CHANGES FROM FIRST READING:

The Department of Economic of Opportunity (DEO) has reviewed the proposed Comprehensive Plan amendments and has received technical assistance comments with no objection. The comments were offered for consideration and staff has addressed each appropriately.

Staff also received comments with corrections from Forward Pinellas. The comments were offered to ensure there is consistency with the Countywide Rules. Staff has addressed each amendment appropriately.

The proposed changes and responses to the technical assistance comments and corrections are enclosed in the drafted transmittal letter. Hereafter, the letter will be sent to the DEO contingent on tonight’s City Commission meeting.

To view the complete draft of the new Comprehensive Plan please visit, largo.com/comprehensiveplan or click, Comprehensive Plan: Forwarding Our Future 2040.

PREVIOUS ACTION:

Approved by City Commission on first reading, March 20, 2018 (6-0).
Approved by Planning Board, March 1, 2018 (5-0).

UPCOMING ACTION:

If approved and adopted by the City Commission, the proposed amendments will be submitted for Expedited State Review to the Department of Economic Opportunity (DEO). Upon submission, the DEO will have 31 days to grant the City of Largo a final order determining this adopted amendment to be in compliance.
ORDINANCE NO. 2018-21

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN IN ACCORDANCE WITH SECTION 163.3191, FLORIDA STATUTES (2017); BY AMENDING THE FUTURE LAND USE, TRANSPORTATION, HOUSING, RECREATION AND OPEN SPACE, NATURAL RESOURCES, ECONOMIC DEVELOPMENT, PUBLIC SCHOOL FACILITIES, PUBLIC FACILITIES, CAPITAL IMPROVEMENT ELEMENTS, AND THE IMPLEMENTATION, MONITORING AND EVALUATION REQUIREMENTS, AND DELETING INTERGOVERNMENTAL COORDINATION ELEMENT OF THE LARGO COMPREHENSIVE PLAN; PROVIDING FOR ANNUAL UPDATE; PROVIDING FOR MODIFICATIONS; PROVIDING DATA AND ANALYSIS SUPPORTING ADOPTION OF GOALS, OBJECTIVES, POLICIES AND STRATEGIES OF THE ELEMENTS; PROVIDING FOR TRANSMITTAL AND SUBSEQUENT ADOPTION OF AMENDMENTS, ADDITIONS AND DELETIONS TO THE GOALS, OBJECTIVES, POLICIES AND STRATEGIES OF THE ELEMENTS; PROVIDING FOR TRANSMITTAL OF SUCH PROPOSED AMENDMENTS TO THE STATE LAND PLANNING AGENCY FOR EXPEDITED STATE REVIEW (ESR) IN ACCORDANCE WITH SECTION 163.3184(3), FLORIDA STATUTES (2017); PROVIDING FOR REPEAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; 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 163.191, Florida Statutes (2017), and Rule 73C-49, Florida Administrative Code, provides that every seven (7) years the City shall prepare and transmit an Evaluation and Appraisal Notification Letter outlining the City’s progress in implementing the objectives of the Largo Comprehensive Plan,

WHEREAS, the City transmitted the Evaluation and Appraisal Notification Letter outlining no amendments to the previously adopted 2009 Comprehensive Plan; and

WHEREAS, on November 5, 2015, the Florida Department of Economic Opportunity (DEO) issued a letter of concurrence affirming the City’s determination that no amendments are needed to the previously adopted 2009 Comprehensive Plan; and

WHEREAS, the City’s future intent to update and furthermore amend its Comprehensive Plan to reflect changes in state requirements, respond to current issues such as climate change, integration between transportation and land use planning principles, as well as better integration of the City’s Strategic Plan and the Countywide Plan for Pinellas County, and to further update the overarching goals, objectives, and policies to reflect current priorities; and

WHEREAS, on October 26, 2015, the Community Development Advisory Board recommended to the City Commission to allow further review of the Comprehensive Plan addressing the aforementioned issues; and

WHEREAS, on November 10, 2015, and then on June 13, 2017, a City Commission Work Session was held to discuss the upcoming update that will reflect changing conditions and desired outcomes since the last Comprehensive Plan update in 2009; and

WHEREAS, the City conducted workshops with the Public Works/Environmental Services Advisory Board on July 19, 2017, Recreation, Parks, and Arts Advisory Board on July 24, 2017, Community Development Advisory Board on July 31, 2017 and on October 30, 2017, and a Planning Board and City...
Commission Joint Work Session on November 11, 2017 to discuss the update addressing the 

WHEREAS, on March 1, 2018, the Planning Board, after a duly noticed public meeting, 

recommendation approval the proposed amendments, in accordance with Chapter 4, Comprehensive 

Development Code; and 

WHEREAS, Section 163.3184(11), Florida Statutes (2017), requires that the amendments shall be 

adopted by the City Commission by ordinance; and 

WHEREAS, the City Commission, after a duly noticed public meeting, finds it in the best interest of 

City residents to incorporate the amendments in the City’s Comprehensive Plan. 

