

CITY OF LARGO

CITY COMMISSION REGULAR MEETING

October 1, 2019
Minutes

COMMISSION PRESENT: Mayor Brown, Commissioners Fenger, Holmes, Robinson, Holck, Carroll

COMMISSION ABSENT: Commissioner Smith

PARTICIPATING STAFF PRESENT: City Mgr. Schubert, City Attorney Zimmet, Asst. City Mgr. Paluch, City Clerk Bruner, Planner Friel, Community Outreach Coor. Perez, Planning Mgr. Perez, Planner Lunan-Gordon, Planner Ball, Principal Planner Parinello, Planning Tech. Carlson, HR Dir. Sinz

Mayor Brown called the Regular Meeting to order at 6:00 pm.

Invocation was given by Judy Adkins, Atheists of Florida, followed by the Pledge of Allegiance.

CEREMONIAL

Proclamation Declaring October 2019 As Community Planning Month

Each year the American Planning Association (APA), its members, chapters, divisions, and professional institute sponsor National Community Planning Month to raise the visibility of the important role of planners and planning in communities across the United States. Planners work to improve the well-being of all people living in our communities by taking a comprehensive perspective. This approach leads to safer, more resilient, more equitable, and more prosperous communities. We celebrate the role that planning plays in creating great communities in October with National Community Planning Month. This year's theme is Planning for Infrastructure That Benefits All. Infrastructure includes everything from transportation networks, to water and wastewater treatment and conveyance systems, to energy production and transmission, and telecommunication networks. Well-planned infrastructure systems strengthen communities, boost the economy, expand opportunity, and promote equitable development and underscore the critical role planning plays in delivering the well-planned infrastructure the nation needs to address and adapt to challenges communities face in the 21st century.

Ms. Friel stated that the City's commitment to well planned infrastructure was highlighted in the Strategic Plan, and projects such as Rosery Road Improvements and the Downtown Plaza, as well as ongoing improvements to the Wastewater Reclamation Facility. Ms. Bruner read the Proclamation aloud.

Proclamation Declaring September 15 – October 15, 2019 As Hispanic Heritage Month

The City of Largo is proud to declare September 15 – October 15 as Hispanic Heritage Month. The City of Largo prides itself on inclusiveness and service to the community, principles that embody the spirit of Hispanic Heritage Month.

Administrative Director of Unimex, Erika Escamilla, is invited to share a few words about the Hispanic/Latino community in Largo. Unimex recently facilitated an event celebrating Mexico's Independence Day and Hispanic Heritage Month in Largo Central Park with dance performances, community resources, activities for kids, and local Latino-owned businesses.

Ms. Bruner read the Proclamation aloud. Ms. Perez introduced Ms. Escamilla, who thanked the City of Largo for welcoming the Hispanic community and hosting the ElElo celebration in Largo Central Park. She stated that the Hispanic community felt blessed to be living in Largo.

CITIZEN COMMENT

1. Mark Klutho stated that a student climate rally was held on September 20th. He stated his concern for the proposed new City Hall.
2. Kim and George Feaster represented the Largo Lions Club. Mr. Feaster stated that it is the 50th Anniversary of Largo's sister city relationship with Kami City in Japan. He stated that 22 citizens, including the Kami City Mayor and Council members will be coming to Largo from November 8th through the 13th and host families, including Mayor Brown, have been found for them.
3. JB Butler stated that Elon Musk has introduced a star ship. He stated that his son received a personal greeting from Mr. Musk in his car.

AGENDA

Approval of the Regular Commission Meeting agenda of October 1, 2019.

Discussion:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Fenger, to approve the agenda for the Regular Meeting of October 1, 2019.

Vote:

Voting Aye: Commissioners Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Absent: Commissioner Smith

Motion carried 6-0.

MINUTES

Approval of the Regular City Commission Meeting minutes of September 17, 2019 as on file in the City Clerk's Office.

Discussion:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Fenger, to approve the minutes of the Regular Meeting of September 17, 2019.

Vote:

Voting Aye: Commissioners Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Absent: Commissioner Smith

Motion carried 6-0.

