



Section 2.1 Duties and Powers

The legally-constituted bodies and agencies of the City, or persons enumerated below shall have the duties and powers as set forth in this section of the CDC. The stated or implied powers and duties in the CDC do not exclude or limit any powers as granted by the Constitution and the laws of the State of Florida to the City.

2.1.1 Development Controls Officer (DCO)

The DCO shall be the Director of the Community Development Department. Powers and duties of the DCO shall include, but not be limited to, the following:

- A. To verify compliance of Development Order (DO) applications with the CDC;
- B. To have final signature authority in the issuance of DOs;
- C. To review all DO applications for completeness and implement administrative procedures set forth in this CDC;
- D. To oversee the appropriate application of the provisions of this CDC, City, County, and State laws as they pertain to annexation of lands into the City;

E. To assist the City Commission and Planning Board through staff reports and recommendations concerning applications and enforcement actions and the relationship thereof to the standards and provisions of this CDC; and

F. To enforce compliance with the provisions of a DO not specifically the responsibility of the City Engineer, Building Official or Fire Marshal. The DCO may issue stop work orders for noncompliance with the provisions of an approved DO. Unresolved enforcement matters may be referred to the Municipal Code Enforcement Board or Special Magistrate or a citation to appear before the county court may be issued in accordance with Chapter 9 of the Code of Ordinances.

2.1.2 Building Official

Powers and duties of the Building Official shall include, but not be limited to, administration of Section 18.2.1 of this CDC including administration of and compliance with all applicable building codes. In addition and complementary to these duties, the Building Official shall be responsible for administering and enforcing provisions of this Code regarding the Property Maintenance Code, signs, construction standards for accessory uses such as swimming pools, storage buildings, greenhouses

and such other matters that may relate to the functions and responsibilities of the Building Division of the City’s Community Development Department. The Building Official may refer unresolved enforcement matters to the Municipal Code Enforcement Board or Special Magistrate or may issue a citation to appear before the county court in accordance with Chapter 9 of the Code of Ordinances.

2.1.3 City Engineer

Powers and duties of the City Engineer shall include, but not be limited to, administration and responsibility for engineering specifications in this CDC and for provisions regarding resource protection, the transportation system, subdivision requirements, and such other matters that may relate to the functions and responsibilities of the Engineering Department. The City Engineer may delegate responsibility for issuance of stop work orders and other enforcement measures to field inspectors. The City Engineer may issue stop work orders for noncompliance with the provisions of an approved Development Order. Unresolved enforcement matters may be referred to the Municipal Code Enforcement Board or Special Magistrate or a citation to appear before the county court may be issued in accordance with Chapter 9 of the Code of Ordinances.



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2.1.4 Fire Marshal

The duties and powers of the Fire Marshal are specified in, but not limited to, those of Chapter 13 of the City Code of Ordinances, and further specified in the Florida Fire Prevention Code . The Fire Marshal shall be responsible for administering and enforcing those sections of this CDC relating to access for fire and other emergency equipment, and such other matters as may be related to the functions of the Largo Fire Rescue Department.

2.1.5 Largo City Commission

All powers of the City are vested in the City Commission (Section 2.06 of the City Charter) except as otherwise provided by law. The City Commission shall provide for the exercise thereof and for all duties and obligations imposed upon the City by law.

2.1.6 Planning Board/Local Planning Agency

The Planning Board (Section 6.01 of the City Charter) shall have the duty to make recommendations to the City Manager and to the City Commission on matters affecting land development in the City. The Planning Board shall be the local planning agency for the City consistent with Chapter 163, F.S. The Planning Board shall be consulted on the Comprehensive Plan, the implementation of the Comprehensive Plan as set

forth in this CDC and Section 6.01 of the City Charter. The Planning Board is vested by the City Commission with the powers and duties for hearing of appeals pursuant to Section 6.02 of the City Charter. The Planning Board shall review applications for development approval when existing criteria and standards may cause some significant effect on the public interest. The Board shall also make decisions concerning the disposition of appeals through the Hardship Relief and Conditional Use (Class 2) procedures and Appeals of Administrative Decisions, set forth in this CDC, and shall exercise all other responsibilities as may be provided by the City Commission.

2.1.7 Code Enforcement Board and Special Magistrate

The responsibilities, procedures, and composition of the Code Enforcement Board and Special Magistrate are specified in Chapter 9 of the City Code of Ordinances. This Board and the Special Magistrate are established to provide a civil administrative forum for enforcement of the city codes and ordinances. Hearings are held to consider code violations which remain uncorrected after a notice of violation has been issued by the City. The Board is empowered to make Findings of Fact and Conclusions of Law for each case considered.

2.1.8 Community Redevelopment Agency

The responsibilities, procedures, and functions by which the Community Redevelopment Agency (CRA) will operate are specified in Chapter 163, Part III, of the Florida Statutes. This agency has been established for the purpose of implementing redevelopment plans. The CRA shall have the powers delegated to it by the Board of County Commissioners of Pinellas County. The City Commission shall act as the CRA. The City Manager shall act as director of staff for the CRA. Community Development Department staff shall act as staff to the CRA.