



City of Largo Agenda Item 6

Meeting Date
07/17/18

Presenter: **Richard Perez, AICP, MPA, Planning Manager**

Department: **CD – Community Development**

TITLE:

ORDINANCE NO. 2018-21 - SECOND READING - AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN IN ACCORDANCE WITH SECTION 163.3191, FLORIDA STATUTES.

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.

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:

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2
3 **ORDINANCE NO. 2018-21**

4 AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF
5 LARGO COMPREHENSIVE PLAN IN ACCORDANCE WITH SECTION 163.3191,
6 FLORIDA STATUTES (2017); BY AMENDING THE FUTURE LAND USE,
7 TRANSPORTATION, HOUSING, RECREATION AND OPEN SPACE, NATURAL
8 RESOURCES, ECONOMIC DEVELOPMENT, PUBLIC SCHOOL FACILITIES, PUBLIC
9 FACILITIES, CAPITAL IMPROVEMENT ELEMENTS, AND THE IMPLEMENTATION,
10 MONITORING AND EVALUATION REQUIREMENTS, AND DELETING
11 INTERGOVERNMENTAL COORDINATION ELEMENT OF THE LARGO
12 COMPREHENSIVE PLAN; PROVIDING FOR ANNUAL UPDATE; PROVIDING FOR
13 MODIFICATIONS; PROVIDING DATA AND ANALYSIS SUPPORTING ADOPTION OF
14 GOALS, OBJECTIVES, POLICIES AND STRATEGIES OF THE ELEMENTS; PROVIDING
15 FOR TRANSMITTAL AND SUBSEQUENT ADOPTION OF AMENDMENTS, ADDITIONS
16 AND DELETIONS TO THE GOALS, OBJECTIVES, POLICIES AND STRATEGIES OF
17 THE ELEMENTS; PROVIDING FOR TRANSMITTAL OF SUCH PROPOSED
18 AMENDMENTS TO THE STATE LAND PLANNING AGENCY FOR EXPEDITED STATE
19 REVIEW (ESR) IN ACCORDANCE WITH SECTION 163.3184(3), FLORIDA STATUTES
20 (2017); PROVIDING FOR REPEAL; PROVIDING FOR CONFLICTS; PROVIDING FOR
21 SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN
22 EFFECTIVE DATE.

23 **WHEREAS**, the State Legislature passed the Local Government Comprehensive Planning and Land
24 Development Regulation Act in 1986 requiring all counties and cities to prepare a comprehensive plan; and
25

26 **WHEREAS**, Section 163.191, Florida Statutes (2017), and Rule 73C-49, Florida Administrative
27 Code, provides that every seven (7) years the City shall prepare and transmit an Evaluation and Appraisal
28 Notification Letter outlining the City's progress in implementing the objectives of the Largo Comprehensive
29 Plan,
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31 **WHEREAS**, the City transmitted the Evaluation and Appraisal Notification Letter outlining no
32 amendments to the previously adopted 2009 Comprehensive Plan; and
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34 **WHEREAS**, on November 5, 2015, the Florida Department of Economic Opportunity (DEO) issued a
35 letter of concurrence affirming the City's determination that no amendments are needed to the previously
36 adopted 2009 Comprehensive Plan; and
37

38 **WHEREAS**, the City's future intent to update and furthermore amend its Comprehensive Plan to
39 reflect changes in state requirements, respond to current issues such as climate change, integration between
40 transportation and land use planning principles, as well as better integration of the City's Strategic Plan and
41 the Countywide Plan for Pinellas County, and to further update the overarching goals, objectives, and
42 policies to reflect current priorities; and
43

44 **WHEREAS**, on October 26, 2015, the Community Development Advisory Board recommended to the
45 City Commission to allow further review of the Comprehensive Plan addressing the aforementioned issues;
46 and
47

48 **WHEREAS**, on November 10, 2015, and then on June 13, 2017, a City Commission Work Session
49 was held to discuss the upcoming update that will reflect changing conditions and desired outcomes since
50 the last Comprehensive Plan update in 2009; and
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52 **WHEREAS**, the City conducted workshops with the Public Works/Environmental Services Advisory
53 Board on July 19, 2017, Recreation, Parks, and Arts Advisory Board on July 24, 2017, Community
54 Development Advisory Board on July 31, 2017 and on October 30, 2017, and a Planning Board and City

