INTENT OF THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE CITY FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, 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 a 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, less the area below the mean water line, are hereby re-designated on the City of Largo Comprehensive Plan Future Land Use Map from Recreation/Open Space (R/OS) as depicted in attached Exhibit "B," to Commercial Recreation (CR) as depicted in attached Exhibit "C."

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

PINELLAS GROVES, A PORTION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND LYING WITHIN A PORTION OF PROPERTY CONVEYED IN OFFICIAL RECORDS BOOK 4633, PAGE 694 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29, THENCE SOUTH 88°47'44" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 115.00 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 55 (U.S. HIGHWAY 19); THENCE NORTH 00°51'16" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 500.00 FEET; THENCE SOUTH 88°47'44" EAST, ALONG THE BOUNDARY OF SAID PROPERTY CONVEYED IN OFFICIAL RECORDS BOOK 4633, PAGE 694 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, 545.88 FEET TO THE SOUTHWEST CORNER OF COVE CAY VILLAGE III, AS RECORDED IN CONDOMINIUM BOOK 104, PAGE 44 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 00°16'29" EAST, ALONG THE WEST LINE OF SAID COVE CAY VILLAGE III, 450.86 FEET TO THE NORTHWEST CORNER OF SAID COVE CAY VILLAGE III AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°16'29" EAST, ALONG SAID BOUNDARY OF PROPERTY, 367.76 FEET; THENCE SOUTH 89°03'26" EAST, ALONG SAID BOUNDARY OF PROPERTY, 652.59 FEET;

1 THENCE SOUTH 00°18'07" EAST, 310.49 FEET TO A POINT ON THE NORTH LINE OF
2 SAID COVE CAY VILLAGE III; THENCE ALONG SAID NORTH LINE OF THE FOLLOWING
3 FOUR (4) COURSES: 1) NORTH 81°33'01" WEST, 309.39 FEET; 2) SOUTH 88°25'50"
4 WEST, 73.03 FEET; 3) SOUTH 30°01'06" WEST, 103.94 FEET; 4) NORTH 90°00'00"
5 WEST, 224.87 FEET TO THE SAID POINT OF BEGINNING, LESS EAST 15 FOOT RIGHT
6 OF WAY AS DEDICATED ON THE PLAT OF PINELLAS GROVES, INC., ACCORDING TO
7 THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF
8 PINELLAS COUNTY, FLORIDA.
9

10 The subject property, without the area below the mean water line, contains 3.82 acres or
11 166,399.2 square feet, more or less.
12

13 ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBER 29-29-16-
14 70308-200-2101 AS DEPICTED IN ATTACHED EXHIBIT "A".
15

16 **Section 2.** That the Future Land Use Map on file in the office of the City Clerk is hereby amended in
17 accordance with the provisions of this ordinance.
18

19 **Section 3.** That it is the intention of the City Commission of the City of Largo that each provision
20 hereof be considered severable, and that the invalidity of any provision of this ordinance shall not affect the
21 validity of any other portion of this ordinance, the Largo Comprehensive Plan, or the Largo Comprehensive
22 Development Code.
23

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

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

44 ATTEST:

45
46
47
48
49 City Clerk

Mayor

REVIEWED AND APPROVED:

City Attorney

City Commission

AGENDA ITEM REPORT



Meeting: City Commission - 19 Mar 2019
Presenter: Katrina Lunan-Gordon, Community Development
Staff Contact: Katrina Lunan-Gordon, Planner II Ext. 7208 kgordon@largo.com

TITLE

Ordinance No. 2019-14 - Future Land Use Map Amendment At 1300 Cove Cay Drive From Recreation/Open Space (R/OS) To Commercial Recreation (CR) - Forward Pinellas Alternative Compromise Recommendation

SUMMARY:

On December, 18, 2018, the City Commission approved Ordinance No. 2019-14 on first reading to transmit the amendment to the Countywide Planning Authority (CPA). Upon being reviewed by Forward Pinellas, in its role as the Pinellas Planning Council during a public hearing dated, February 13, 2019, the board recommended approval of an alternative compromise amendment to the property. This alternative compromise entails the elimination of a land use classification over the area below the mean water line (water feature). It is important to note that Pinellas County no longer has land use designations/classifications over water features on the Countywide Plan Map.

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CITY ATTORNEY REVIEWED:

Yes

CONSISTENT WITH:

Comprehensive Plan

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE THE ALTERNATIVE COMPROMISE PROPOSED BY FORWARD PINELLAS OF ORDINANCE NO. 2019-14 AND TRANSMIT THE AMENDMENT TO THE COUNTYWIDE PLANNING AUTHORITY (CPA) AND SCHEDULE A SECOND READING AFTER REVIEW BY THE CPA.

