

Largo Community Redevelopment Agency
Post Office Box 296, Largo, Florida 33779-0296

MEMO DATE: December 10, 2018

AGENDA DATE: December 17, 2018 – Community Redevelopment Agency Advisory Board Meeting

TO: Community Redevelopment Agency Advisory Board Members

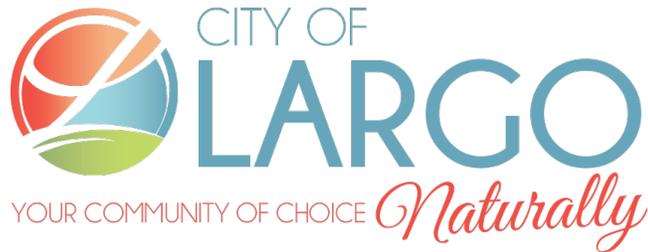
FROM: Karisa Rojas-Norton, Economic Development Coordinator and Board Liaison

TITLE: **Community Redevelopment Agency Advisory Board Meeting – December 17, 2018**

Enclosed please find the agenda packet for the Community Redevelopment Agency Advisory Board (CRAAB) meeting scheduled for **Monday, December 17, 2018 at 6:00 PM in the Community Room at Largo City Hall**. The first part of the meeting will be dedicated to organizational matters, which includes introduction of new members Darlene Sheets and Chris Desilets, approval of the agenda, and approval of the minutes from the September 24, 2018 meeting.

The September 24th meeting agenda consists of four presentations. Largo Public Library Director Casey McPhee will be presenting on the new Bookmobile. Economic Development Manager Teresa Brydon will present a report for a draft ordinance for Supplemental Standards for the Community Redevelopment Districts. Economic Development Coordinator Karisa Rojas-Norton will present a report for a draft ordinance establishing operating procedures for Mobile Food Dispensing Vehicles. The last item will be a presentation only regarding the overview of the Fiscal Year 2018 Annual Report.

If you are unable to attend the December 17, 2018 meeting, or if you have any questions regarding the enclosed materials, please call me at (727) 586-7360, extension 7206, or by email at krojasno@largo.com. You may also contact Teresa Brydon at (727) 586-7360, extension 7342, or by email at tbrydon@largo.com.



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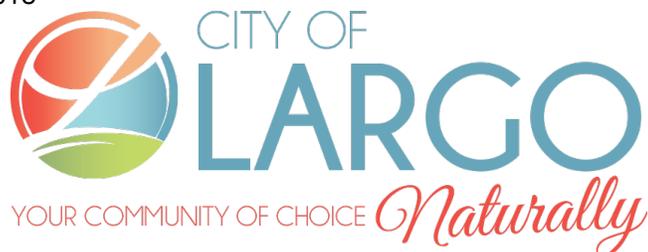
**WORK SESSION AGENDA
COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD
December 17, 2018
6:00 PM
Community Room, Largo City Hall**

1. Introduction of new members:
 - Darlene Sheets,
 - Chris Desilets
2. Call to Order and Roll Call
3. Organizational Matters:
 - Approval of the Agenda
 - Approval of the Minutes from the CRAAB meeting on September 24, 2018
 - Approval of the proposed 2019 CRAAB meeting calendar
4. Public Comment¹
5. Presentations:
 - Presentation on the Largo Public Library Bookmobile
 - Community Redevelopment Districts - Supplemental Standards, Draft Ordinance No. 2019-16
 - Establishing operating procedures for Mobile Food Dispensing Vehicles, Draft Ordinance No. 2019-15
 - Overview of Outline for the Fiscal Year 2018 Annual Report (presentation only)
6. Items from Members of the Board (including remarks regarding old or new business)
 - Old business:
 - Legislative update
 - November – Redevelopment Roundup
7. Next Meeting Date – Monday, February 25, 2019
8. Adjournment of CRAAB Meeting*

*The Community Development Advisory Board (CDAB) meeting will immediately follow.

¹ Individuals addressing the Board during the public comment portion of the meeting will be allowed to speak on agenda items only and will be limited to three (3) minutes, unless granted additional time by the Board.

Subject: CRAAB Meeting Minutes
Agenda Date: September 24, 2018



Largo Community Redevelopment Agency
Post Office Box 296, Largo, Florida 33779-0296

MEETING MINUTES
COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD
Monday, September 24, 2018
6:00 PM
Community Room, Largo City Hall

Call to Order and Roll Call

The September 24, 2018, the meeting of the Community Redevelopment Agency Advisory Board (CRAAB) was called to order at 6:00 PM by Board Chair, Maria Kadau.

Roll call was held:

Board Members Present: Maria Kadau, Janyce Cruse, Anita McHenry, Allison Broihier, Beverly Gatewood, Joe Barkley, Chris Peoples and Stacey Shaffer.

Board Members Absent: Laura Guroian (excused absence) and Neil McMullen (excused absence).

Also in attendance: Commissioner Donna Holck, Director of Community Development, Carol Stricklin, Assistant Director of Community Development Robert Klute, Planning Manager Rick Perez, Economic Development Coordinator Karisa Rojas-Norton, Planner Katrina Lunan-Gordon and Planner Sam Ball.

Organizational Matters

Approval of agenda.

Board Member McHenry made a motion to approve the agenda. Board Member Allison Broihier seconded the motion. Motion approved with 8-0, with 2 members absent.

Approval of minutes.

Board Member Chris Peoples made a motion to approve the minutes. Board Member Broihier seconded the motion. Motion approved with 8-0, with 2 member absent.

Board Chair Kadau announced that she would be leaving the meeting early and Board Vice-Chair Cruse would take over to Chair the meeting.

Public Comment

None

Subject: CRAAB Meeting Minutes
Agenda Date: September 24, 2018

Presentations:

Downtown Branding Presentation

Web and Marketing Specialist Lauren Fatkin provided a presentation on proposed Downtown Branding standards. The proposed Downtown Branding standards are tied to the City Commission's Strategic Plan Goal that were adopted at the City Commission retreat to provide a unique brand and use the word "Downtown." The Downtown District has never had a defined boundary and as part of this process a new defined boundary is proposed, which includes Bayhead Skate Park and Ponds, Ulmer Park, the Pinellas Trail Trailhead, the Pinellas County School Board, local businesses, the Medical Arts Districts and Largo Central Park. The goals of the Downtown Branding process is to provide value, but to also look at providing consistency, a visual and attractive and welcoming way to support local businesses, and provide visual elements to support the City's brand. The vision for branding for Downtown will be defined by 1) landscaping and hardscaping, providing high visibility and large impact; 2) architecture of Downtown with mixed materials and textures, and 3) engagement with businesses and the neighborhoods such as bike sharing, electric vehicle charging stations, wayfinding, public art and murals, and safety.

Fatkin pointed to the setup of three different proposed brands in the room and asked the Board Members to consider which they liked best. The original logo was not well-received by the public, therefore three new logos are proposed. After taking a tally of the preferences, there was a tie from the Board between logo #2 and logo #3.

Board Member Stacey Shaffer stated that she thought a plum color would complement the brand colors.

Fatkin explained that on September 26, 2018 at 6pm there will be a Downtown Meetup at Sage's West Bay Bistro to obtain preferences on a logo from Largo businesses.

Board Chair Maria Kadau stated that she read about the feedback regarding the logo. She stated that you can't please everyone but can understand taking the time to get different comments and feedback from the community.

Board Member Allison Broihier stated that using the logo as part of the word "Downtown" combines the concept better.

Board Chair Kadau left the meeting at 6:21pm.

