



AGENDA
City Commission
Tuesday, June 2, 2026
Commission Chambers @ 6:00 p.m.

Page

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

Chaplain Will Murphy, Largo Fire Rescue

A. CEREMONIAL

None

- | | | |
|----|---|-------|
| 1. | Pride Month Proclamation
Agenda Memo #26-174 - Pdf | 5 - 6 |
|----|---|-------|

B. CITIZEN COMMENT

C. APPROVAL OF AGENDA/MINUTES

- | | | |
|----|---|--------|
| 2. | Approval Of Agenda - Regular Meeting of June 2, 2026 | |
| 3. | Approval Of Minutes – Regular Meeting of May 19, 2026
20260519_Minutes | 7 - 20 |

D. CONSENT DOCKET

(Previously budgeted or administrative matters that require approval by the City Commission.)

- | | | |
|----|--|---------|
| 4. | Resolution No. 2458 - Ratifying A Federal Earmark Request Through The Office Of Senator Ashley Moody In An Amount Up To \$4,200,000
Agenda Memo #26-150 - Pdf | 21 - 23 |
| 5. | Resolution No. 2463 Ratifying A Federal Earmark Request Through The Office Congresswoman Anna Paulina Luna In An Amount Up To \$4,200,000
Agenda Memo #26-149 - Pdf | 25 - 27 |
| 6. | Approval Of The Scope And Fee For Task Order No. 2026-01 For Brookside Neighborhood Flood Abatement And Ditch Rehabilitation Evaluation With Hazen And Sawyer, In Accordance With Professional Services Agreement RFQ No. 24-Q-798, In The Amount Of \$215,985 With An Owner Contingency Of \$3,015 For An Estimated Total of \$219,000
Agenda Memo #26-156 - Pdf | 29 - 30 |
| 7. | Approval Of The Scope And Fee For Task Order No. 2026-01 For A WWRF Storm Flooding And Surge Resiliency Study With Land & Water Engineering Science, In Accordance With Professional Services Agreement RFQ No. 24-Q-798, In The Amount Of \$173,808.30 | 31 - 32 |

- [Agenda Memo #26-157 - Pdf](#)
8. Award Of Contracts from Request For Proposal No. 26-P-861 For Emergency Debris Monitoring Services To Three Vendors 33
[Agenda Memo #26-153 - Pdf](#)
9. Authorization To Purchase A Replacement Vehicle For The Environmental Services Department From Tampa Florida Kenworth, In Accordance With Florida Sheriff's Association Contract FSA25-VEH23.0, In The Estimated Amount Of \$374,214 35 - 57
[Agenda Memo #26-162 - Pdf](#)
10. Authorization To Purchase A Replacement Vehicle For The Environmental Services Department, From United Rentals In Accordance With The Sourcewell Contract # 020923-TER, In The Estimated Amount Of \$169,230 59 - 60
[Agenda Memo #26-160 - Pdf](#)
11. Award Of ITB No. 26-B-858, Yard Waste, Class III Waste, And Construction And Demolition Debris Disposal, To GFL Environmental For A Five (5) Year Period Beginning October 1st, 2026 In The Estimated Annual Amount Of \$1,150,000 61
[Agenda Memo #26-163 - Pdf](#)
12. Authorization To Extend Awarded RFP No. 21-P-724, Audit Services, With Carr, Riggs, & Ingram LLC For An Additional Five (5) Year Term For Independent Auditing And Attestation Services Of Fiscal Years Ending September 30, 2026 Through September 30, 2030 In The Total Amount Of \$428,100 63 - 64
[Agenda Memo #26-125 - Pdf](#)
13. Award Of RFP No. 26-P-859, Banking Services, to Bank United, N.A. For A Period Of Five (5) Years 65
[Agenda Memo #26-134 - Pdf](#)

E. PUBLIC HEARINGS

(Procedure for Public hearings: staff presentation; reading of Ordinance title; public hearing; questions/discussion; City Commission action.)