CONSENT DOCKET

Authorization To Purchase Various Automation Products And Services From Rexel Electric Supply In The Estimated Amount Of \$80,000

The City of Largo Wastewater Reclamation Facility (WWRF) utilizes a variety of automation systems to efficiently operate the treatment processes, such as Variable Frequency Drives (VFDs), Software Products, Motion Control, Industrial Controls, Programmable Logic Controllers (PLCs), and Human-Machine Interfaces (HMI). These components are all manufactured by the Rockwell Automation and Allen-Bradley companies. In order to maintain compatibility and inter-changeability of parts, no other parts from different manufacturers could reliably be utilized without having to change all of the automation systems at the WWRF at once. Rexel Electric Supply is the sole authorized distributor for Rockwell Automation and Allen-Bradley products and services in the State of Florida. Rexel is also the sole supplier for distributor installation and field services for these plant components. WWRF staff has utilized Rexel's services for many years and is satisfied with their work. Staff requests authorization to purchase the various products and services necessary throughout FY 2020 from Rexel Electric Supply in the estimated amount of \$80,000, which is the average amount spent over the past three fiscal years.

Authorization To Purchase Odor And Corrosion Control Chemicals From Premier Magnesia, LLC, In The Estimated Amount Of \$500,000

The Environmental Services Department (ES) requests authorization to purchase odor and corrosion control chemicals from Premier Magnesia, LLC. Premier Magnesia, LLC is the sole-source applicator of Thioguard, a proprietary product designed specifically to mitigate hydrogen sulfide (H₂S) odor and the deteriorating effects of hydrogen sulfide gas on sanitary sewer infrastructure.

Premier Magnesia, LLC is the only company that can supply the Technical Grade Magnesium Hydroxide made from high magnesium brine in a proprietary process. Thioguard is the only magnesium hydroxide product that is suitable to use in wastewater collection systems for odor and corrosion control. Thioguard has unique characteristics that will not only control odors and corrosion, but also provide needed alkalinity to the Advanced Wastewater Treatment (AWT) process. Premier Magnesia, LLC offers turnkey Thioguard treatment to the City of Largo for the price of \$2.89 per gallon during the period of October 1, 2019 through September 30, 2020.

Staff continues to monitor the effectiveness of the Thioguard product and has recorded significant reductions in H₂S levels throughout the areas in the wastewater collection system where it is currently applied. Thioguard reduces H₂S odors, breaks down Fats, Oils, and Grease (FOG), and protects the integrity of the pipes therefore extending their useful life.

Authorization To Purchase Pumps And Repair Services For Flygt Products From Xylem, Inc. In The Estimated Amount Of \$150,000

The City of Largo Environmental Services (ES) Department operates 52 lift stations throughout the collection system. All of these lift stations contain multiple pumps requiring preventive maintenance, repairs, and replacement. The Wastewater Collections Division staff standardized on Flygt products in all lift stations to allow for consistent maintenance practices, interchangeability of parts, and guaranteed compatibility with other lift station components.

Xylem, Inc. is the only authorized vendor for Flygt products and is the only authorized service repair and warranty organization in the State of Florida east of the Apalachicola River. While other vendors may be able to perform repairs using aftermarket parts, Xylem is the only company that uses original manufactured parts.

Collection staff is satisfied with the customer service provided by Xylem.

This annual purchase authorization will be effective from October 1, 2019 to September 30, 2020.

Reappointment Of Deborah Dietrich As A Member Of The Employees' Retirement Board Of Trustees For A Three-Year Term Which Will Expire In September 2022

The Employees' Retirement Board of Trustees is comprised of five members including the City Manager, two employee members elected by the employees in the Retirement Plan, and two lay members who are appointed by the Mayor with approval by the City Commission. Each member is appointed for a term of three years.

Ms. Deborah Dietrich was originally appointed to the Employees' Retirement Board in 1996 and has served as a member of this Board since that time. Ms. Dietrich is being recommended for reappointment by Mayor Woody Brown for an additional three-year term which will expire in September 2022.