Update on the West Bay Drive Downtown Plaza Enhancement Project

Planning Manager Rick Perez provided an update on the process of the West Bay Drive Downtown Plaza Enhancement Project and provided a slide show. He explained that the scope of the project entailed design work for the plaza, versus creating a park. The project is for a passive civic space versus a destination. The intent of the project is to reflect the vision of an active interconnected Downtown to promote community pride. The project will be a signature landmark design element that can support the Community Redevelopment District landscaping and the redevelopment plan. The project has been presented to the Recreation Parks and Arts Advocacy Board, the Historical Society, the CRAAB, the CDAB, Suncoast Performing Arts Center Foundation, and provided traveling exhibits to the Central Pinellas Chamber of Commerce. On July 10, 2018 the concept was presented to the City Commission, and on September 11, 2018, the City Commission gave final approval to staff on the project. The project has also been posted on Facebook, LoveLargo.com, at the Library, Community Center and City Hall. Planning Manager Perez showed a rendering of the final design, including a 3D model. The major changes is the scale and distance, and the sidewalk has been pushed away from the curb, and there is not as much concrete. There will be a solar component.

Board Broihier stated that she liked the shade trees and benches incorporated.

Planning Manager Perez stated that there will be Confederate Jasmine to give the area a perfumed scent, and the

Subject: CRAAB Meeting Minutes
Agenda Date: September 24, 2018

colors will come from the City's branding. The goal is to have high-impact glass with glowing lights. The meandering path will be well-lit and there will be market quality up-lighting in the trees. The goal will be to transplant some existing medjool palms and preserve the green area at the train tracks. The bus shelter at the south area will be upgraded to match Downtown bus shelters. The cost is anywhere from \$376,899 to \$414,589.

Board Member Joe Barkley asked how residents will park. Planning Manager Perez responded that there is parking at Bayhead.

City Commissioner Donna Holck asked how will the seating prevent sleepers in the area. Planning Manager Perez stated that the kneewall will have bumps to prevent skaters and sleepers.

Board Member Chris Peoples asked what will the shelters look like. Economic Development Coordinator Karisa Rojas-Norton responded that the roofs have a copper color with a hunter green structure.

Board Member Broihier asked how it would tie in with the Downtown brand. Planning Manager Perez stated that it's a key component of wall design, including the curve and linear design, the color scheme, and the supertext.

Board Member Peoples stated that she liked the shade features and that corner needs a big bold structure and asked if there was talk about expanding it. Planning Manager Perez stated the City Commission has only determined Downtown Largo at this point. City Commissioner Holck stated that the City Commission discussed districts and quadrants of the City but there is a challenge because of the mix of uses. Board Member Peoples asked how long would the project take before completion. Planning Manager Perez stated there are a few things that will take several months including the electrical and landscaping which will need to go out to bid. He added that right now they are at 90% finalizing the construction documents and Planning will review the plans for Comprehensive Development Code standards and then the work will go out to bid.

Board Member Broihier asked if we anticipate any traffic issues. Planning Manager Perez stated that the only traffic issues they anticipate is on the sidewalk while the work is being completed.

Items from Board Members (including remarks regarding old or new business)

Old Business

- CRA Budget Update
 - Economic Development Coordinator Rojas-Norton provided an updated about the budget for the CRA. The CRA Budget was adopted on September 18th. The Budget is in the amount of \$2,511,400 and it is the largest since it's inception. Normally the budget is around \$600,000 or \$700,000. The additional spending is due to the Trail Head project, the Downtown Plaza, and the Repavement Project along West Bay Drive. We are confident we will see increases in future revenues coming in. She added that the Commissioners will be hosting a December 7th Roundtable for the elected officials.

Board Member Joe Barkley asked how Amendment 1 will impact the CRA. Board Member Broihier explained that it will be about \$600,000 less to Largo in a year. The impacts of a 3rd homestead exemption will not impact Downtown Largo as much because of Largo's mixed uses. Diversity in types of properties helps in Largo as well. Largo is proactively planning for reductions in revenues, not all communities are doing this. This is a win for legislators and we are left holding the bag.

Board Vice Chair Janyce Cruse stated that she would like staff to bring back more information to the next meeting about Amendment 1.

Subject: CRAAB Meeting Minutes
Agenda Date: September 24, 2018

Next Meeting Date

The next meeting was confirmed to be held December 17, 2018

Adjournment

Board Member McHenry made a motion to approve the agenda. Board Member Allison Broihier seconded the motion. Motion approved with 9-0, with 1 member absent. The meeting was adjourned at 6:50 PM.

2019 CDAB/CRAAB Meeting Calendar—6:00 PM

 CDAB only / Joint CDAB/CRAAB

January

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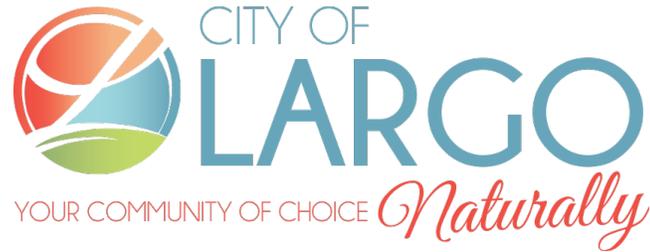
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MEMO DATE: December 7, 2018

AGENDA DATE: December 17, 2018 – Community Redevelopment Agency Advisory Board Meeting

TO: Community Redevelopment Agency Advisory Board Members

FROM: Teresa Brydon, Economic Development Manager

TITLE: **Community Redevelopment Districts Supplemental Standards Ordinance No. 2019-16**

Introduction and Background

The Comprehensive Development Code (CDC) applies to the entire City including the two Community Redevelopment Districts (CRD's). Within the CDC, there are definitions of the Character Districts as well as the allowable uses for these areas in the CRD's. When the two CRD Plans were written, they provided a future opportunity to establish Supplemental Standards for certain uses. Attached is draft Ordinance No. 2019-16. Table 6-2 identifies uses and the additional provisions required in order for a use to be allowed in a Character District. Because there are no Supplemental Standards in place, the City's process is to make the uses Conditional. Staff would like to establish Supplemental Standards in order to simplify the allowable uses within CRDs and make the process business friendly and less time consuming.

Staff gave a presentation to the City Commission during a Work Session on October 9, 2018 regarding these new supplemental standards and they were well received by the City Commission.

Proposed Amendment

Changes under Ordinance NO. 2019-16 include:

- Allowing Animal Grooming in the Mixed Use, Medical Arts and Professional Office districts of the CRDs.
- Creating nine (9) new standards under a new section – Section 15.17 Supplemental Standards for Community Redevelopment Districts. They are: Accessory Dwelling Units; Bed and Breakfast Establishments; Boarding House/Rooming House and Lodging House; Daycare Center / Pre-school; Religious Institutions; Home Improvement Store; Single-Family Developments, Attached; Gas Stations; and Alternate Master Sign Plan for Non-Residential Developments.
- Updating the "Allowable Uses Within Land Uses Within the CRDs," Table 6-2 to identify the new Supplemental Standards.

Recommendations

Staff is seeking comments and a recommendation from the CRAAB regarding Ordinance No. 2019-16. The next step will be to bring CRAAB recommendations and the Ordinance to the January 2019 Planning Board, and following that step, to the City Commission for First Reading.

ORDINANCE NO. 2019-16

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE BY AMENDING TABLE 6-2, BY AMENDING CHAPTER 15, SUPPLEMENTAL STANDARDS BY CREATING SECTION 15.17 TO ESTABLISH SUPPLEMENTAL CRITERIA AND CONDITIONAL USE REQUIREMENTS FOR VARIOUS USES WITHIN THE COMMUNITY REDEVELOPMENT DISTRICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Largo has adopted the Comprehensive Development Code (CDC) which encompasses all of the City's land development regulations; and

WHEREAS, the CDC is intended to regulate and protect the health, safety, and welfare of the citizens of Largo, and to implement the intent of the City Comprehensive Plan effective as of September 2, 2018; and

WHEREAS, the City of Largo desires to eliminate some conditional uses for properties located within the Largo Community Redevelopment Districts; and

WHEREAS, the City of Largo recognizes and supports the growth and expansion of these Redevelopment Districts; and

WHEREAS, the City of Largo determines that it is in the best interest of its residents, businesses and visitors to enact regulations within the CDC to address most conditional uses within the Largo Community Redevelopment Districts by applying supplemental standards.