ATTACHMENTS:

[Cove Cay ORD 2019-14](#)
[Exhibit C - Proposed Future Land Use Map](#)
[Forward Pinellas - Notification of Local Government Action](#)
[1st Reading Memo w. Attachments](#)
[SIGNED Cove Cay ORD 2019-14](#)

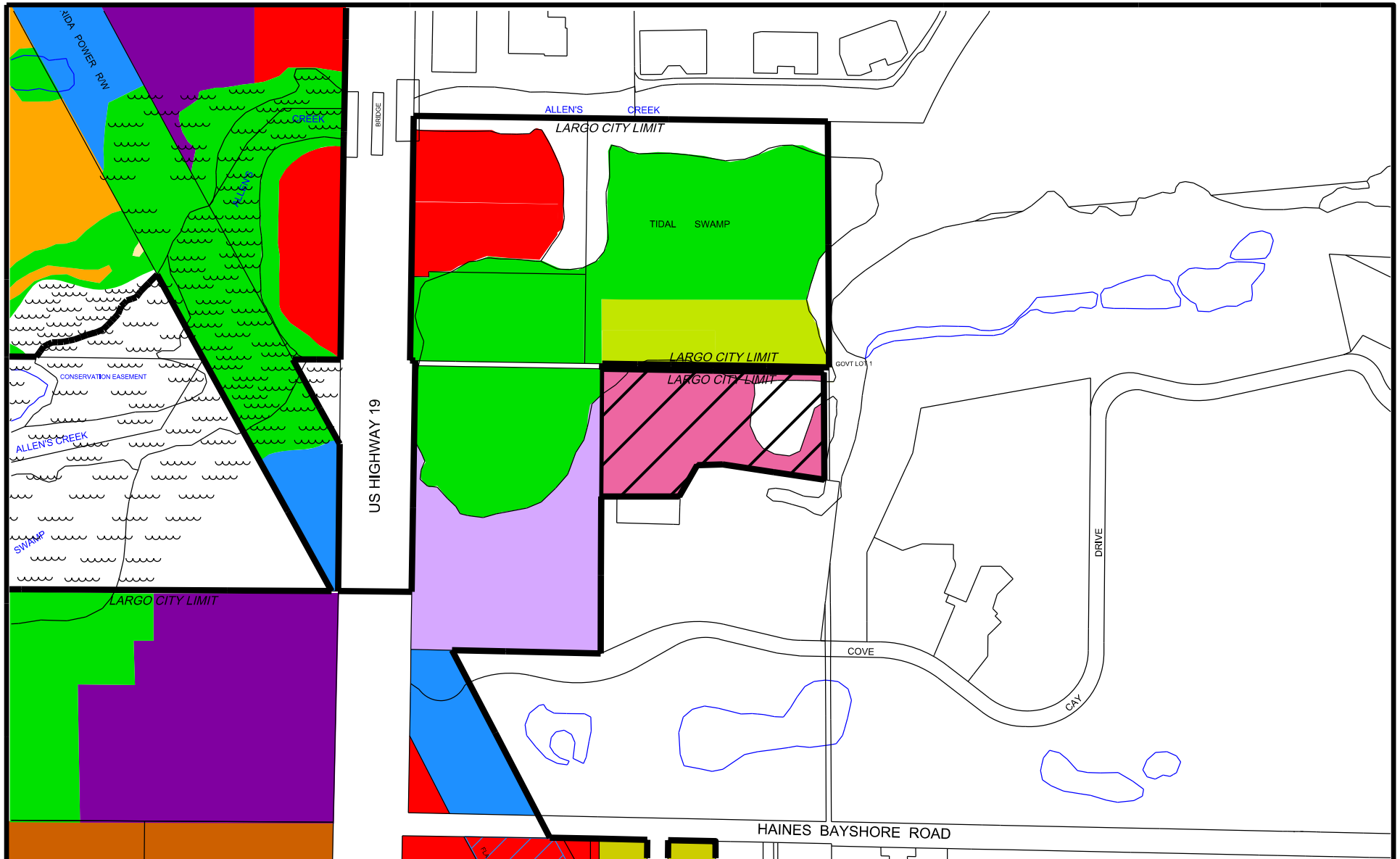















EXHIBIT "C"

Case #: FLUM18-003
 Subject: R 3 Holdings LLC Future Land Use Map Amendment
 Location: 1300 Cove Cay Drive
29/29/16/70308/200/2101

PROPOSED FUTURE LAND USE MAP

	Subject Property		Commercial Recreation
	Recreation/Open Space		Residential Low
	Preservation		Residential Low Medium
	Residential/Office General		Commercial General
	Residential/Office/Retail		Water/Drainage Feature
	Residential Medium		Largo City Limits
	Transportation/Utility		

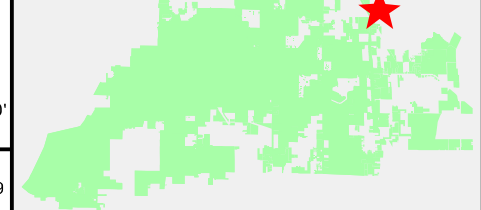


Scale: 1"=400'

Date: 01/22/19

By: D.B.

MAP LOCATION



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