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

Section 1. That the amendments to the City of Largo’s Comprehensive Plan, a copy of which is 

attached hereto as “Exhibit A” and made part hereof are approved and adopted. The City Manager is 

authorized to transmit the new amendments to the Florida Department of Economic Opportunity and to any 

other governmental agency having jurisdiction, in accordance with state law. 

Section 2. 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 including “Exhibit A” 

shall not affect the validity of any other portion of this ordinance or “Exhibit A”, the Largo Comprehensive 

Plan, or the Largo Comprehensive Development Code. 

Section 3. The effective date of these plan amendments, if the amendments are 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, these plan amendments shall become effective on the date the 

state land planning agency or the Administration Commission enters a final order determining these plan 

amendments to be in compliance. No development orders, development permits, or land uses dependent on 

these plan amendments may be issued or commence before they have become effective. If a final order of 

noncompliance is issued by the Administration Commission, these plan amendments may nevertheless be 

made effective by adoption of a resolution affirming their effective status, a copy of which shall be sent to the 

state land planning agency. 

APPROVED ON FIRST READING 

PASSED AND ADOPTED ON 

SECOND AND FINAL READING 

ATTEST: 

Mayor 

City Clerk 

REVIEWED AND APPROVED: 

City Attorney
In an effort to unify with the City of Largo’s new mission, “Provide Superior Service that Inspire Community Pride”, and new vision, “To Be the Community of Choice in Tampa Bay”, as stated in the 2017 Strategic Plan, the Comprehensive Planning Team (“Team”) has prepared and is requesting approval to adopt the proposed amendments and ordinance for the City of Largo Comprehensive Plan.

Undergoing the last phase, “Implementation”, the Team has produced a final draft of the revised plan titled City of Largo Comprehensive Plan: Forwarding Our Future 2040. The goals, objectives, policies (GOPs), and strategies are embedded in the overall plan and are supported by a dynamic foundation of data and analysis that relate to each specific element. To get to this point, staff sought feedback, recommendations and support from the City Commission, Advisory Boards (public workshops are described in the Planning Board Staff Report or online), divisions, departments, government entities, and organizations, in conjunction with incorporating and aligning with State, Regional, City, County and planning priorities. To view the complete draft of the new Comprehensive Plan for 2040 please visit largo.com/forwardingourfuture.

The proposed Comprehensive Plan Text Amendment (CPTA) to the GOPs and strategies of the various elements of the Comprehensive Plan are intended to reflect the local assessment of needed changes since the 2009 Comprehensive Plan update.

On November 14, 2017, the City Commission and Planning Board hosted a Joint Work Session to discuss the scope of the proposed plan. At that time, the Team provided an overview of the plan update process and highlighted the priorities and major themes of Forwarding Our Future 2040.

Continued on Page 2
The Planning Board reviewed this CPTA at a public hearing held on March 1, 2018 and recommended approval by unanimous vote. If approved by the City Commission, these amendments will be transmitted to the DEO and other review agencies under the expedited state review (ESR) process in accordance with §163.3184 (2), (3) and (5) F.S. Upon going through the statutory requirements, and providing any necessary revisions and addressing comments, the City plans to adopt the amended Comprehensive Plan by July 2018.

Due to the size of Exhibit “A”: Strike-through/Underlined Largo Comprehensive Plan Amendments, two hard copies will be available for review in the City Commission work room and a digital copy will be posted online electronically.

Dear Mr. Eubanks:

The City of Largo hereby submits three (3) copies (one hard copy and two electronic copies) of the adopted Comprehensive Plan Amendments for ORDINANCE NO. 2018-21 (PLANNING BOARD CASE NO. CPTA 18-001) to the City of Largo’s Comprehensive Plan along with the other required support documents. The following information is provided pursuant to your requirements:

1. **Summary of adoption package:** Pursuant to the expedited state review (ESR) process in accordance with Section163.3184 (2) and (3), Florida Statutes (F.S.), the City of Largo has amended the Comprehensive Plan, to reflect changes, to update local data and incorporate ongoing community input since the last time the Comprehensive Plan was updated in 2009. On July 17th, 2018, the Largo City Commission approved and adopted ORDINANCE NO. 2018-21 on second and final reading, authorizing this final transmittal of the above mentioned proposed Plan Amendment to the Florida Department of Economic Opportunity (“DEO”) for review.