Appointment Of Ms. Marion Rodriguez As A Member Of The Largo Library Advocacy Board

The Library Advocacy Board is comprised of seven residents of the City of Largo. The Mayor and each Commissioner shall appoint one (1) resident to serve as a member of the board to run concurrently with the term of office of the Mayor or Commissioner who appointed the member.

Vice Mayor John Carroll is recommending the appointment of Ms. Marion Rodriguez to the Library Advocacy Board to serve the remainder of a four-year term which will expire in November 2022. Ms. Rodriguez will fill the vacancy created by the resignation of Coraline Hampson-Wiest who recently resigned due to moving out of Largo. Ms. Rodriguez is attending the 2019 Largo Citizens' Academy.

Award of RFP No. 19-P-686, Workers' Compensation Third Party Administration Services And Liability Medicare Reporting, To Johns Eastern Company, Inc. From October 1, 2019 Through September 30, 2022 For The Estimated Amount Of \$85,000 Annually With A Total Expenditure Of \$255,000

The City of Largo maintains a self-insured workers' compensation and general liability claim program. As part of the self-insured program, the City of Largo retains the services of a third-party administrator (TPA) to handle claims processing and electronic reporting required by the State of Florida. Since July 1, 2003, the City of Largo has utilized Johns Eastern Company (JECO) to provide TPA claims services.

The City of Largo issued a Request for Proposal (RFP) for TPA services. Based on the requested services outlined in RFP 19-P-686, proposals were submitted by Johns Eastern Company, PMA Companies, and TriStar Risk Enterprise Management.

For FY 2020 through FY2022, JECO proposed an annual fee of \$85,000, which is an 18% reduction from the price paid by the City for the same services provided by JECO in FY 2019. The PMA response proposed higher annual fees of \$95,250 for all three years. TriStar Risk Enterprise Management proposed an annual program cost of \$99,957 for FY 2020 and FY 2021, with an increase to \$102,956 for FY 2022.

The City partnered with Siver Insurance Consultants to analyze the proposals. Not only is the annual \$85,000 cost of the JECO program significantly lower than the other proposals, but continuation of the program with JECO will maintain the outstanding claims management and customer service that the City has experienced.

It is the recommendation of the City's Risk Committee to continue TPA services with JECO beginning October 1, 2019 through September 30, 2022.

Approval Of The Gateway-Ulmerton Subdivision Plat

A 65,868 sq. ft. warehouse facility has been constructed near the northwest corner of Ulmerton Road and Automobile Boulevard on property consisting of approximately 8.12 acres. Platting of the property is required by the Comprehensive Development Code (CDC) because the parcel is not platted and platting will ensure that records are updated and mapping accuracy of the subject portion of land is maintained. The CDC requires a final plat when a Development Order is issued to ensure the accurate depiction of land subdivision when lot lines vary from previous records, or when parcels are combined or have never been platted.

The following outside utility agencies have reviewed the proposed final plat and have indicated no objections: Spectrum Communications, Duke Energy, Frontier, Wide Open West, Clearwater Gas, Level 3 Communication, and TECO/Peoples Gas. The following City Departments have reviewed the final plat and have also indicated no objections: Community Development, Public Works, Engineering Services, Environmental Services and Finance. The final plat meets all CDC requirements and is in conformance with Florida State and Pinellas County platting standards.

Authorization For The City Manager To Enter Into A Construction Joint Project Agreement (JPA) Between Pinellas County And The City Of Largo For The Relocation Of County Utilities For The Rosery Road Phase 1 Community Streets Improvements Project In The Amount Not To Exceed \$1,650,000

The Joint Project Agreement (JPA) between Pinellas County and the City of Largo is for construction phase services for relocation or replacement of water mains that are in conflict with the planned construction of a new subsurface storm drainage system and replacement of a sanitary sewer main as part of the Rosery Road Phase 1 Community Streets Improvements project.