14. Ordinance No. 2025-07 - Second Reading - Proposed Revisions To The Code Of Ordinances To Establish The West Bay Drive Downtown Entertainment District 67 - 79
[Agenda Memo #26-164 - Pdf](#)
15. Ordinance No. 2026-21 - Second Reading - Authorizing The Borrowing Of Money From The Florida Department Of Environmental Protection State Revolving Loan Program And Submission Of Loan Application 81 - 88
[Agenda Memo #26-133 - Pdf](#)

F. LEGISLATIVE MATTERS

(Procedure for legislative matters: staff presentation; public input; City Commission questions/discussion; City Commission action.)

16. Award Of RFP No. 26-860, Police Operational Evaluation, To PFM Consulting Group In The Amount Of \$125,000 For FY 2026 And \$71,625 For FY 2027 For A Total Amount Of \$196,675 89 - 91
[Agenda Memo #26-147 - Pdf](#)
17. Ordinance No. 2026-06 – First Reading – Amending Several Sections Of The Comprehensive Development Code To Establish Requirements, Definitions, And Formal Procedures For The Review Of Temporary Emergency Housing 93 - 131
[Agenda Memo #26-158 - Pdf](#)

18. Ordinance No. 2026-15 – First Reading – Amending Several Sections Of The Comprehensive Development Code To Comply With Section 397.487, Florida Statutes Regarding Certified Recovery Residences 133 - 189
[Agenda Memo #26-159 - Pdf](#)

G. STAFF REPORTS

(Information only, may require City Commission direction by consensus - but does not require formal action by the City Commission. Public input will not be accepted.)

None

H. ITEMS FROM CITY ATTORNEY JOHNSTON, COMMISSIONER HOLMES, COMMISSIONER DIBRIZZI, COMMISSIONER LAUSER, COMMISSIONER HOLCK, VICE MAYOR JOHNSON, COMMISSIONER SMITH, MAYOR BROWN, CITY MANAGER CURP

I. ADJOURNMENT

J. CONTRACTS/AGREEMENTS

To View Agreements:

[Largo - Document Center](#)

Any invocation offered at the start of the City Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the City Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Commission, and the City Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.

City Commission
AGENDA ITEM REPORT



Meeting: City Commission - 02 Jun 2026
Presenter: Julianne Perez, Administration
Staff Contact: Julianne Perez, Community Outreach Coordinator Ext. 7630 jperez@largo.com

TITLE

Pride Month Proclamation

SUMMARY:

The month of June is designated in many communities across the United States as Pride Month, to both acknowledge the history of prejudice and discrimination toward lesbian, gay, bisexual, transgender, and non-binary individuals and as an opportunity to celebrate the advancements of the LGBTQIA+ rights movement. The City of Largo supports a community in which all residents are treated with dignity and respect. Throughout the world, events and education campaigns are planned during this month to celebrate and raise awareness for this community.

POTENTIAL MOTION / DIRECTION REQUESTED:

None

ATTACHMENTS:

[Proclamation](#)

CITY OF LARGO PROCLAMATION

WHEREAS, the month of June is designated in communities across the United States as Pride Month and a dedicated time to recognize the value of lesbian, gay, bisexual, transgender, queer and non-binary individuals, and to acknowledge the history of prejudice and discrimination that continues to impact the LGBTQIA+ community; and

WHEREAS, these individuals have made important and lasting contributions in all aspects of society from business to science to the arts, in addition to promoting equal rights for all regardless of sexual orientation or gender identity; and

WHEREAS, Pride Month is widely recognized as a symbol of pride, inclusion, and support for LGBTQIA+ people; and

WHEREAS, the term pride signifies promoting the increased visibility, self-affirmation, and dignity of this population, and emphasizes pride in contrast to shame and social stigma; and

WHEREAS, during Pride Month, we recognize the resilience and determination of the many individuals who continue to confront barriers to live freely and authentically; and

WHEREAS, the City of Largo supports a workplace and community in which all individuals are treated with dignity and respect;

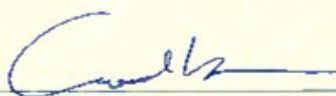
NOW, therefore, **I, WOODY BROWN, MAYOR OF THE CITY OF LARGO, FLORIDA**, and on behalf of the City Commission, do hereby proclaim the month of June 2026 to be

PRIDE MONTH

in the City of Largo, and a dedicated time to reflect on the contributions, experiences, and value of these community members.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Largo, Florida, to be affixed this 2nd day of June, 2026.