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

SECTION 1. The above recitals are true and correct and are hereby incorporated by reference as the findings of the City Commission.

SECTION 2. That Table 6-2 of the Comprehensive Development Code is amended to read as shown in Exhibit A.

SECTION 3. That Section 15.16 of the Comprehensive Development Code is amended to read as follows:

15.16.2 Standards – Animal grooming establishments are subject to meeting the following appropriate performance standards to be met as conditions for approval:

- A. Location** – Animal grooming establishments may be allowed in Commercial, Mixed Use, Medical Arts, Professional Office or Industrial land use designation.
- B. Design Standards** -
 - (1) All animals shall be kept indoors; and
 - (2) An animal waste management plan shall be provided at the time of site plan review.
- C. Accessory Uses** – Animal grooming establishments shall not keep any animal overnight for the purpose of boarding. No animal grooming establishment shall be utilized as a living quarter by any person, nor shall the same be equipped or furnished with sleeping or cooking facilities for humans.

SECTION 4. That Section 15.17 of the Comprehensive Development Code is hereby created and shall read as follows:

Section 15.17 Supplemental Standards for Community Redevelopment Districts

Under Largo's two Community Redevelopment Districts (CRDs) there are certain instances where additional standards are needed for the use proposed for a property. Established to create mixed-use urban environments, to regenerate the traditional downtown in a modern context, these supplemental standards are meant to blend the use in with the existing community while still allowing flexibility to a property owner.

15.17.1 Accessory Dwelling Units (ADUs) (Mother-in-Law Suites, Guest Houses, Garage Apartments)

A. Purpose – The intent of ADUs, where allowable, provide an alternative housing option to Largo residents within CRDs. ADUs contribute to a healthy mix of living options that responds to changing of current and future residents needs, makes more efficient use of the existing residential infrastructure, and contributes to the revitalization of the existing housing stock. An ADU is a residential unit that is secondary to the primary residence of the homeowner. It can be an apartment within the primary residence or it can be an attached or freestanding home on the same lot as the primary residence.

B. Applicability - The supplemental standards created in this Section applies to residential structures with a complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is an attached or detached extension to an existing single-family structure; converting an existing detached structure, such as a garage; adding square footage to an existing structure; finishing an attic; or converting an existing living area to a separate unit.

C. Location Restrictions -

(1) Supplemental standards required – ADUs are allowed in the Neighborhood Residential (NR) and City Home (CH) Character Districts of the CRDs subject to full compliance with the standards, regulations and criteria contained within the CRD Plans (whichever applies), this CDC, as well as these supplemental standards.

(2) Must be located on the same parcel with the principal use or structure.

D. Design Standards -

(1) ADUs must be compatible with the look and scale of a single-family residential use, and maintains the aesthetic character of the neighborhood.

(2) No more than one (1) ADU per primary dwelling unit is allowed.

(3) The primary dwelling unit must be owner-occupied.

(4) The establishment of an ADU is not permitted before construction of the primary dwelling unit has commenced or a lawful principal structure is established.

(5) The ADU, attached or detached structure being proposed, must be at or under fifty (50) percent of the gross floor area of the principal structure.

(6) If the ADU is in a separate building, the height of the ADU shall not exceed the height of the principal structure.

(7) Where an ADU is proposed at a second story level, all exterior doorways and outdoor living areas such as porches or balconies shall be oriented toward the interior of the property unless it is proven to be impossible to achieve due to the nature of the structure.

(8) The proposed ADU must not reduce the number of parking spaces to the primary residential structure.

(9) Height/Floor Area Ratio/Impervious Surface Ration shall be consistent with the CRD Plans.

(10) There must be a separate exit/entrance.

15.17.2 Bed and Breakfast Establishment

A. Purpose – The intent of requiring additional supplemental standards for bed and breakfast establishments is to ensure the location and general operation of the facility is consistent with the surrounding area in terms of appearance, scale, and traffic generation rates. It is specifically not intended for these to be rental apartments or other mid to long term rental units.

B. Applicability – The supplemental standards created in this Section applies to owner-occupied residences that provide six (6) or fewer lodging rooms and/or accommodate no more than twelve (12) adults (a stay shall not exceed fourteen (14) consecutive days).

C. Location Restrictions –

(1) Bed and Breakfast establishments are allowed in the Mixed Use Corridor (MUC) Character District of the CRDs subject to full compliance with the standards, regulations and criteria contained within the Plans (whichever applies) and this CDC.

(2) Supplemental standards are required for Bed and Breakfast establishments that are allowed in City Home (CH) District of the CRDs subject to full compliance with the standards, regulations and criteria contained in the Plans, this CDC, as well as these supplemental standards.

D. Design Standards -

(1) Facility shall be designed and operated so as to maintain the residential character of the neighborhood.

(2) Parking – Provisions must be made for one off-street parking space per guest room, plus two off-street parking spaces for the owner. The parking area must be a hard surface, and dust free. All parking areas on property (except driveways) shall be behind any building lines and must be screened from the view of adjacent residences to a height of six feet by a solid screening fence, or dense shrubs and vegetation and meet the parking standards of Table 9-2 of this document, and is compatible with the surrounding area.

(2) Signage – Signs are limited to four square feet, attached to the building or mailbox, non-illuminated, and may include the name of the establishment, logo, date of establishment, and designation as a “Bed and Breakfast” establishment. No additional outdoor advertising of any kind is allowed.

(3) Only breakfast may be served at a bed and breakfast establishment. Breakfast shall only be served to overnight guests of the establishment. No food preparation is allowed in any guest bedroom.

(4) Density shall not exceed the allowable residential density for the Character District in which the establishment is located. Two (2) bedrooms or lodging rooms shall be the equivalent of one (1) residential dwelling unit. Where the equivalent number of residential dwellings contains a fraction, the number shall be rounded up to the next whole number. All bedrooms shall be counted in the determination of density, whether occupied by the owner, the owner’s family and/or guests within the bed and breakfast establishment.

(5)) Owner of the bed and breakfast must obtain a business tax receipt before operating the bed and breakfast.

15.17.3 Boarding House / Rooming House and Lodging House -

A. Purpose – This Section is intended to ensure that all boarding houses are constructed, maintained and operated in such a manner as will protect the health, safety and welfare of its residents and at the same time preserve and promote a home-like atmosphere appropriate to

such facilities.

B. Applicability – The supplemental standards created in this Section applies to buildings, other than a motel or hotel, where temporary lodging, rooms, or both, are provided for compensation either directly or indirectly.

C. Location Restrictions –

(1) Boarding houses are allowed in the Mixed Use Corridor (MUC) CRDs subject to full compliance with the standards, regulations and criteria contained in the Plans (whichever applies) and this CDC.

(2) Supplemental standards are required for Boarding houses located in the City Home (CH) District of the CRDs and are subject to full compliance with the standards, regulations and criteria contained in the Plans, this CDC, as well as these supplemental standards.

D. Design Standards –

(1) No more than one boarding house per individual tract, parcel, or platted lot is allowed.

(2) Each boarding house shall be a single structure containing assigned rooms for residents and maintain the residential character of the neighborhood.

(3) Ingress to and egress from all assigned living areas shall be made through the interior of the building rather than from direct outside entrances to each unit.

(4) No more than two (2) occupants per sleeping room are allowed.