The Rosery Road project will reconstruct a segment of Rosery Road from the Pinellas Trail to Missouri Avenue. This project will improve bicycle and pedestrian levels of service, and safety, by modifying the rural section, including: curb, sidewalk, bicycle facilities, intersection improvements, and traffic calming, and will replace sanitary sewer and improve storm drainage. The City Commission awarded construction to David Nelson Construction Company (DNCC) on August 20, 2019 based on acceptance of its guaranteed maximum price (GMP) of \$7,035,000 for the construction phase of the Rosery Road Phase 1 Community Streets Improvements Project.

The County is obligated, as are all public and private utility owners, to move its infrastructure, either with its own construction contractor prior to the City's commencement of construction, or through an agreement with the City, where the City's construction contractor performs the work. This JPA allows the County to enter into an agreement with the City whereby the replacement/relocation of the County utility will be performed by the City's construction contractor, DNCC. Under the agreement, the County agrees to pay the construction cost for Pinellas County utility water line relocation or replacement. The estimated construction cost for water line relocation or replacement is \$1,500,000. The County will pay an additional ten percent (10%) of the construction cost, not to exceed \$150,000, for mobilization, maintenance of traffic (MOT), and City administration of the County utility work. Under the agreement, the City is not obligated to provide work by DNCC for County utility work that exceeds \$1,650,000.

The JPA has the following requirements:

- The City will initially pay the construction cost for the County utility work.
- The City will invoice the County for the construction cost, mobilization, MOT, and City administration for County utility work, upon approval of the County Project Manager, not to exceed \$1,650,000.
- The County will pay the City in accordance with the Florida Prompt Payment Act time schedule for construction projects.
- Upon completion of the entire project, the County will own, operate, and maintain the upgrades to the County utility facilities.

A copy of the Joint Project Agreement is available in the City Commission office.

Authorization For Fiscal Year 2020 Spending For Sanitary Sewer, Reclaimed Water And Stormwater Repair In Accordance With Bid No. 19-B-644 In The Estimated Amount Of \$4,712,100

Staff seeks City Commission authorization for expenditures from FY 2020 budgeted funds within Bid No. 19-B-644, Sanitary Sewer, Reclaimed Water and Stormwater Repair. The City performs contract rehabilitation and repair of sanitary sewer, reclaimed water, and stormwater systems through the use of this bid with multiple contractors. This bid is for traditional excavation, repair and restoration, which includes sanitary sewer, reclaimed water, stormwater pipe replacement, and other underground utility repair and replacement.

On October 16, 2018, the City Commission approved the award of Bid No. 19-B-644. The bid included a two year term through September 30, 2020, with two optional one year extensions. Funds under the bid pricing are not expended unless a project and associated cost are assigned to a contractor.

Authorization For Fiscal Year 2020 Spending For Trenchless Sanitary And Storm Sewer Rehabilitation, In Accordance With Bid No. 19-B-645 In The Estimated Amount Of \$2,812,100

Staff seeks City Commission authorization for expenditures from FY 2020 budgeted funds within Bid No. 19-B-645, Trenchless Sanitary and Storm Sewer Rehabilitation. The City performs contract rehabilitation and repair of sanitary sewer, reclaimed water, and stormwater systems through the use of this bid with multiple contractors. This contract provides trenchless pipe rehabilitation, which includes wastewater and stormwater pipe cleaning, inspection, grouting and lining services.

On October 16, 2018, the City Commission approved the award of Bid No. 19-B-645. The bid included a two year term through September 30, 2020, with two optional one year extensions. Funds under the bid pricing are not expended unless a project and associated cost are assigned to a contractor.

