City of Largo
Agenda Item 11

PRESENTATION:

ORDINANCE NO. 2019-03 - SECOND READING - AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE IN ACCORDANCE WITH SECTION 163.3202, FLORIDA STATUTES

CHANGES FROM FIRST READING:

No Changes.

PREVIOUS CITY COMMISSION ACTION:

Approved on first reading November 20, 2018 (7-0).

Potential Motion/Direction Requested:

I MOVE TO ADOPT/DENY ORDINANCE NO. 2019-03 ON SECOND AND FINAL READING.

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:

Yes
No

For
Against
N/A

Consistent With:

Yes
No
N/A

Comprehensive Plan

Potential Motion/Direction Requested:

I MOVE TO ADOPT/DENY ORDINANCE NO. 2019-03 ON SECOND AND FINAL READING.

Staff Contact:

Katrina Lunan-Gordon, Planner
kgordon@largo.com

Attachments:

Ordinance No. 2019-03, First Reading Memo
ORDINANCE NO. 2019-03

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA AMENDING
THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE BY
AMENDING SECTION 5.2.4, ENTITLED “DESCRIPTION AND
LOCATIONAL CHARACTERISTICS OF INDIVIDUAL LAND USE
CLASSIFICATIONS”, TABLE 6-1, ENTITLED “ALLOWABLE USES
WITHIN LAND USE CLASSIFICATIONS” AND TABLE 8-1, ENTITLED
“MAXIMUM DENSITY AND INTENSITY OF DEVELOPMENT BY LAND
USE CLASSIFICATION” TO ESTABLISH AND PROVIDE STANDARDS
FOR THE COMMERCIAL RECREATION LAND USE CLASSIFICATION;
PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN
EFFECTIVE DATE.

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

WHEREAS, the CDC is intended to protect and regulate land use classifications, and to
implement the intent of the City Comprehensive Plan; and

WHEREAS, the City of Largo adopted the Commercial Recreation land use classification as
identified in Table FLUE-1 of the Comprehensive Plan effective as of September 2, 2018; and

WHEREAS, the City Commission wishes to amend Section 5.2.4, Table 6-1 and Table 8-1 of the
CDC to establish regulatory standards for the Commercial Recreation land use classification; and

WHEREAS, the City Commission recognizes and supports the need of Commercial Recreation in
certain areas within the community to provide private or quasi-public recreation facilities; and

WHEREAS, the City Commission determines that it is in the best interest of its residents,
businesses and visitors to enact regulations within the CDC to clearly address the description, locational
criteria, allowable uses and development standards for the Commercial Recreation land use
classification.

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

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

SECTION 2. That Section 5.2.4 Y of the Comprehensive Development Code is hereby created and shall
read as follows:

Section 5.2.4 Description and Locational Characteristics of Individual Land Use Classifications

Y. Commercial Recreation (CR) – This classification is applied to those areas used predominantly for
outdoor recreational purposes. Appropriate locations are adjacent to activity centers or areas designated
for commercial use; in water-dependent locations for marina and boat service uses; with access to major
transportation facilities to serve the commercial recreation; located at or near a scenic, historic, or outdoor
recreation area where the public is attracted; and major sports facility needs of the resident and tourist
population. Allowable uses include a private or quasi-public recreation facility, including but not limited to:

(1) Marinas;

(2) Outdoor/Active recreational facilities;
(3) Commercial campgrounds;
(4) Accessory dwellings in nonresidential districts, a single-family dwelling for an owner or employee
(i.e., a caretaker, night watchman, guard, manager, etc.) may be permitted as an accessory use,
provided that such residential use is limited to one dwelling unit per parcel of land. Such a
dwelling unit shall not cause the maximum lot coverage to be exceeded; and;
(5) Other commercial, recreational, and public/semi-public uses ancillary to the above uses.

Additional consideration includes, but is not limited to: loading areas, ingressess and egresses shall be
designed to accommodate peak-hour demand and to avoid vehicles queuing into the street.

SECTION 3. That Table 6-1 of the Comprehensive Development Code is amended to read as shown in
Exhibit A.

SECTION 4. That Table 8-1 of the Comprehensive Development Code is amended to read as shown in
Exhibit B.

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

ATTEST:

Diane Bruner, City Clerk

REVIEWED AND APPROVED:

Alan Zimmer, City Attorney
Effective as of September 2, 2018, the City of Largo adopted Comprehensive Plan: Forwarding Our Future 2040 established the Commercial Recreation (CR) land use classification. Table FLUE-1 of the Comprehensive Plan, establishes the maximum density (dwelling unit/acre), floor area ratio, impervious surface ratio, and corresponding Countywide Plan Map categories for the CR land use. This proposed ordinance introduces the description and locational characteristics in the Comprehensive Development Code (CDC) and establishes allowable use types and development standards to implement the CR land use.

Staff researched and coordinated with Pinellas County, including the Countywide Plan Strategies, Countywide Rules and Land Development Code to ensure compatibility with the CR land use classification. In addition, staff researched other local municipalities in order to determine consistency. Consequently, establishing the CR land use classification will amend the following CDC chapters, section and tables:

- Chapter 5: Land Use Classifications - Section 5.2.4: Description and Locational Characteristics of Individual Land Use Classifications
- Chapter 6: Allowable Uses - Table 6-1: Allowable Uses Within Land Use Classifications
- Chapter 8: General Development Standards & Impact Fees - Table 8-1: Maximum Density and Intensity of Development by Land Use Classification

A brief update was made to the City Commission during a Work Session on October 9, 2018 regarding the upcoming modifications to the CDC, in an effort to move forward with the new land use classification. On October 29, 2018, the Community Development Advisory Board (CDAB) voted unanimously to recommend for approval the proposed ordinance to the City Commission. Thereafter, the Planning Board reviewed this Comprehensive Development Code Amendment (CDCA) at a public hearing held on November 1, 2018 and recommended approval by unanimous vote. If approved by the City Commission, these amendments will return for second and final reading on December 4, 2018.

I MOVE TO APPROVE/DISAPPROVE ORDINANCE NO. 2019-03 ON FIRST READING AND SCHEDULE A SECOND READING AND PUBLIC HEARING FOR DECEMBER 4, 2018.

Presented by: Katrina Lunan-Gordon, Planner
Department: CD – Community Development

TITLE:
ORDINANCE NO. 2019-03 - FIRST READING - AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE IN ACCORDANCE WITH SECTION 163.3202, FLORIDA STATUTES

Potential Motion/Direction Requested: Yes
Staff Contact: Katrina Lunan-Gordon, Planner x 7208 kgordon@largo.com
Attachments: Ordinance No. 2019-03; Exhibit "A": CDC Table 6-1; Exhibit "B": CDC Table 8-1; Exhibit "C": Excerpt of Table FLUE-1, Comprehensive Plan: Forwarding Our Future 2040; Planning Board Staff Report