(5) Residents must have access on site to shared common areas for cooking and eating. A common kitchen facility equipped for cooking meals located on site must be available to the residents, or daily meals must be provided on site for the residents of the boarding house.

(6) No cooking facilities are permitted in any sleeping/lodging room.

(7) Each boarding house shall have a resident manager.

(8) Parking spaces shall be provided as follows: one space for the resident manager; one space per leased sleeping room; and one space per four employees.

(9) Owner of the boarding house must obtain a business tax receipt before operating a boarding house.

(10) Density shall not exceed the allowable residential density for the Character District in which the establishment is located. Two (2) bedrooms or lodging rooms shall be the equivalent of one (1) residential dwelling unit. Where the equivalent number of residential dwellings contains a fraction, the number shall be round up to the next whole number. All bedrooms shall be counted in the determination of density, whether occupied by the owner, the owner's family or guest within the boarding home.

15.17.4 Daycare Center / Preschool

A. Purpose – To set forth standards that will allow licensed Daycare Centers in the Neighborhood Residential (NR) and City Home (CH) Character Districts, while preserving and protecting the aesthetics of these districts.

B. Applicability – The supplemental standards created in this Section apply to any establishment operated in order to provide care, protection and guidance to one or more children or adults on a regular basis, for periods of less than 24 hours per day, in a place other than the child's or adult's own dwelling unit in exchange for a payment or fee.

C. Location Restrictions –

(1) Licensed daycare centers and preschools are allowed in the Mixed Use Corridor (MUC) Character District, Medical Arts (MA) District and Professional Office (PO) Character Districts of

the CRDs subject to full compliance with the standards, regulations and criteria contained in the Plans, and this CDC.

(2) Supplemental standards are required for licensed daycare centers and preschools that are allowed in the Neighborhood Residential (NR) and City Home (CH) Character Districts of the CRDs subject to full compliance with the standards, regulations and criteria contained in the Plans, and this CDC.

D. Design Standards –

(1) Outdoor play area shall meet the criteria for each child authorized by State license to be cared for on the premises. Such play area shall be located in the side or rear yards and shall be completely enclosed by a fence or wall a minimum of four (4) feet in height.

(2) An off-street pick-up / drop-off area for at least one automobile shall be provided, which may be a driveway provided it is kept free of parked vehicles and other obstructions to leave sufficient space for direct access.

(3) If operated within a pre-existing residential type structure, the use shall maintain the residential character and appearance of the structure.

(4) The use shall provide care for not more than six children on the premises at any one time.

(5) One (1) non-illuminated identification sign, not to exceed four (4) square feet, may be attached to the residence.

(6) Hours of operation are limited to 6:00 am to 8:00 pm.

(7) Owner of the licensed daycare center or preschool must obtain a business tax receipt before beginning operations.

15.17.5 Religious Institutions

A. Purpose – To allow the exercise of religion as protected by the First Amendment of the U.S. Constitution while safeguarding the rights of the established neighborhoods in the Districts.

B. Applicability – The supplemental standards created in this Section apply to any site, premise, or location which is used principally, primarily, or exclusively for purposes of the exercise of religion as protected by the First Amendment of the U.S. Constitution.

C. Location Restrictions -

(1) Religious institutions are allowed in the Mixed Use Corridor (MUC) and the Medical Arts (MA) Character Districts of the CRDs subject to full compliance with the standards, regulations and criteria contained in the Plans, and this CDC.

(2) Religious Institutions are allowed in the City Home (CH) and Professional Office (PO) Character Districts of the CRDs subject to full compliance with the standards, regulations and criteria contained in the Plans, this CDC, as well as these supplemental standards.

D. Design Standards –

(1) When abutting residential use, all outdoor activity shall occur no earlier than 8:00 a.m. and no later than 9:00 p.m.

(2) The following activities shall be prohibited in association with religious uses: retreat centers; overnight lodging facilities and/or other temporary sleeping quarters; and any use not specifically identified as an allowable accessory use. Notwithstanding the prohibition of overnight lodging, one (1) residential dwelling unit may be provided as a parsonage.

15.17.6 Home Improvement Store

A. Purpose – To set forth standards that will allow a Home Improvement Store within the Districts, while preserving and protecting the aesthetics of these districts and the neighborhood that surround them.

B. Applicability – The supplemental standards created in this Section apply to any establishment that sells bulky, durable goods, including but not limited to lumber, hardware and lawn equipment which require extensive floor area for display.

C. Location Restrictions – Home Improvement Stores are allowed within the Mixed Use Corridor (MUC) Character District of the CRDs subject to full compliance with the standards, regulations and criteria contained in the Plans, this CDC, as well as these supplemental standards.

D. Design Standards – Any use which exceeds the thresholds for gross floor area contained within Chapter 13, Large Scale Retail Development Standards, must also abide by those standards. In addition:

(1) All outside storage shall be completely screened from the Right-of-Way and all adjacent properties.

(2) Security fencing constructed of solid masonry walls with solid gates that totally conceal all of the contents, a minimum of six (6) feet in height, shall be provided around the outside of all storage areas.

15.17.7 Single-Family Developments, Attached (Townhome/Villa)

A. Purpose – Townhomes/Villas, where allowable, provide an alternative housing option to Largo residents within CRDs.

B. Applicability – The supplemental standards created in this Section apply to any residential structure containing one (1) dwelling unit on one lot, but attached to another dwelling unit by means of a common wall.

C. Location Restriction –

(1) Single-Family Developments, attached are allowed in the City Home (CH), Mixed Use Corridor (MUC), and Professional Office (PO) Character District of the CRDs subject to full compliance with the standards, regulations and criteria contained in the Plans and this CDC.

(2) Single-Family Developments, attached are allowed in the Neighborhood Residential (NR) Character Districts of the CRDs subject to full compliance with the standards, regulations and criteria contained in the Plans, this CDC, as well as these supplemental standards.

D. Design Standards –

(1) Zero side yard units shall comply with the applicable setback requirements for the front yard, rear yard and yards(s) adjacent to a street.

(2) Attached homes shall be provided vehicle access from a rear alley whenever possible. Alley(s) shall be created at the time of subdivision approval.

(3) Single-Family Developments, attached receiving access directly from a public or private street shall comply with all of the following standards in order to minimize interruption of adjacent sidewalks by driveway entrances and maintain the neighborhood appearance of the street:

a. the maximum allowable driveway width facing the street is twelve (12) feet per dwelling unit.

b. two adjacent garages shall share one driveway when individual driveways would otherwise be separated by less than twenty (20) feet.

c. the maximum combined garage width per unit is fifty (50) percent of the total unit width.

(4) Common areas (e.g., landscaping in private tracts, shared driveways, private alleys, lawns, play areas, and similar uses) shall be maintained by a homeowners' association or other legal entity. A homeowners' association may also be responsible for exterior building maintenance and roof replacement.

(5) No more than six (6) continuous townhomes shall be connected in a row within the same building.

15.17.8 Gas Stations

A. Purpose – To set forth standards that will allow a Gas Station within the Districts, while preserving and protecting the aesthetics of these districts and the neighborhoods that surround them.

B. Applicability – The supplemental standards created in this Section apply to any structure or area of land or portion thereof used for the retail sale of automobile fuel, oil, and accessories, where repair services and/or an automatic car wash, if present, is incidental.

C. Location Restrictions – Gas stations are allowed in the Mixed Use Character (MUC) and Medical Arts (MA) Districts of the CRDs subject to full compliance with the standards, regulations and criteria contained in the Plans, this CDC, as well as these supplemental standards.

D. Design Standards -

(1) The site shall have frontage that borders and has access to a street classified as a collector, arterial or highway.

(2) The maximum allowance for a gas station is 4 multi-pump dispensers and 24 hoses.