Approval Of Scope And Fee For An Engineering Inflow And Infiltration Evaluation Of Lift Station 2 Sanitary Sewer Sub-Basin 3 By McKim And Creed Inc. In The Amount Of \$199,745

Staff seeks to obtain City Commission approval of the scope and fee for McKim and Creed Inc. to conduct an Engineering Inflow and Infiltration (I&I) study on Lift Station 2 Sanitary Sewer Sub-Basin 2 specifically focused on I&I abatement (reduction). This study includes five tasks evaluating 226 manholes and 65,173 linear feet of mainline gravity sewers and connecting service laterals. The duration of this study is forecast to be seven (7) months in order to capture dry and wet season data. The work to be accomplished during the five phases is as follows:

- Task 1 – Project Management and Administration
- Task 2 – Stormwater Inflow Source Identification (Smoke/Dye Testing)
- Task 3 – Stormwater Inflow Abatement Design (Preparation of Bid Documents)
- Task 4 – Infiltration Source Identification (Manhole Inspections, Night Flow Monitoring, CCTV)
- Task 5 – Infiltration Abatement Design (Preparation of Bid Documents)

The bid documents produced in Tasks 3 and 5 would yield I&I abatement construction projects that would be funded in FY 2021 as shown in the FY 2020-2024 Capital Improvement Program (CIP).

This study location immediately south of Rosery Road was prioritized as a result of a broader sanitary sewer flow study in 2008. That high level study determined which areas of the City had larger estimated I&I flows. The study was not intended to identify the source and specific locations of origin. Results of the study showed that approximately 80 percent of the I&I was distributed over 63 percent of the collection system. Lift Stations 2 and 15 (already under I&I rehabilitation) are the highest priority basins for study and abatement projects also taking into account the locations of previous sanitary sewer overflows (SSOs) specifically from the Hurricane

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Hermine rain event.

A copy of the scope and fee documents is available in the City Commission Office.

Motion was made by Commissioner Holmes, seconded by Commissioner Holck, to approve the Consent Docket without City Commission discussion and including staff background provided in the Commission packets.

Vote:

Voting Aye: Commissioners Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Absent: Commissioner Smith

Motion carried 6-0.

Mayor Brown thanked Ms. Dietrich and Ms. Rodriguez for volunteering.

ITEMS REMOVED FROM THE CONSENT DOCKET

None

PUBLIC HEARINGS

Ordinance No. 2019-79 – Second Reading - Amending The Comprehensive Development Code To Conditionally Allow Medical Offices And Clinics Within Industrial Limited Future Land Use Classification

CHANGES FROM FIRST READING:

None.

PREVIOUS ACTION(S):

Approved by the City Commission on First Reading, 6-0 on September 17, 2019.

City Clerk Bruner read Ordinance No. 2019-79 by title only.

Public Hearing/Questions:

None

Motion was made by Commissioner Fenger, seconded by Commissioner Holmes, to adopt Ordinance No. 2019-79 on second and final reading.

Vote:

Voting Aye: Commissioners Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Absent: Commissioner Smith

Motion carried 6-0.

LEGISLATIVE MATTERS

Ratification Of A Collective Bargaining Agreement With The Communications Workers Of America (CWA) Local 3179 For A Three Year Term Beginning October 1, 2019

The most recent collective bargaining agreement with the Communications Workers of America (CWA) Local 3179 expired on September 30, 2019. The City and the CWA have successfully bargained a new three year agreement, which has been ratified by the bargaining unit membership. In the first year of the contract, employees receive a 3% annual wage increase. In the second and third years of the agreement, employees' receive a 4% annual wage increase, to remain competitive with surrounding agencies and enabling the City to attract and retain current employees in an extremely competitive job market. In FY 2020, all salary survey adjustments will be implemented based on public sector market data. The FY 2020 and FY 2022, pay ranges will move 2% on the minimum and 2% on the maximum. Collaborating together, the City and CWA created a minimum wage in FY 2020 of \$13.10/hour, reaching a \$14.09/hour minimum wage in FY 2022.

Other notable changes include preparing our compensation system to have a smooth transition to the city's new Enterprise Resource Program (ERP). The City and the CWA collaborated and worked together to prepare us for the future. We agreed to maintain the current compensation level for shift differential, until the implementation of the ERP, at which time we will move to a 7% incentive for employees working after 5:00pm and before 6:00am. Police Telecommunicators acting as Shift Supervisors will receive a 3% incentive once the City implements the ERP. Additionally, we reduced the number of incentives by over 20 that were not in use or integral to operations. Finally, other levels of vacation accrual, part-time sick leave benefits and tuition reimbursement were brought to the city-wide level.