MAYOR
ATTEST: 
CITY CLERK

**CITY OF LARGO
CITY COMMISSION REGULAR MEETING**

**May 19, 2026
Minutes**

COMMISSION PRESENT: Commissioners Smith, Holmes, DiBrizzi, Holck, Johnson

COMMISSION ABSENT: Mayor Brown, Commissioner Lauser

STAFF PRESENT: City Manager Corp, Asst. City Manager Paluch, Asst. City Manager Semones, City Attorney Johnston, City Clerk Bruner, Librarian Carlisle, Asst. Public Works Dir. Ingram, OPB Dir. Messenger, Performance & Budget Analyst Anderson, Planning Mgr. Austin, Planner Clark, Planner Mejia, Performance & Budget Analyst Critchlow

Vice Mayor Johnson called the Regular Meeting to order at 6:01 pm.

Invocation was given by Largo Police Chaplain Matthew Trill, followed by the Pledge of Allegiance.

CEREMONIAL

Recognition Of Largo Youth Leadership Council Graduating Seniors

In May of 2026 the Largo Youth Leadership Council will celebrate two seniors who will be graduating from High School. The Largo Youth Leadership Council serves the community through community service, leadership, city-wide projects, and more. Adrianna Blackwell has served on the Youth Leadership Council since December 2022. Andre Corriveau has served on the Youth Leadership Council since September 2024. These individuals have served as role models among their peers and have helped to make Largo the community of choice in our area.

Ms. Carlisle introduced Adrianna Blackwell and Andre Corriveau. They were congratulated by the Vice Mayor and City Commission, City Manager and City Attorney.

66th Annual National Public Works Week Proclamation

Each year, the American Public Works Association (APWA) designates one week to recognize Public Works Professionals for their dedication, work, and service to the citizens of the communities they serve. APWA is an organization providing Accreditation for Public Works Departments, professional certifications for its members, and multiple committees to advocate for Public Works growth and credibility throughout the world. The organization has designated May 17-23, 2026, to recognize Public Works Professionals and their efforts to provide safe and sustainable infrastructure. The City would like to recognize the work of all of its Public Works Department, Environmental Services Department, and Engineering Services team members for their intense and heartfelt focus on Public Works Infrastructure.

Ms. Bruner read the Proclamation aloud. Mr. Ingram thanked the City Commission and Administration for their support. He stated that the APWA covered over 30,000 people around the world. He stated that the Public Works Department is leading the way in innovation. He invited everyone to this week's Public Works Week Rodeo on Thursday at 8:30 am.

CITIZEN COMMENT

1. Matthew Faustini stated that the public did not get a chance to say goodbye to old City Hall. He stated that the building was the City's civic home.
2. Greg Gardner stated his concern for the Library. He requested that removed tv monitors be returned to the Commission Chamber.
3. Mark Klutho stated his concern for the glass in the new City Hall building.

AGENDA

Approval of the Regular City Commission Meeting agenda of May 19, 2026.

Discussion:

Commissioner Holmes requested that Item 9 be removed from the Consent Docket.

Agenda Item #3.

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Motion was made by Commissioner Smith, seconded by Commissioner Holmes, to approve the agenda for the Regular Meeting of May 19, 2026.

Vote:

Voting Aye: Commissioners Smith, Holmes, DiBrizzi, Holck, Johnson

Absent: Commissioner Lauser, Mayor Brown

Motion carried 5-0.

MINUTES

Approval of the Regular City Commission Meeting minutes of May 5, 2026 as on file in the City Clerk's Office.

Discussion:

None

Motion was made by Commissioner Smith, seconded by Commissioner Holmes, to approve the minutes of the Regular Meeting of May 5, 2026.

Voting Aye: Commissioners Smith, Holmes, DiBrizzi, Holck, Johnson

Absent: Commissioner Lauser, Mayor Brown

Motion carried 5-0.