(3) The property shall be screened from any abutting residential use by a six (6) foot sight-obscuring fence or wall.

(4) Outdoor storage of materials, parts and equipment is prohibited.

(5) An associated convenience store shall be a maximum of 1,000 square foot GFA.

(6) The sale of vehicles is prohibited on the vehicle service station site and any adjacent right-of-way.

15.17.9 Alternate Master Sign Plan for Non-Residential Developments

A. Purpose – This Section is intended to provide flexibility for sign size, height and placement, responding to the special needs for both project and tenant visibility of multi-building / tenant campuses of regional size and significance that are located within the CRDs.

B. Applicability – To qualify for an alternate master sign plan, a site in one of the CRDs must have all of the following characteristics:

(1) The site is a campus or complex of non-residential buildings and/or non-residential multi-tenant spaces; and

(2) The site is at least three (3) acres in size; and

(3) All parcels and buildings are either under a single ownership or there is a shared ownership across all parcels and buildings (represented by a property owners association, a unity of title, unified management, or similar mechanism showing joint ownership); and

(4) All parcels and buildings are served by shared internal vehicular circulation and parking, and the site functions as a unified development; and

(5) The site has frontage on at least one principal or minor arterial roadway. _

C. Location Restrictions – Alternate master sign plans for non-residential developments are allowed in the Mixed Use Character (MUC), Medical Arts (MA), and Professional Office (PO) Districts of the CRDs subject to full compliance with the standards, regulations and criteria contained in the Plans, this CRD, as well as these supplemental standards.

D. Design Standards –

(1) All freestanding signs approved under an alternate master sign must reflect the architecture of

the buildings on the site, using similar materials, styles, and architectural treatments. No freestanding monument sign will be allowed within the CRDs above eight (8) feet in height unless it undergoes the alternate master sign plan and the maximum height that can be granted is twelve (12) feet in height. Monument signs at twelve (12) feet in height that are approved as part of an alternate master sign plan may be partially open at the base. The opening shall not exceed half the height of the proposed sign at the base for better visibility, as long as the sign is supported by at least two structural supports that are designed to match the primary sign.
(2) Freestanding identification signs for the entire campus (including individual tenant or owner identification as well as directory signage) may be proposed to be placed on any parcel contained within the campus/complex, subject to finding by the Development Controls Officer (DCO) that the proposed sign locations, appropriately serve to identify the entire campus/complex. Directory or directional signage that is designed to be part of an identity plan for an entire campus/complex may be placed appropriately through the campus/complex and will not be counted as sign area.

SECTION 5. That all ordinances or parts thereof inconsistent herewith are hereby repealed and superseded.

SECTION 6. That it is the intention of the Largo City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, or provision of this ordinance is held invalid, the remainder of the ordinance shall not be affected.

SECTION 7. That this ordinance shall become effective immediately upon its final passage and adoption.

APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

CITY OF LARGO, FLORIDA

Louis L. Brown, Mayor

REVIEWED AND APPROVED:

ATTEST:

Alan Zimmet, City Attorney

Diane Bruner, City Clerk



Table 6-2: Allowable Uses Within Land Uses Within the CRDs*

DESCRIPTION	NR	CH	MUC	PO	MA	OTHER PROVISIONS
Residential Uses						
Duplex and Triplex	A ¹	A ¹	A ¹	N	N	¹ Must comply with Supplemental Standards, Section 15.1
Live/Work Housing	N	A	N	N	N	
Mobile Home Development	N	N	N	N	N	
Modular Home	A	A	N	N	N	
Multifamily Development	N	A	A	N	A	
Single Accessory Dwelling Unit	A ^{2Z}	A ^{2Z}	N	N	N	²⁷ Must comply with Supplemental Standards, Section 15.17
Single-Family Developments, Detached	A	A	N	N	N	
Single-Family Developments, Attached (Townhome/Villa)	A ^{2Z}	A ^{2Z}	A ²⁷	N	N	²⁷ Must comply with Supplemental Standards, Section 15.17
Commercial and Office Uses						
Adult Use	N	N	N	N	N	
<u>Animal Grooming</u>	<u>N</u>	<u>N</u>	<u>A¹⁹</u>	<u>A¹⁹</u>	<u>A¹⁹</u>	¹⁹ Must comply with Supplemental Standards, Section 15.16
Bank, Credit Union	N	N	A ⁵	A ⁵	A ⁵	⁵ Must comply with supplemental standards Section 15.9, if applicable
Bars, Lounges, Nightclubs	N	N	A ^{6,7}	A ⁶	A ⁶	⁶ Not permitted within 50 feet of church, state-licensed child care public school ⁷ Permitted within golf courses with residential designation and residential facilities that meet the criteria of F.S. 561.20
Car Wash	N	N	N	N	N	
Convenience Store	N	N	A ²²	N	A ²²	²² 2,700 Max GFA
Dry Cleaners (store front only)	N	N	A	A	A	
Flea Markets, Outdoor Markets	N	N	A	N	N	
Funeral Homes	N	N	A	A	A	
Gas Stations	N	N	A ^{2Z}	N	A ^{2Z}	²⁷ Must comply with supplemental standards Section 15.17
General Offices	N	N	A	A	A	
Greenhouse/Nursery	N	N	C	N	N	
Home Improvement Store	N	N	A ^{2Z}	N	N	²⁷ Must comply with Supplemental Standards Section 15.17



Table 6-2: Allowable Uses Within Land Uses Within the CRDs*

DESCRIPTION	NR	CH	MUC	PO	MA	OTHER PROVISIONS
Commercial and Office Uses, Continued						
Home Office Of Convenience (HOC)	A ¹⁰	A ¹⁰	A ¹⁰	N	A	¹⁰ Must comply with provisions of Section 16.5
Indoor Recreation (bowling alley, game room, movie theater, pool hall)	N	N	A	N	N	
Light Repair Shops (shoe repair, furniture upholstery, bikes)	N	N	A	N	N	
Microbrewery, Micro-distillery	N	N	A ²²	A ²²	N	²² Must comply with supplemental standards, Section 15.13
Mechanical Repair Shops (cars, boats)	N	N	A ⁶	N	A ⁶	⁶ No outdoor repairs or repairs visible from abutting properties. No outdoor overnight storage.
Personal Services (hairstylist, tailors, catering)	N	A ²	A	A	A	² Allowable space is limited to 500 sqft <u>or less</u>
Pet Stores	N	N	A	N	N	
Produce Stands/ Markets	N	N	N	N	N	
Professional Offices (insurance, law, architect, etc.)	N	A ²	A	A	A	² Allowable office space is limited to 500 sqft or less
Office over Storefront	N	N	A	A	A	
Office or Store with Residence on Top	N	A ²	A	N	A	² Allowable office space is limited to 500 sqft or less
Recycling Center	N	N	N	N	N	
Rental Large Goods (cars, machinery)	N	N	N	N	N	
Restaurant with Drive-Thru	N	N	A ³	N	A ³	³ Must comply with supplemental standards 15.9
Restaurant, Sit-down	N	N	A	A	A	
Retail (clothing, furniture, consignment)	N	A ²	A	A ²	A	² Allowable space is limited to 500 sqft <u>or less</u>
Retail in existing shopping centers	N	N	A	N	N	
Retail stand alone	N	N	A	N	N	
Shopping, Warehouse Store	N	N	N	N	N	
Supermarket, Deli	N	N	A	N	A	
Telecommunications Tower	N	N	N	N	N	
Temporary Tent Sale	N	N	N	N	N	
Vehicle Dealership Sales or Rental (car, boat, RV)	N	N	N	N	N	