Final additions to the contract include, an update to the Employee Awards Program for the Streets and Stormwater Division, in keeping with other Employee Awards Programs contained in the current CWA agreement. A one dollar increase of the incentive for Police Communications Training Officers who train the new Police Telecommunicators was also included due to the amount of turnover the City has had in the Telecommunicator position.

A copy of the agreement is available in the City Commission Office.

Public Input:

1. Dawn Smolowitz stated that she was CWA Vice President. She thanked the City negotiating team members for their willingness to work with the CWA team. She also thanked the CWA negotiating team members and Ms. Sinz.

Questions:

Commissioner Fenger thanked Ms. Sinz and Ms. Smolowitz for their efforts.

Motion was made by Commissioner Fenger, seconded by Commissioner Holmes, to ratify a collective bargaining agreement with the Communications Workers Of America (CWA) Local 3179 for a three year term beginning October 1, 2019.

Vote:

Voting Aye: Commissioners Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Absent: Commissioner Smith

Motion carried 6-0.

Mayor Brown thanked everyone involved in the negotiations for their work.

Ordinance No. 2020-04 - First Reading - Future Land Use Map Amendment At 3093 Meadow View Avenue From Institutional (I) To Residential Low (RL)

The applicant, Robert Cannon, authorized agent for South Atlantic Conference of the Free Methodist Church, is requesting a Level IV, Comprehensive Plan Future Land Use Map (FLUM) Amendment for the property located at 3093 Meadow View Avenue totaling 0.40 acres, more or less. It is the applicant's intent to amend the land use classification from Institutional (I) to Residential Low (RL) depicted as "Residential Low Medium (RLM)" on the Countywide Plan Map.

The subject property consists of a single detached dwelling unit that is occupied and used as a church parsonage. The parsonage is considered an ancillary dwelling unit and is allowed under the Countywide Plan Map category, Public/Semi-Public (P/SP) and the City's Institutional (I) future land use classification. If the FLUM amendment is approved, the applicant has expressed interest in selling the subject property and establishing a new parsonage on the remaining church property located to the east. Amending the land use classification from Institutional (I) to Residential Low (RL), will render the existing single detached dwelling unit to be an allowable use per Table 6-1 of the City's Comprehensive Development Code (CDC). The maximum allowable density for RL is 5 units/acre compared to 12.5 units/acre for an Institutional land use classification. This represents a 7.5 units/acre decrease in density for the site if the FLUM amendment is approved. Any future proposed development, such as the establishment of a new parsonage on the remaining church property, will be subject to the development review process. Moreover, the current property owners may develop the subject property in full compliance with all applicable standards and provisions of the CDC.

The Planning Board reviewed this small-scale FLUMA at a public hearing held on September 5, 2019 and recommended approval, 6-0. If approved by the City Commission, this amendment will be submitted to Forward Pinellas, Planners Advisory Committee (PAC) and the Countywide Planning Authority (CPA) for review. Thereafter, the amendment will be presented to the City Commission for second and final reading. If approved by the City Commission, staff anticipates the amendment to be completed by January 2020.

City Clerk Bruner read Ordinance No. 2020-04 by title only.

Public Input:

1. Rajiv Rambaran stated that he was a St. Petersburg College student of public policy administration and supported the subject ordinance. He stated that he was familiar with the property and the stakeholders involved. He stated that his review of the materials showed that all criteria have been met and that services will not be impacted.
2. Robert Cannon stated that he was the Business Administrator for the South Atlantic Conference. He stated that there were no current plans to make any changes to the subject property.

Questions:

Commissioner Holmes questioned whether the subject church housed the homeless. Mr. Schubert stated that it was being used for unauthorized residential use, which has since been corrected. Commissioner Holmes stated that he did not have a problem with selling the property. Ms. Friel stated that they would be allowed to establish a new parsonage on the remaining church property as long as all codes and requirements are met. Mr. Schubert stated that the previous issue was that multiple people were living in multiple apartment units. Mayor Brown asked if there are currently any activities on the subject property that would not be allowed as a Residential Low property, to which Ms. Friel stated that she was not aware of any.