CONSENT DOCKET:

Approval Of Payment For Fiscal Year 2025 Water Quality Monitoring And Assessment Services To The Pinellas County Board Of County Commissioners In The Amount Of \$55,722

Approval of this item reimburses Pinellas County for Fiscal Year 2025 water quality monitoring and assessment program costs in the amount of \$55,722. These costs are incurred by the County first and then reimbursed by the City after the fact.

The ambient water quality monitoring program is administered by the County as required by the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit FLS000005-004, of which the City is a co-permittee. As part of the Federal Clean Water Act requirements, the United States Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP) mandate the City's participation in the MS4 Permit process. The permit requires the City to implement projects and programs to reduce pollution levels in the waters of the United States.

To meet these requirements, the City Commission approved an interlocal agreement for the performance of a water quality monitoring and assessment program on April 21, 2020. The agreement is between the County, the Florida Department of Transportation (FDOT), and 21 municipalities located within Pinellas County. The agreement details the relationships and responsibilities of the County, FDOT, and municipalities in implementing the water quality and assessment monitoring program for fiscal years 2021 through 2025. Under the agreement, the County conducts the monitoring and assessment program, and each co-permittee reimburses the County for the costs of the program in proportion to each jurisdiction's percentage of total County land acreage. The previous payment of \$57,003 for FY 2024 was approved by the City Commission on May 6, 2025.

Authorization For The Largo Police Department To Purchase An SCCI 11106 Concealment Camera System V5938/BR1 From Sandoval Custom Creations, Inc. In The Amount Of \$6,585

The Largo Police Department entered an agreement with the Clearwater Police Department and the Florida Department of Law Enforcement in reference to a S.A.F.E Grant. This grant allows for reimbursement to task force member agencies for equipment and personal costs. This camera system will assist in surveillance techniques in reference to this investigation. The entire cost of this camera system will be reimbursed by the S.A.F.E Grant.

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Authorization To Renew School Resource Officer Agreement With The Pinellas County School Board For The Period Of July 1, 2026 Through June 30, 2029

The Largo Police Department (LPD) requests authorization to approve a School Resource Officer (SRO) Agreement between the City of Largo and the School Board of Pinellas County, Florida, for the period of July 1, 2026 through June 30, 2029. Under the agreement, LPD will provide a total of three (3) School Resource Officers assigned to Largo High School and Largo Middle School. The SRO Program enhances school safety and security, supports positive relationships between students and law enforcement, and provides law enforcement-related education, crisis response, and school safety coordination services. In consideration for these services, the School Board of Pinellas County shall reimburse the City of Largo in the amount of \$73,306.63 per SRO annually, for a total annual amount of \$219,919.89 for the 2026-2027 school year, payable in twelve monthly installments. The agreement also includes provisions related to officer training, operational responsibilities, facilities support, indemnification, and termination procedures. The SRO Program remains a critical component of LPD's community policing and youth engagement efforts by fostering relationships with students, faculty, and staff while supporting a safe learning environment throughout Largo schools. A copy of the agreement is included in the Agreements Packet at the end of the agenda.

Approval Of Agreement, In Accordance With RFQ No. 26-Q-850 Between Land & Water Engineering Science, Inc. And The City Of Largo, For Design And Engineering Services For The Pinecrest Stormwater Conservation Area Project, In The Amount Of \$2,202,147, With An Owner's Contingency Of \$45,853, For An Estimated Total Of \$2,248,000

Engineering Services staff requests City Commission approval of an agreement with Land & Water Engineering Science, Inc. for professional design and engineering services associated with the initial design phase of the Pinecrest Stormwater Conservation Area project, in accordance with RFQ No. 26-Q-850, in the amount of \$2,202,147, with an owner's contingency of \$45,853, for a total not-to-exceed amount of \$2,248,000.

The Pinecrest Stormwater Conservation Area project, located at 1200 8th Avenue SW, will convert the former Pinecrest Golf Course into a regional stormwater conservation area that will improve flood control within the McKay Creek drainage basin, enhance water quality within the impaired waterbody, function as a master stormwater pond for the Medical Arts District and support economic redevelopment of the area, and in a future phase, provide a passive park with connection to the Pinellas Trail.