1 Commission Joint Work Session on November 11, 2017 to discuss the update addressing the
2 aforementioned issues; and

3
4 **WHEREAS**, on March 1, 2018, the Planning Board, after a duly noticed public meeting,
5 recommended approval the proposed amendments, in accordance with Chapter 4, Comprehensive
6 Development Code; and

7
8 **WHEREAS**, Section 163.3184(11), Florida Statutes (2017), requires that the amendments shall be
9 adopted by the City Commission by ordinance; and

10
11 **WHEREAS**, the City Commission, after a duly noticed public meeting, finds it in the best interest of
12 City residents to incorporate the amendments in the City's Comprehensive Plan.

13
14 **NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF LARGO HEREBY ORDAINS:**

15
16 **Section 1.** That the amendments to the City of Largo's Comprehensive Plan, a copy of which is
17 attached hereto as "Exhibit A" and made part hereof are approved and adopted. The City Manager is
18 authorized to transmit the new amendments to the Florida Department of Economic Opportunity and to any
19 other governmental agency having jurisdiction, in accordance with state law.

20
21 **Section 2.** That it is the intention of the City Commission of the City of Largo that each provision
22 hereof be considered severable, and that the invalidity of any provision of this ordinance including "Exhibit A"
23 shall not affect the validity of any other portion of this ordinance or "Exhibit A", the Largo Comprehensive
24 Plan, or the Largo Comprehensive Development Code.

25
26 **Section 3.** The effective date of these plan amendments, if the amendments are not timely
27 challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment
28 package is complete. If timely challenged, these plan amendments shall become effective on the date the
29 state land planning agency or the Administration Commission enters a final order determining these plan
30 amendments to be in compliance. No development orders, development permits, or land uses dependent on
31 these plan amendments may be issued or commence before they have become effective. If a final order of
32 noncompliance is issued by the Administration Commission, these plan amendments may nevertheless be
33 made effective by adoption of a resolution affirming their effective status, a copy of which shall be sent to the
34 state land planning agency.

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41 APPROVED ON FIRST READING _____

42 PASSED AND ADOPTED ON
43 SECOND AND FINAL READING _____

44
45
46 ATTEST:

47 _____
48 Mayor

49
50 _____
51 City Clerk

52 REVIEWED AND APPROVED:
53 _____
54 City Attorney



City of Largo Agenda Item 14

Meeting Date
03/20/18

Presenter: **Richard Perez, AICP, MPA, Planning Manager**

Department: **CD – Community Development**

TITLE:

ORDINANCE NO. 2018-21 - FIRST READING -AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN

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

Budgeted Amount:	<input type="text" value="\$0.00"/>	Budget Page No(s):	<input type="text" value="N/A"/>	Available Amount:	<input type="text" value="\$0.00"/>	Expenditure Amount:	<input type="text" value="\$0.00"/>
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Additional Budgetary Information:

Funding Source(s):	<input type="text" value="N/A"/>	Sufficient Funds Available:	<input checked="" type="radio"/> Yes <input type="radio"/> No	Budget Amendment Required:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Source:	<input type="text" value="N/A"/>
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City Attorney Reviewed:	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	Advisory Board Recommendation:	<input checked="" type="radio"/> For <input type="radio"/> Against <input type="radio"/> N/A	Consistent With:	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	<input type="text" value="Comprehensive Plan"/>
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Potential Motion/ Direction Requested:

Staff Contact:

Attachments:

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.



PO Box 296
Largo, FL 33779
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Community Development Department
Planning & Development Division

May 11, 2018

Ray Eubanks, Plan Processing Administrator
Department of Economic Opportunity, Bureau of Comprehensive Planning
State Land Planning Agency
Caldwell Building
107 East Madison Street – MSC 160
Tallahassee, Florida 32399-4120

Re: AMENDMENT NO. Largo 18-1ESR: TRANSMITTAL OF THE CITY OF LARGO'S ADOPTED COMPREHENSIVE PLAN AMENDMENT FOR ORDINANCE NO. 2018-21 (PLANNING BOARD CASE NO. CPTA 18-001) – CITY OF LARGO COMPREHENSIVE PLAN: FORWARDING OUR FUTURE 2040

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 Section 163.3184 (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.:



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City of Largo
Comprehensive Plan: Forwarding Our Future 2040 Draft
(Responses to Technical Assistance Comments & Corrections)

No.	DEO – May 4, 2018 Technical Comments	Revised/New Policy/Other Actions	Responses
NATURAL RESOURCES & HAZARD ADAPTATION ELEMENT			
1	<p>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.</p> <p>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.</p>	<p>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.</p> <p>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.</p> <p>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.</p>	<p>Staff has contacted the Tampa Bay Regional Planning Council and the Tampa Bay Regional Planning Council’s ONE BAY Resilient Communities</p>
2	<p>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.</p>	<p>“The SLOSH model is used by the National Hurricane Center (NHC) to forecast storm surge and model storm surge vulnerability [https://www.nhc.noaa.gov/surge/slosh.php]. Map Sources: National Hurricane Center (NHC 2016); Federal Emergency Management Agency (FEMA 2016); City of Largo (2016)</p>	<p>Map 19: Special Flood and Coastal High Hazard Areas has been updated to reflect the most recent SLOSH accessible to staff</p>
SANITARY SEWER SUBELEMENT			
3	<p>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</p>	<p>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</p>	<p>Policy 1.2.1 of the Sanitary Sewer Subelement has been updated</p>



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	<p>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.</p>	<p>program.</p> <p>CIE Policy 2.2.2: Adhere to the adopted level of service standards established in the following elements and subelements:</p> <ul style="list-style-type: none"> • Sanitary Sewer Subelement <ul style="list-style-type: none"> ◦ Ensure consistency with Policy 1.2.1 	<p>Policy 2.2.2 of the Capital Improvements Element has been updated</p>
CAPITAL IMPROVEMENT ELEMENT			
4	<p>Updated 5-year schedule of capital improvements as required by §163.3177(3) (b), F.S. Therefore, the City should consider revising the CIE to include 5-year schedule of capital improvements covering the 2018-2022 planning period.</p>	<p>Schedule of Capital Improvements FY 2019-2023.</p>	<p>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).</p>
GENERAL CHANGES TO ALL ELEMENTS			
5	<p>The City has proposed a new long-term planning horizon of 2040. However, the proposed amendment does not include the relevant data and analysis for each of the elements, including, population projections to support the new planning horizon. The City should consider providing the relevant data and analysis for each of the elements. The City should also consider including updates to the Future Land Use Map and Future Transportation Map to reflect the new planning horizon established by the comprehensive plan as required by §163.3177(1)(f)1-3, F.S.</p>	<p>The Introduction (INTRO) of Forwarding Our Future addresses the following:</p> <ul style="list-style-type: none"> • 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 <p>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</p>	<p>Map 1: Future Land Use has been updated</p> <p>Map 9: Multimodal Projects has been updated</p>



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

No.	Forward Pinellas – April 18, 2018 Technical Comments	Revised/New Policy/Other Actions	Responses
1	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.	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.	Table FLUE-1 has been updated
2	On FLU-7, within Table FLU-1, “Scenic Noncommercial Corridor” should be corrected to “Scenic/Noncommercial Corridor”.	Scenic/Noncommercial Corridor	Table FLUE-1 and Map 10: Scenic/Noncommercial Corridor has been updated
3	On FLU-14, Policy 3.2.1, remove 2 nd and 3 rd bullets and replace with “Countywide Plan”.	Policy 3.2.1: Identify and reconcile inconsistencies between the following: <ul style="list-style-type: none"> • 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
No.	Florida Department of Environmental Protection (FDEP) – May 1, 2018 Objections and/or Comments	Revised/New Policy/Other Actions	Responses
	Staff received no objection and no comments	N/A	N/A



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No.	Florida Department of Transportation (FDOT) - April 12, 2018 Objections and/or Comments	Revised/New Policy/Other Actions	Responses
1	The department is pleased to see the application of a context sensitive approach to the design of multimodal infrastructure improvements.	N/A	N/A
No.	Southwest Florida Water Management District (SWFWMD) – May 4, 2018 Objections and/or Comments	Revised/New Policy/Other Actions	Responses
	Staff received no objection and no comments	N/A	N/A

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.



PO Box 296
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Community Development Department
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Sincerely,

Richard L. Perez, AICP, MPA
Planning Manager, Community Development Department
rperez@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

DRAFT