Motion was made by Commissioner Holmes, seconded by Vice Mayor Carroll, to approve Ordinance No. 2020-

04 on first reading and transmit the amendment to the Countywide Planning Authority (CPA) and schedule a second reading after review by the CPA.

Vote:

Voting Aye: Commissioners Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Absent: Commissioner Smith

Motion carried 6-0.

Ordinance No. 2020-02 – First Reading - Future Land Use Map Amendment At 5555 Roosevelt Boulevard From Residential/Office General (R/OG) And Commercial General (CG) To Commercial General (CG)

The applicant, Ty Maxey, agent for Bay Vista 55, LLC and Bay Vista Holdings, LLC is requesting a Level IV, Comprehensive Plan Future Land Use Map (FLUM) amendment for properties located at 5555 Roosevelt Boulevard totaling 3.3 acres, more or less. The applicant is requesting an amendment to the City's FLUM from Residential/Office General (R/OG) and Commercial General (CG) to Commercial General (CG) land use classification. The requested FLUMA will require an amendment to the Pinellas County, Countywide Plan Map from Office (O) and Retail & Services (R&S) to R&S and Target Employment Center (TEC) categories.

The subject properties consist of existing retail/commercial uses such as a "strip store (includes an office, convenience store, bar and/or restaurant), and a financial institution (saving, full service branch bank, loan company, mortgage company)". With two different land use classifications bifurcating the site and cutting through portions of the existing structures, it does not create a cohesive site based on the land use classifications. Currently, the irregularly shaped CG land use classification is surrounded by R/OG. Amending the land use classifications from R/OG and CG to CG, will continue to recognize the existing uses as allowed in the CDC, Table 6-1: Allowable Uses within Land Use Classifications and will bring both sites in their entirety into conformance, and establish a single land use classification. It will furthermore benefit the employment activity center and the multimodal corridor (Roosevelt Boulevard) by encouraging mixed-use development intended to provide commercial goods and services locally and regionally.

Located within an employment center with the Target Employment Center (TEC) Countywide Plan Map category as an overlay, the mixed-use office park known as Bay Vista is identified as a hub, where a high concentration of jobs and targeted industry businesses are located. The proposed CG land use classification meets the consistency/locational criteria for this category and is consistent with the goals, objectives and policies of the adopted Largo Comprehensive Plan, Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes.

The Planning Board reviewed this small-scale FLUMA at a public hearing held on September 5, 2019 and recommended approval, 6-0. If approved by the City Commission, this amendment will be submitted to Forward Pinellas, Planners Advisory Committee (PAC) and the Countywide Planning Authority (CPA) for review. Thereafter, the amendment will be presented to the City Commission for second and final reading. If approved by the City Commission, staff anticipates the amendment to be completed by January 2020.

City Clerk Bruner read Ordinance No. 2020-02 by title only.

Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Robinson, to approve Ordinance No. 2020-02 on first reading and transmit the amendment to the Countywide Planning Authority (CPA) and

schedule a second reading after review by the CPA.

Vote:

Voting Aye: Commissioners Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Absent: Commissioner Smith

Motion carried 6-0.

Ordinance No. 2020-05 – First Reading - Future Land Use Map Amendment At 1651 McMullen Road From Residential Suburban (RS) To Institutional (I)

The applicant, Todd Pressman, agent for Robert Lynn Peterson Rev Trust is requesting a Level IV, Comprehensive Plan Future Land Use Map (FLUM) Amendment for property located at 1651 McMullen Road totaling 2.51 acres, more or less. The applicant is requesting an amendment to the City's FLUM from Residential Suburban (RS) to Institutional (I) land use classification. The requested FLUM amendment will require an amendment to the Pinellas County, Countywide Plan Map from Residential Low Medium (RLM) to Public/Semi-Public (P/SP).