Table 6-2: Allowable Uses Within Land Uses Within the CRDs*

DESCRIPTION	NR	CH	MUC	PO	MA	OTHER PROVISIONS
Commercial and Office Uses, Continued						
Vehicle, Large Repair	N	N	N	N	N	
Wholesale Business	N	N	A ^{8,22}	N	A ^{8,22}	⁸ Allowable only as an ancillary use ²² 2,700 Max GFA
Institutional and Medical Related and Uses						
Assisted Living Facility (6 or Fewer Clients)	A ¹³	A ¹³	A ¹³	C ¹³	A ¹³	¹³ Must also comply with the provisions of Section 15.2
Assisted Living Facility (7-14 Clients)	N	A ¹³	A ¹³	C ¹³	A ¹³	¹³ Must also comply with the provisions of Section 15.2
Assisted Living Facility (More than 14 Clients)	N	C ¹³	C ¹³	C ¹³	C ¹³	¹³ Must also comply with the provisions of Section 15.2
Cemetery	N	N	N	N	N	
College/University	N	N	A	A	A	
Commercial/Trade School (dance, martial arts, diving, crafts)	N	N	A	N	A	
Community/Youth Center	N	N	A	A	A	
Community Residential Home (6 or Fewer Clients)	A ¹³	A ¹³	A ¹³	C ¹³	A ¹³	¹³ Must also comply with the provisions of Section 15.2
Community Residential Home (7-14 Clients)	N	A ¹³	A ¹³	C ¹³	A ¹³	¹³ Must also comply with the provisions of Section 15.2
Community Residential Home (More than 14 Clients)	N	C ¹³	C ¹³	C ¹³	C ¹³	¹³ Must also comply with the provisions of Section 15.2
Correctional Facility (jails, youth ranch)	N	N	N	N	N	
Day Care Center/Preschool	A ²⁷	A ²⁷	A	A	A	²⁷ Must comply with supplemental standards Section 15.17
Emergency Response/Public Safety Services	N	C	A	A	A	
Government Offices	N	C	A	A	A	
Halfway House/Rehab Facility (6 or Fewer Clients)	N	C ¹³	C ¹³	C ¹³	C ¹³	¹³ Must also comply with the provisions of Section 15.2
Halfway House/Rehab Facility (7 or more Clients)	N	C ¹³	C ¹³	C ¹³	C ¹³	¹³ Must also comply with the provisions of Section 15.2
Hospital or Emergency Clinic	N	N	A	A	A	
Library, Museum, Auditorium	N	N	A	A	A	
Medical/Dental Lab	N	N	A	A	A	
Medical / <u>Dental</u> Office or Clinic	N	N	A	A	A	

*Table 6-1: Allowable Uses Within Land Use Classifications if Land Use type not present in this chart

*Refer to Table 6-1: Allowable Uses Within Land Use Classifications if Land Use type not present in this chart



*Table 6-2: Allowable Uses Within Land Uses Within the CRDs**

DESCRIPTION	NR	CH	MUC	PO	MA	OTHER PROVISIONS
Institutional and Medical Related and Uses, continued						
Parking Garage/Structure	N	N	A	A	A	
Private Club, lodges, Fraternal Orders	N	N	A	A	A	
Private School (grade 1 to 12)	N	N	A	A	A	
Public School (grade 1 to 12)	N	N	A	A	A	
Religious Institution	N	A ²⁷	A	A ²⁷	A	²⁷ <u>Must comply with supplemental standards Section 15.17</u>
Technical School	N	N	A	A	A	
Transfer Station, Bus	N	N	A	N	N	
Veterinary Clinic (no outside runs in CRD)	N	N	A	A	A	<u>No outside runs in CRD's</u>
Kennels	N	N	N	N	N	
Agricultural, Industrial, Manufacturing and Warehousing Uses						
Asphalt & Concrete Mixing Plant	N	N	N	N	N	
Borrow Pits	N	N	N	N	N	
Bulk Sales of Fuel Oil, Propane	N	N	N	N	N	
Contractor's Yard (building electrical, plumbing, roofing)	N	N	N	N	N	
Crematory	N	N	N	N	N	
Firing Range	N	N	N	N	N	
Food Processing/Packing Plant	N	N	N	N	N	
Freestanding Broadcast Facility	N	N	N	N	N	
Industrial Park	N	N	N	N	N	
Livestock, processing, feedlots, grazing	N	N	N	N	N	
Manufacturing	N	N	A ⁹	N	A ⁹	⁹ Light manufacturing uses which have no exterior impact are allowed but limited to 15,000 sqft of gross floor area.
Plant, Mill, Refinery (dry cleaning, lumber plant)	N	N	N	N	N	
Regional Brewery	N	N	N	N	N	
Resources Recovery Facility	N	N	N	N	N	

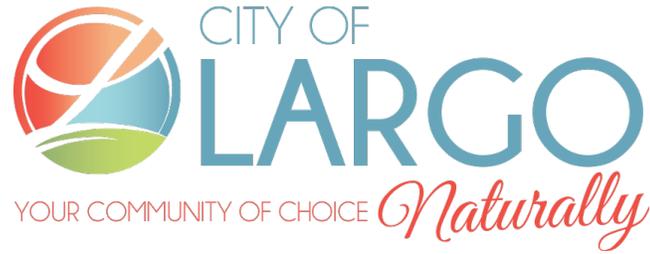
*Refer to Table 6-1: Allowable Uses Within Land Use Classifications if Land Use type not present in this chart



*Table 6-2: Allowable Uses Within Land Uses Within the CRDs**

DESCRIPTION	NR	CH	MUC	PO	MA	OTHER PROVISIONS
Agricultural, Industrial, Manufacturing and Warehousing Uses, continued						
Stables	N	N	N	N	N	
Trade Shop (carpentry, refinishing)	N	N	N	N	N	
Truck Terminal, Airport, Heliport	N	N	N	N	A ¹⁴	¹⁴ Allowable only as an ancillary use, max floor area shall not exceed 20% of the principal structure's floor area
Warehouse or Storage Facility (includes self-storage)	N	N	N	N	N	
Arts, Recreation and Entertainment Uses						
Active Recreation Facility (playground, golf course, pool)	N	N	A	N	N	
Arcade (electronic games, pinball)	N	N	A	N	N	
Bingo	N	N	A	N	N	
Boat Ramps, Slips and Docks	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	⁸ Allowable only as an ancillary use
Marinas and Boat Storage Facility	N	N	N	N	N	
Race Track	N	N	N	N	N	
Youth Center (YMCA, Boy Scouts)	N	N	A	A	N	
Lodging Uses						
Bed and Breakfast	N	A ²⁷	A	N	<u>N</u>	²⁷ Must comply with supplemental standards Section 15.17
Boarding House	N	<u>A²⁷</u>	A	N	<u>N</u>	²⁷ Must comply with supplemental standards Section 15.17
Commercial Campground	N	N	N	N	N	
Dormitory	N	N	A	N	A	
Hotel/Motel	N	N	A	N	A	
Table 6-1: Allowable Uses Within Land Use Classifications if Land Use type not present in this chart						
Short and Long Term RV Rental	N	N	N	N	N	

*Refer to Table 6-1: Allowable Uses Within Land Use Classifications if Land Use type not present in this chart



Largo Community Redevelopment Agency
Post Office Box 296, Largo, Florida 33779-0296

MEMO DATE: December 7, 2018

AGENDA DATE: December 17, 2018 – Community Redevelopment Agency Advisory Board Meeting

TO: Community Redevelopment Agency Advisory Board Members

FROM: Karisa Rojas-Norton, Economic Development Coordinator and Board Liaison

TITLE: **Establishing operating procedures for Mobile Food Dispensing Vehicles, Draft Ordinance No. 2019-15**

Introduction and Background

At the April 10, 2018 City Commission Work Session, Economic Development Staff presented regulations that would allow Mobile Food Dispensing Vehicles (MFDVs), also known as food trucks, to operate in the City on a regular basis and the City Commission directed staff to develop a Comprehensive Development Code (CDC) amendment to allow for these changes. The first step of the CDC amendment process is to present a draft Ordinance for MFDVs, No. 2019-15, to the Community Development Advisory Board (CDAB). Due to the inclusion of Community Redevelopment Districts, Mixed Use Corridor, as one of the proposed land uses for MFDV Vending Sites, the draft is being presented to the Community Redevelopment Advisory Board (CRAAB), which includes the CDAB on the Board. The purpose of the CRAAB review is to obtain comments and recommendations on the draft Ordinance to forward to the Planning Board and City Commission. A copy of draft Ordinance No. 2019-15 is attached for review.

