



City of Largo Agenda Item 10

Meeting Date
05/01/18

Presenter: **Frances Leong Sharp, Planner II**

Department: **CD – Community Development**

TITLE:

ORDINANCE NO. 2018-19 - SECOND READING- READOPTING THE COMPREHENSIVE DEVELOPMENT CODE AS AMENDED

CHANGES FROM FIRST READING:
None.

PREVIOUS CITY COMMISSION ACTION:
Approved on first reading April 17, 2018 (6-0) (Holck absent).

Budgeted Amount: \$0.00 **Budget Page No(s):** NA **Available Amount:** \$0.00 **Expenditure Amount:** \$0.00

Additional Budgetary Information: Not applicable

Funding Source(s): NA **Sufficient Funds Available:** Yes No **Budget Amendment Required:** Yes No **Source:** N/A

City Attorney Reviewed: Yes No N/A **Advisory Board Recommendation:** For Against N/A **Consistent With:** Yes No N/A **Comprehensive Plan**

Potential Motion/ Direction Requested: I MOVE TO ADOPT/DENY ORDINANCE NO. 2018-19 ON SECOND AND FINAL READING.

Staff Contact: Frances Leong Sharp 587-6749 x 7453 fleong@largo.com

Attachments: First Reading Memo, Ordinance No. 2018-19



City of Largo Agenda Item 13

Meeting Date
04/17/18

Presenter: **Frances Leong Sharp, Planner II**

Department: **CD – Community Development**

TITLE:

ORDINANCE NO. 2018-19 - READOPTING THE COMPREHENSIVE DEVELOPMENT CODE AS AMENDED

The Comprehensive Development Code (CDC) was adopted in 2015 after a major rewrite to modernize the performance standards to align with current planning and development trends and practice. Since the adoption, staff has identified omissions, deficiencies and errors. Further analysis of the overall performance of the CDC revealed the need to clarify the intent and applicability of specific sections throughout the document. These amendments are needed to codify implementation of the standards, ensure a high level of consistent customer service with permit and development applicants, and support other City functions such as Code Enforcement. Staff made a presentation to the City Commission at a Work Session on February 13, 2018. Staff also made a presentation to the Planning Board on April 5, 2018 with a recommendation for approval to the City Commission.

The following list summarizes some of the substantial changes proposed by chapter:

Chapter 2: Administration
-Include the Special Magistrate reference.

Chapter 3: The Development Review Process
-Update the review time frame according to present review practices from ten working days to fifteen working days for Level I and II Development Review.
-Clarify the type of new structures that do not need to be reviewed under Level II, Full Scale Review (accessory buildings that do not exceed level I requirements), according to present review practices.

(Continued on Pages 2 & 3)

Budgeted Amount: Budget Page No(s).: Available Amount: Expenditure Amount:

Additional Budgetary Information:

Funding Source(s): Sufficient Funds Available: Yes No Budget Amendment Required: Yes No Source:

City Attorney Reviewed: Yes No N/A Advisory Board Recommendation: For Against N/A Consistent With: Yes No N/A

Potential Motion/Direction Requested:

Staff Contact:

Attachments:

Chapter 4: Hearing Procedures

-Clarifications for Appeal of Administrative Decisions.

Chapter 6: Allowable Uses

-Changes made to Table 6-1:

- Update/Correction to Allowable Use descriptions:

-Single Family Detached and Single Family Attached are separated into two different categories and Townhome is specified under the Single Family Attached category as an example.

-Gym is included under the Indoor Recreation category for clarification based on current practice.

- New Categories:

-Animal Grooming is broken out as a separate category from Kennel.

- Retail, stand alone was not a category that was placed in the previous CDC and is now placed as a new category for clarification from inquiries.

- Omissions from CDC:

-Warehouse was a category that was listed in the previous CDC and is now added.

-Dormitory was a category that was listed in the previous CDC and is now added

Chapter 7: Special Designations and Overlays

-Include section for outdoor displays of merchandise in the Clearwater-Largo Rd CRD that was omitted from the updated CDC.

-Revise the overall objective for the Largo Mall Activity Center (LMAC) District to match the LMAC Plan for consistency and add bonus density provisions of the plan with regards to the required design standards set forth in this chapter.

Chapter 8: General Development Standards and Impact Fees

-Update the provisions for the Parkland and Recreational Impact Fee per Ordinance 2016-91.

Chapter 9: Access Management, Traffic Circulation, and Parking Standards

-Clarify the placement of compact vehicle parking spaces.

Chapter 10: Landscape Standards

-Correction of section to allow stormwater ponds be located within the landscape buffer provided that the slope of the pond meets the minimum grade to allow for plantings within the pond.

-Update the land stabilization requirement after site clearing based on current practice standards by removing mulching as a method to stabilize the land.

Chapter 12: Sign Standards

-Include two-faced sign to be allowed for residential developments per current practice and provide visibility for the applicant's development.

-Clarification for Alternate Master Signage Plan:

-Reformat and revise the bonus height provision to clarify the intent of the program.

Chapter 14: Affordable Housing

-Include procedure on how to obtain density bonus for an affordable housing project.

Chapter 15: Supplemental Standards

-Addition of New Supplemental Standards: Kennels and Animal Grooming to match the County Standards.

Chapter 16: Accessory Uses

-Clarifications for detached storage buildings:

-Applicability to include carports, garages, gazebos and pergolas.

-Include provisions for properties with 2 acres or more based on current practice.

-Clarifications for swimming pools:

-Include the language to be inclusive of spas, decorative attachments, plumbing and other pool equipment features regarding setbacks.

Chapter 17: Nonconforming Lots, Uses, and Structures

-Clarify the provisions for continued existence of a nonconforming structure and nonconforming use.

Chapter 18: Construction Standards and Property Maintenance

-Update Building Code Edition reference (6th Edition, 2017).

-Update the extension of time for permits to 90 days to reflect current practice and remove the provision for request of additional time extensions to reflect current practice.

Chapter 20: Definitions and Acronyms

-Include the definition of dormitory which was left out from previous CDC.

-Include the definition of townhouse to clarify the specific housing type for the CDC.

Staff will provide an overview of the proposed amendments.

Due to the size of the document, the proposed amendments will be posted to the City's [website](#) and two hard copies will be available in the City Commission work room for review.

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ORDINANCE NO. 2018-19

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, READOPTING THE COMPREHENSIVE DEVELOPMENT CODE AS AMENDED; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Largo adopted and codified a new Comprehensive Development Code encompassing all land development regulations on June 16, 2015 with the adoption of Ordinance No. 2015-32; and

WHEREAS, pursuant to Ordinance No. 2015-32, the new Comprehensive Development Code became effective on July 1, 2015; and

WHEREAS, the recitals of Ordinance No. 2015-32 are incorporated herein as if set forth in full; and

WHEREAS, since July 1, 2015, the City has identified clerical errors and provisions of the Comprehensive Development Code that need clarification; and

WHEREAS, City staff has prepared a revised Comprehensive Development Code, attached as Exhibit A, addressing the clerical errors and provisions needing clarification.

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

Section 1. The City of Largo Comprehensive Development Code is amended, readopted and recodified, as set forth in Exhibit A.

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 or the City of Largo Comprehensive Development Code shall not affect the validity of any other portion of this ordinance, the City of Largo Comprehensive Plan, or the City of Largo Comprehensive Development Code.

Section 4. That this ordinance shall take effect immediately upon its final passage and adoption.


APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

ATTEST:

Mayor

City Clerk

REVIEWED AND APPROVED:


City Attorney