2. **Summary of local, county and state approvals:** On March 20, 2018, the Largo City Commission held a public hearing/transmittal hearing and adopted ORDINANCE NO. 2018-21 on first reading, authorizing transmittal of the above mentioned proposed Comprehensive Plan Amendment to the DEO for review. On May 4, 2018, the City received notification in which DEO completed its review with no comments, but provided five (5) technical assistance comments of the proposed plan amendment. The following are our responses to DEO’s technical assistance comments, whereas staff has addressed and fine-tuned Forwarding Our Future 2040 to strengthen the comprehensive plan in order to foster a vibrant, healthy community pursuant to the Community Planning Act, Chapter 163, Part II, F.S.:
<table>
<thead>
<tr>
<th>No.</th>
<th>DEO – May 4, 2018 Technical Comments</th>
<th>Revised/New Policy/Other Actions</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NATURAL RESOURCES &amp; HAZARD ADAPTATION ELEMENT</strong></td>
<td></td>
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<tr>
<td>1</td>
<td>The element does not address §163.3178(2)(f) 1-3, regarding reducing flood risk in coastal areas, removing coastal real property from flood zone designations, reducing losses due to flooding and claims made under Florida insurance policies. The Tampa Bay Regional Planning Council's ONE BAY Resilient Communities provides opportunities for knowledge exchange and for coordinated development of hazard mitigation/ risk reduction policies, strategies and best practices that are regionally relevant and consistent across jurisdictional boundaries.</td>
<td>NR Policy 2.1.6: Utilize the City's Comprehensive Plan, CDC, and other appropriate techniques to reduce unsafe conditions and inappropriate uses and limit redevelopment in areas of repeated damage caused by natural events. NR Strategy under Objective 1.2: Coordinate with regional efforts on the continuous data collection, to help predict and track the impacts of sea-level rise on groundwater levels and drainage infrastructure. NR Policy 1.5.6: Continue to pursue the source reductions, reuse, recycling and recovery methods of the solid waste collection systems, consistent with the Solid Waste Subelement.</td>
<td>Staff has contacted the Tampa Bay Regional Planning Council and the Tampa Bay Regional Planning Council's ONE BAY Resilient Communities</td>
</tr>
<tr>
<td>2</td>
<td>Consider adopting an updated Coastal High Hazard Area (CHHA) Map that reflects the most recent SLOSH model mapping, indicating the data source information with date, and including the documentation for the SLOSH data source to support the updated CHHA Map.</td>
<td>&quot;The SLOSH model is used by the National Hurricane Center (NHC) to forecast storm surge and model storm surge vulnerability [<a href="https://www.nhc.noaa.gov/surge/slosh.php">https://www.nhc.noaa.gov/surge/slosh.php</a>]. Map Sources: National Hurricane Center (NHC 2016); Federal Emergency Management Agency (FEMA 2016); City of Largo (2016)</td>
<td>Map 19: Special Flood and Coastal High Hazard Areas has been updated to reflect the most recent SLOSH accessible to staff</td>
</tr>
<tr>
<td><strong>SANITARY SEWER SUBELEMENT</strong></td>
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<tr>
<td>3</td>
<td>Revised to delete Policy 1.2.1 which establishes the adopted level of service standard of 100 gallon per day per capita for sanitary sewer facilities. Therefore, the</td>
<td>SS Policy 1.2.1: Maintain the adopted level of service standard of 100 gallon per day per capita for the wastewater treatment plant and the sanitary sewer concurrency management</td>
<td>Policy 1.2.1 of the Sanitary Sewer Subelement has been updated</td>
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</table>
The proposed amendment does not establish an adopted level of service standard for sanitary sewer facilities as required by §163.3177(3)(a), and §163.3180(1)(b), F.S.

<table>
<thead>
<tr>
<th>CAPITAL IMPROVEMENT ELEMENT</th>
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<tbody>
<tr>
<td>4</td>
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</table>

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<thead>
<tr>
<th>GENERAL CHANGES TO ALL ELEMENTS</th>
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<tbody>
<tr>
<td>5</td>
</tr>
</tbody>
</table>

CIE Policy 2.2.2: Adhere to the adopted level of service standards established in the following elements and subelements:
- Sanitary Sewer Subelement
  - Ensure consistency with Policy 1.2.1

Policy 2.2.2 of the Capital Improvements Element has been updated.