This ordinance will not change the existing Chapter 16, Section 16.6: Temporary Events, Including Tent Sales and Other Extension of Premise Permits. MFDVs and other food vendors that desire to sell at events such as parades and festivals will continue to do so under temporary event permits. MFDVs that have a contractual or other private arrangement for a private event, such as an office lunch, that is not open to the public, will continue to fall under the existing temporary event section of the CDC.

Proposed Amendment

Ordinance

Ordinance No. 2019-15, as proposed by staff, will amend two sections of the CDC:

1. Chapter 16: Accessory Uses, to establish an administrative review process to establish standards for MFDV vending on a regular basis on a MFDV Vending Site, and to allow limited operations on MFDV Vending Sites on the following Future Land Use designations:
 - Commercial General
 - Industrial Limited
 - Industrial General

- Community Redevelopment Districts, within the Mixed Use Corridor designated properties only
2. Chapter 20: Definitions and Acronyms, to create a definition for Mobile Food Dispensing Vehicles and Mobile Food Dispensing Vehicle Vending Sites.

Process and Standards for a MFDV Site Plan

The process will require the applicant, as either the property owner, or a MFDV business on their behalf, to submit a site plan with the location and details of the defined MFDV vending area, with ingress and egress to the site, circulation, number of parking spaces, existing buildings and total square footage of the parcel. Similar to the existing temporary event process, the City will require a notarized approval from the property owner or the property management. The application will be routed for approval from the Community Development Department, Engineering Department, Fire Marshal, Police Department, and Solid Waste Division (if required).

The MFDV Vending Site will be subject to several standards and restrictions to limit the hours and operations and number of MFDVs per vending site. Some of the major restrictions to the vending site include:

- No vending will be allowed in the public right-of-way.
- Hours of operation for MFDV vending will be limited to the primary business use of the parcel but no later than 2 am and the MFDV shall be removed from the parcel overnight.
- A maximum of 2 MFDVs will be allowed to park in the vending area, and a smoker or trailer attached to the MFDV will be considered as two (2) MFDVs
- No signage, amplified music, furniture, equipment will be allowed to accompany the MFDV.
- The MFDVs at approved vending sites must post their Business Tax Receipt or vendor registration in their passenger-side window where they are readily visible.

Once the application for the MFDV Vending Site is approved, any MFDV that has a Business Tax Receipt, or a vendor registration with the City of Largo, and a fire inspection can operate and sell from the approved site. Any required enforcement will be done through the Community Standards Division and the Police Department.

Recommendations:

Staff is seeking comments and a recommendation from the CRAAB regarding Draft Ordinance No. 2019-15. The next step in the CDC amendment process is to present the Ordinance to the Planning Board at a Public Meeting on January 3, 2019.

Additionally, an ordinance to amend the Fee Schedule in the City's Code of Ordinances will be prepared to set a fee for cost recovery for staff time review of the MFDV Vending Site. Both the amendment to the CDC, and the amendment to the Code of Ordinances will be presented to the City Commission for review and First Reading on February 5, 2019.

ORDINANCE NO. 2019-15

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LARGO AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE BY AMENDING CHAPTER 16, AND CREATING SECTION 16.12 TO ESTABLISH PROCEDURES ALLOWING FOR OPERATIONS AND VENDING BY MOBILE FOOD DISPENSING VEHICLE BUSINESSES ON APPROVED SITES AND ESTABLISHING CRITERIA FOR ISSUANCE OF RELEVANT PERMITS; AMENDING CHAPTER 20, AND CREATING A DEFINITION FOR MOBILE FOOD DISPENSING VEHICLES, AND MOBILE FOOD DISPENSING VEHICLE VENDING SITE, PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Largo permits certain accessory uses under Chapter 16 of the Comprehensive Development Code (CDC) in a manner that provides for business operations and for the protection of adjacent properties from potential adverse impacts; and

WHEREAS, the Largo City Commission recognizes the need to update and revise the CDC to provide opportunities for new business ventures related to mobile food dispensing vehicles, to activate public spaces while supporting the public health and safety needs of the community;

WHEREAS, the CDC amendment will provide an opportunity for mobile food dispensing vehicle vendors on certain non-residential, properties while restricting such uses on public streets/right-of-ways, to empower proprietors to observe and enforce appropriate safety measures on their property, and communicate those measures with mobile food dispensing vehicle vendors.

WHEREAS, the City Commission finds and determines that the following amendments are consistent with all applicable policies of the City's adopted Comprehensive Plan and will not result in incompatible land uses.

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

SECTION 1. That Chapter 16 of the City of Largo Comprehensive Code is hereby amended to read as follows:

SECTION 16.12. Mobile Food Dispensing Vehicle Vending Site

16.12.1 Purpose – This Section provides for the orderly and effective management of vending of food from an approved vending site by a Mobile Food Dispensing Vehicle (MFDV), as defined in Chapter 20, Section 20.1.M., in order to allow limited operations and provide administrative review of this special type of accessory land use. These provisions are designed for property owners to allow vending to the public by MFDV businesses, while minimizing adverse impact upon the public health and welfare by ensuring MFDVs do not vend in the public right of way, obstruct traffic circulation, create a negative impact upon adjacent uses, or interfere with the use and enjoyment of a site by the primary business use or other licensed business.

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16.12.2 Required Permits:

- A. An approved MFDV Vending Site is required for the purposes of daily vending of food from MFDVs except as provided herein:
 - 1. Gatherings of three (3) or more MFDVs at any given time on one site shall require a Temporary Event Permit, as defined in Section 16.6.
 - 2. A contractual or other private arrangement between a MFDV business and an individual or group that is hosting a private event, not open to the public, as defined in Section 16.6.2 and shall not require a temporary event permit

16.12.3 Required Submissions:

- A. An application for the MFDV Vending Site, which shall include:
 - 1. A site plan depicting the location and details of the MFDV vending area on the site, also showing, ingress and egress to the site, internal driveway circulation, the total number of existing parking spaces on site, the existing buildings, and total square footage of the parcel must be provided.
 - 2. Notarized approval from the property owner or from the property management for properties that have multiple tenants is required for the MFDV Vending Site. The approval must include a statement that the property management will be responsible for notifying all tenants and responding to any complaints.
 - 3. Approval shall be obtained from the Community Development Department, Engineering Department, Fire Marshal, Police Department, and Solid Waste Division (if required).

16.12.4 Standards and Restrictions – The following standards and restrictions shall apply:

- A. **Land use compatibility** – MFDV Vending Sites are permitted on properties that are designated as the following Future Land Use Classifications:
 - 1. Commercial General, Industrial Limited, Industrial General, and Community Redevelopment Districts, within Mixed Use Corridor designated properties only.
- B. MFDV Vending Sites are subject to the following standards and restrictions:
 - 1. **Public right of way** – Vending from MFDVs is not permitted in the public right of way.
 - 2. **Vacant or abandoned properties** – MFDV vending sites are not permitted on vacant or abandoned properties, where no business is currently operating.
 - 3. **Hours of Operation** – All business activity related to the MFDV shall be of a temporary nature. Operating hours of the MFDV shall be limited to the operating hours of the primary business use of the parcel, but no later than 2 am. MFDVs shall not be permitted to operate between the hours of 2:01 am and 5:59 am and shall be removed from the parcel during this time.