The subject property is currently being utilized as a "single family home" and is allowed under the existing RS land use classification. If the FLUM amendment is approved, the applicant intends to expand the adjacent Lake House Assistant Living Facility (ALF), located west of the subject property. Amending the land use classification from RS to Institutional (I), will conditionally allow - requiring a Class II (Conditional Use) Review and Planning Board approval - an ALF providing care to 14 or more clients in an institutional-type facility (not to exceed 78 beds). In addition, the ALF shall adhere to the supplemental standards set forth in Section 15.2, and shall comply with all applicable standards and provisions of the Comprehensive Development Code (CDC). The proposed Institutional (I) land use classification will expand the subject property, recognizing institutional, public service, or care and rehabilitative uses intended to serve the community. If the FLUM amendment is approved, the land use will be adding to the existing contiguous property like uses to the east and west.

Located within a moderately dense residential area with recreation/open space uses, the intended use is consistent with the need, character and scale of the like institutional uses adjacent to the subject property that also serve the surrounding community. The property is adjacent to a local major street (McMullen Road), connects to a collector/local roadway (Lake Avenue NE) and a local major street (Alt Keene Road) which connects within a half-mile to a minor arterial roadway (East Bay Drive). The proposed Institutional (I) land use classification meets the consistency/locational criteria and is consistent with the goals, objectives and policies of the adopted Largo Comprehensive Plan, Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes.

The Planning Board reviewed this small-scale FLUMA at a public hearing held on September 5, 2019 and recommended approval, 6-0. If approved by the City Commission, this amendment will be submitted to Forward Pinellas, Planners Advisory Committee (PAC) and the Countywide Planning Authority (CPA) for review. Thereafter, the amendment will be presented to the City Commission for second and final reading. If approved by the City Commission, staff anticipates the amendment to be completed by January 2020.

City Clerk Bruner read Ordinance No. 2020-05 by title only.

Public Input:

1. Todd Pressman stated that he has met with area residents and addressed their concerns. He stated that the project was an expansion of an existing facility that had the support of City staff and the Planning Board. He

stated that additional buffers are planned.

Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Robinson, to approve Ordinance No. 2020-05 on first reading and transmit the amendment to the Countywide Planning Authority (CPA) and schedule a second reading after review by the CPA.

Discussion:

Mayor Brown questioned the current units per acre allowed, which Ms. Gordon stated was 2.5. Mr. Zimmet stated that the City Commission needed to be aware of the conditions agreed upon. Ms. Gordon stated that they are: planting 8 Bald Cypress trees along the lake shoreline from the fence line to the current seawall; planting shrubs around the north side of the generator, removal of bamboo and Brazilian pepper trees, trimming of remaining trees and installation of a 5 foot decorative fence along the shoreline. Ms. Gordon stated that they will still have to go through a conditional use process to approve buffering conditions, along with notification of nearby property owners. Mr. Zimmet stated that the City Commission is not adopting the conditions at this meeting, rather only the land use category is being changed. He stated that the City Commission will adopt the conditions during the conditional use process. Ms. Gordon stated that staff will also be looking at the conditions. Vice Mayor Carroll stated that it was nice to see the neighborhood already involved in the process.

Vote:

Voting Aye: Commissioners Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Absent: Commissioner Smith

Motion carried 6-0.

Mr. Pressman thanked Ms. Gordon for her work on the project.

STAFF REPORTS

None

ITEMS FROM CITY ATTORNEY, COMMISSION, MAYOR, CITY MANAGER

Commissioner Fenger thanked Mr. Rambanan for his presentation and also thanked Ms. Escamilla for speaking, as well as Kim and George Feaster and Ms. Sinz.

Mayor Brown thanked Mr. Rambanan for his presentation.

Mr. Schubert stated that the ratification of the agreement with the IAFF Supervisory unit was removed from the agenda because members voted against ratification. He stated that there was one area of contention that should be worked out in time for the next meeting.

Mayor Brown stated that chamberofcommerce.com listed Largo as the number ten City in American to retire to.

SUMMARY OF ACTION ITEMS

None

ADJOURNMENT

The meeting adjourned at 7:06 pm.

Diane L. Bruner, CMC, City Clerk