Schedule of Capital Improvements FY 2019-2023. The 5-Year Schedule of Capital Improvements (SCI), adopted May 15, 2018 by Resolution No. 2215 is provided in the Capital Improvements Element (CIE), Introduction (page CIE-5-6).

The Introduction (INTRO) of Forwarding Our Future addresses the following:
- Purpose of Comprehensive Plan
- A New Comprehensive Plan for 2040
- Community Engagement
- How to Read Forwarding Our Future 2040
- History of Largo
- Historic and Projected Population
- Current Conditions
- New Developments

In addition, each element within Forwarding Our Future 2040 is supported by a “dynamic foundation” with data and analysis that relates to each specific topic/element. This includes background information, significance, focus.

Map 1: Future Land Use has been updated
Map 9: Multimodal Projects has been updated
areas that are most relevant to the community, current conditions, referenced maps, related plans, programs, initiatives, places, supporting agencies and lead organizations, and last but not least the aspirational possibilities for the community and some methods/techniques to achieve it. Please visit [Comprehensive Plan: Forwarding Our Future 2040](#).

### OTHER REVIEWING AGENCIES – Pursuant to §163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly

<table>
<thead>
<tr>
<th>No.</th>
<th>Forward Pinellas – April 18, 2018 Technical Comments</th>
<th>Revised/New Policy/Other Actions</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>On FLU-7, within Table FLU-1, the Multimodal Corridor category contains references to specific sections of the Countywide Rules that are incorrect. Section numbers should be updated to reflect current sections.</td>
<td>Multimodal Corridor – Locational characteristics are based on uses and density specified in the local government's Special Area Plan and the commensurate locational characteristics found in the applicable plan categories under the Countywide Plan Rules, Section 2.3.3.15.</td>
<td>Table FLUE-1 has been updated</td>
</tr>
<tr>
<td>2</td>
<td>On FLU-7, within Table FLU-1, “Scenic Noncommercial Corridor” should be corrected to “Scenic/Noncommercial Corridor”.</td>
<td>Scenic/Noncommercial Corridor Table FLUE-1 and Map 10: Scenic/Noncommercial Corridor has been updated</td>
<td></td>
</tr>
</tbody>
</table>
| 3   | On FLU-14, Policy 3.2.1, remove 2nd and 3rd bullets and replace with “Countywide Plan”. | Policy 3.2.1: Identify and reconcile inconsistencies between the following:  
• City of Largo FLUM;  
• Countywide Plan;  
• City of Largo Code of Ordinances; and  
• CDC. | Policy 3.2.1 of the Future Land Use Element has been updated |

<table>
<thead>
<tr>
<th>No.</th>
<th>Florida Department of Environmental Protection (FDEP) – May 1, 2018 Objections and/or Comments</th>
<th>Revised/New Policy/Other Actions</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Staff received no objection and no comments</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>
1. The department is pleased to see the application of a context sensitive approach to the design of multimodal infrastructure improvements.

2. Staff received no objection and no comments

3. **Area of Critical State Concern:** The proposed Comprehensive Plan Text Amendment is not within an Area of Critical State Concern.

4. **Adoption under a joint planning agreement:** The proposed Comprehensive Plan Text Amendment is not proposed for adoption under a joint planning agreement.

5. **Contact person:** Richard L. Perez, Planning Manager
    Community Development Department
    Planning & Development Division
    Post Office Box 296
    Largo, Florida 33779-0296
    Phone: 727-587-6749
    FAX: 727-587-6765
    E-Mail: rperEZ@largo.com

I trust that our responses satisfy the intent of DEO's technical assistance comments. Please note that the entire Comprehensive Plan: Forwarding Our Future and associated text additions to the plan and to each element is available online. To view the complete draft of the new Comprehensive Plan please visit, largo.com/comprehensiveplan or click, Comprehensive Plan: Forwarding Our Future 2040.

City of Largo staff anticipates the effective date of the amendment will be July 2018 (31 days after the State Land Planning Agency determines the amendment package is complete). If you have any questions or require any additional information or documentation, please feel free to contact me.
Sincerely,

Richard L. Perez, AICP, MPA
Planning Manager, Community Development Department
rperrez@largo.com | 727-586-7350

Enclosure: Largo City Commission Executed Ordinance No. 2018-21
Exhibit “A”: Strike-through/Underlined Largo Comprehensive Plan
Comprehensive Plan: Forwarding Our Future 2040 (available online)
Forwarding Our Future 2040 Map Series Draft (available online)

cc: Carol Stricklin, AICP, Community Development Director
Forward Pinellas