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- 4. Maximum vending area – The MFDV vending area shall not exceed more than two (2) parking spaces per MFDV. However, at no time may the required number of parking spaces for the principal use of the property be rendered nonconforming due to vendor use/occupation of the site.
- 5. Maximum number of MFDVs per site – The maximum number of MFDVs allowed parked in the vending area, per site is two (2). A MFDV with an attached trailer or smoker shall be considered for the purposes of this section as two (2) MFDVs.
- 6. Furniture and equipment – No tables, chairs, furniture, tents, canopies, outdoor grills, or other equipment (other than the Mobile Food Dispensing Vehicle) shall accompany the MFDV.
- 7. Signage and awnings – Signage is not allowed, with exception to the vinyl wrapping, decals, stickers, painted text and/or graphics, and menu boards affixed to the MFDV. Any canopies, awnings, umbrellas, overhangs shall be attached to the MFDV and must be self supporting such that they do not require additional support mechanisms such as insertion into the ground or use of the support beams that are detached from the mobile food vendor unit.
- 8. Parking, traffic and visibility triangle obstruction – The MFDV shall not interfere with required parking, loading and unloading spaces, or the vehicular access to those spaces for the principal use of the site. Traffic circulation and the visibility triangle must not be obstructed. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible. An approved clear and unobstructed path of eight (8) feet shall be provided and maintained for access to the fire department inlet connections.
- 9. Amplified music – Amplified music or other sounds from any MFDV for the purposes of attracting customers is prohibited and MFDV businesses shall operate in compliance with all applicable noise and sound truck ordinances, in the City’s Code of Ordinances.
- 10. Illegal discharge – MFDVs shall be prohibited from discharging fat, oil, grease, or waste water into the sanitary sewer system. Any violation of this provision shall be subject to the penalties and enforcement/mitigation procedures set forth in the City’s Code of Ordinances.
- 11. Development order compliance – Properties must be in full compliance with all applicable Development Orders in order to have an approved MFDV Vending Site.
- 12. Display of City of Largo Business Tax Receipt or vendor registration – The Business Tax Receipt or vendor registration issued by the City of Largo shall be attached to the MFDV passenger-side window where they are readily visible.

SECTION 2. That Chapter 20, Section 20.1M of the City of Largo Comprehensive Code is hereby amended to read as follows:

153 (1) **Major Arterial Roadway:** Major arterial roadways provide an integrated, continuous road network
154 through an area, delivering traffic from collector roads to freeways. It is also referred to as a principal
155 arterial, or primary arterial roadway.

156
157 (2) **Manufacturing – Light Assembly (Class A) Use:** A use engaged in the manufacture, predominantly
158 from previously prepared materials, of finished products or parts, including processing, fabrication,
159 assembly, treatment, packaging, storage, sales and distribution of such products. Exterior storage and
160 processing of equipment or materials is not allowed.

161
162 (3) **Manufactured home:** A structure, transportable in one or more sections, which is eight (8) feet or
163 more in width and greater than four hundred (400) square feet, and which is built on a permanent,
164 integral chassis and is designed for use with or without a permanent foundations when attached to the
165 required utilities. The term “manufactured home” does not include a “recreational vehicle” or “park
166 trailer.” [Also defined in 15C-1.0101, F.A.C.]

167
168 (4) **Manufactured home park or subdivision:** A parcel (or contiguous parcels) of land divided into two
169 (2) or more manufactured home lots for rent or sale.

170
171 (5) **Market Value:** The estimated price of a property including all structures and land as determined by
172 the value assigned by the Pinellas County Property Appraiser plus twenty-five (25) percent of the just
173 value. The price at which a property will change hands between a willing buyer and a willing seller,
174 neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant
175 facts. As used in the Comprehensive Development Code, the term refers to the market value of
176 buildings and structures, excluding the land and other improvements on the parcel. Market value may
177 be established by a qualified independent appraiser, Actual Cash Value (replacement cost
178 depreciated for age and quality of construction), or tax assessment value adjusted to approximate
179 market value by a factor provided by the Property Appraiser.

180
181 (6) **Marquee:** A decorative architectural design feature. A roof-like projection over an entrance, such
182 as over a theater entrance. A sign placed upon a marquee is subject to compliance with wall sign
183 standards.

184
185 (7) **Medical Clinic:** An outpatient establishment where patients, who are not lodged overnight, area
186 admitted for medical or dental treatment and examination by physicians, dentists, and similar
187 personnel, the practice of which is lawful in the state of Florida.

188
189 (8) **Medical Marijuana Treatment Center Dispensing Facility:** A facility where low-THC cannabis
190 and/or medical marijuana, as well as physician ordered marijuana delivery devices, are dispensed at
191 retail by an approved Medical Marijuana Treatment Center pursuant to Article X, Section 29(b)(5) of
192 the Florida Constitution.

193
194 (9) **Metes and Bounds:** A method of describing the boundaries of land by compass bearings and
195 distance from a known point of reference.

196
197 (10) **Microbrewery:** An establishment where beer and malt beverages are duly-licensed to be made on
198 premises and then sold or distributed, and which produces less than 15,000 barrels (465,000 gallons)
199 of beer and or cider per calendar year in conjunction with a restaurant, tasting/tap room or retail sales.

200
201
202

203 (11) **Micro-Distillery:** An establishment primarily engaged in on-site distillation of spirits in quantities
204 not to exceed 75,000 gallons per calendar year. The distillery operation processes the ingredients to
205 make spirits by mashing, cooking, and fermenting. The micro-distillery operation does not include the
206 production of any other alcoholic beverage. A microdistillery may include a tasting/tap room as an
207 accessory use.

208
209 (12) **Mixed Use Corridor:** Roadways within Largo that are bordered by land use categories that allow a
210 wide range of transit-supportive use and include regulations that support a compact built form with
211 variations in density and design criteria.

212
213 (13) **Mobile Food Dispensing Vehicle:** A readily movable, motorized wheeled vehicle or a towed
214 wheeled vehicle, with no permanent, fixed, location, which is designed and equipped to prepare and
215 serve food, and contains equipment and is closed up when not in operation. The Mobile Food
216 Dispensing Vehicle operation does not include hot dog carts, pushcart vending, ice cream trucks or
217 produce trucks.

218
219 (14) **Mobile Food Dispensing Vehicle Vending Site:** A parcel of developed land with a defined area
220 approved for daily vending with limited operations by Mobile Food Dispensing Vehicles, as approved
221 by the Development Controls Officer.

222
223 ~~(1513)~~ **Multimodal Activity Center (MAC):** A designated area that incorporates or is anchored by a
224 Major Activity Center or Transit Station Area and is of sufficient scale to support mass

225
226 **SECTION 3.** That all ordinances or parts thereof inconsistent herewith are hereby repealed and
227 superseded.

228
229 **SECTION 4.** It is the intention of the Largo City Commission that each provision hereof be considered
230 severable, and, if any section, subsection, sentence, or provision of this ordinance is held invalid, the
231 remainder of the ordinance shall not be affected.

232
233 **SECTION 5.** This ordinance shall become effective immediately upon its passage and adoption.

234
235 APPROVED ON FIRST READING _____

236
237 PASSED AND ADOPTED ON
238 SECOND AND FINAL READING _____

239
240
241 CITY OF LARGO, FLORIDA

242
243
244 _____
245 Mayor

246
247
248

249 REVIEWED AND APPROVED: ATTEST:

250
251 _____
252 City Attorney City Clerk
253