



Section 1.1 How to Use the Comprehensive Development Code

The Comprehensive Development Code (hereinafter referred to as the “CDC”) contains the Land Development Regulations for the City of Largo (City). The CDC is designed to provide property owners, governmental entities, residents, and businesses with the necessary information regarding the City's policies and regulations concerning the development, redevelopment and improvement of property within the City. This CDC is limited to governing the development and use of land, water, and structures within the corporate limits of the City.

This CDC is intended to be used like an instruction manual to guide a property owner and/or developer through the steps necessary to develop, redevelop, or improve property within the City; up to and including the issuance of a Development Order (DO). Specifically, Chapter 3 lays out the sequence of development review leading to the issuance of a DO. After issuance of a DO, construction of buildings and other site improvements require a Development Permit (DP), which is administered by the Building

Official in accordance with the- Florida Building Code 6th Edition (2017), and other technical codes.

Section 1.2 Authority for the CDC

1.2.1 Legislative Intent

This CDC contains standards intended to protect the health, safety, and welfare of the citizens of Largo by ensuring that neighbors and adjacent properties are protected from potential negative impacts in the use, improvement, and (re)development of land. It provides the means of controlling the development of land within the City, as required by its Charter, and in conformance with the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as amended. This CDC also provides standards that encourage redevelopment and expansion of the City's economic base.

1.2.2 Purpose, Restrictions, and Interpretations

A. Purpose - This CDC's purpose is to be consistent with, as well as to implement, the City of Largo's Comprehensive Plan (herein referred to as the “Comprehensive Plan”) and Strategic Plan (October 2011 edition). Specifically, this document encompasses the goals, objectives, and policies contained in both

documents, in order to protect, the health , safety, general welfare, and quality of life of all existing and future residents and property owners of the City. This purpose is met by:

- (1) Providing the means of implementing the policies and provisions of the Comprehensive Plan and Strategic Plan;
- (2) Fostering a mixed-use, pedestrian-oriented environment through standards that facilitate the redevelopment of existing commercial corridors into major activity centers, neighborhood activity centers, and mixed-use corridors that are supportive of multimodal transportation options;
- (3) Promoting the redevelopment and rehabilitation of the oldest commercial and residential areas in the City through the establishment and enforcement of development standards for the Community Redevelopment Districts (CRDs);
- (4) Ensuring sustainable growth by concentrating more intense growth in areas having Level of Service (LOS) capacity sufficient to meet the demands of development and redevelopment, and limiting growth in areas with LOS capacity insufficient to meet those demands;



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(5) Protecting environmentally sensitive land, as defined in the Comprehensive Plan, through encouraging development in appropriate, non-environmentally sensitive areas;

(6) Protecting landowners from adverse impacts of adjoining development through the establishment of performance standards;

(7) Balancing the interests of the general public and those of individual property owners; and

(8) Creating a business-friendly climate through procedures and standards that encourage redevelopment and property improvement.

B. Restrictions - This CDC is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this CDC conflicts with or overlaps other regulations, whichever imposes the more stringent restrictions shall prevail.

C. Interpretation

(1) In the interpretation and application of this CDC, all provisions shall be liberally construed in favor of the City; and deemed neither to limit nor repeal any other powers granted to the City under State statutes or the Florida Constitution.

(2) In the event that any question arises concerning the application of regulations, definitions, or any other requirement of this CDC, the Development Controls Officer (DCO) shall be responsible for interpretation. Interpretation shall be limited to standards, regulations, and requirements of this CDC. Such responsibility shall not be construed to extend to include the interpretation of any technical codes adopted by reference in Chapter 18, nor shall be construed to substitute for any rights, authority, or responsibilities given to any named commission, board, or official.

Section 1.3 Application of this CDC

The following rules shall be observed in the application and interpretation of provisions of this CDC, except when the context clearly requires otherwise:

A. The words “shall” or “must” are mandatory. The words “should” and “may” are permissive;

B. Words used or defined in one tense or form shall include other tenses or derivative forms;

C. Words in the singular shall include the plural; words in the plural shall include the singular;

D. Words referencing either the masculine or feminine gender shall extend and be applied to the opposite gender and shall be considered to be gender neutral;

E. In the event of a conflict between the text of this CDC and any illustrations, captions, figures, or other graphic material, the text shall control;

F. The word “includes” shall not limit a term to the specified examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character; and

G. Any words or terms not defined shall have the meaning indicated by common dictionary definition.

Section 1.4 Effective Date

The effective date of this CDC is May 1, 2018.