This agreement is limited to pre-construction and design-phase services for the ponds only and does not include construction or future project phases.

The scope of services for this phase includes:

- Project Management
- Site Characterization
- Hydrologic and Hydraulic Analysis and Water Quality Treatment
- Basis of Design Report and Preliminary Drawings
- Final Design Documents
- Environmental Permitting
- Grant Support
- Bidding Phase Services

This work will result in a shovel-ready project, positioning the City to compete for future construction grant funding. The project is partially funded through a \$950,000 grant from the Florida Department of Environmental Protection with a condition that pre-construction activities must be completed by June 30, 2028. A copy of the agreement with Land & Water Engineering Science, Inc., is included in the Agreements Packet at the end of the agenda.

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

Vote:

Voting Aye: Commissioners Smith, Holmes, DiBrizzi, Holck, Johnson

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Absent: Commissioner Lauser, Mayor Brown

Motion carried 5-0.

ITEMS REMOVED FROM THE CONSENT DOCKET:

Authorization To Negotiate A Retainer Agreement With Taft, Stettinius & Hollister LLP To Represent The City On Construction-Related Legal Matters

The City Manager is requesting that the City Commission act pursuant to its authority under Section 2.09 of the City Charter to appoint attorneys to represent the City on anticipated legal matters surrounding construction at 440 West Bay Drive. The City's builder sent a letter dated April 23, 2006, requesting compensation of \$690,142.45 that it attributes to related delays caused by design changes. The City as the owner denies responsibility for delay and is concerned that the letter represents an escalated effort to shift accountability for past and ongoing construction-related delay issues.

The recommendation is to retain Taft, Stettinius & Hollister LLP of West Palm Beach, Florida. Lead attorney, Daniel A. Thomas is a recognized construction law expert and certified in construction law by the Florida Bar. Individual attorney rates will range from \$400/hour-\$900/hour based upon skill and experience. Projected total expenses to proceed through alternative paths of mediation are between \$40,000 and \$150,000. The detailed copy of Taft's proposal is attached. The City Commission's approval would permit the City Manager to negotiate and execute a retainer consistent with this intent.

Questions:

Commissioner Holmes stated the design changes were discussed previously and that he was concerned for the legal cost of a lawsuit. He suggested negotiating and asked whether the builder will request more money. Mr. Curp stated that the subject item is not the initiation of a lawsuit. He stated that the contract required a mediation process and that a demand letter was received from the builder. He stated that there are alternate mediation processes in the contract and at this stage the City is not looking at a court proceeding. Commissioner Holmes questioned the architect's role. Mr. Curp stated that he expected that both the architect and builder would be involved in the process.

Public Comment

1. Greg Gardner stated his concern that this is not ethical. He stated that the project is overbudget by \$12 million and that there are a lot of people to blame.

Commissioner DiBrizzi questioned the letter from Biltmore. Mr. Curp stated that it was a demand letter. He stated that staff expects conversations with them and that the subject request is to retain a specialist. Commissioner DiBrizzi questioned the auditor. Mr. Curp stated that the City has retained an auditor to review invoices and payments. Commissioner DiBrizzi questioned the impact of a no vote. Mr. Curp stated that staff would rely on the City Attorney for advice, which will incur a fee outside of their retainer. Commissioner Holmes questioned the status of the audit report. Mr. Curp stated that he was uncertain as the City does not yet have a Certificate of Occupancy (COO). Ms. Paluch stated that the temporary occupancy permit has been extended and that the final invoices won't be received until the final COO and payout is received. Vice Mayor Johnson stated that it is typical to have attorney representation during the process. Mr. Curp stated that postponing it would delay the City's team from preparing.

Motion was made by Commissioner Holmes to postpone authorization to negotiate a retainer agreement with Taft, Stettinius & Hollister LLP to represent the City on construction-related legal matters, to no second.

Motion was made by Commissioner Smith, seconded by Commissioner Holck, to approve authorization to negotiate a retainer agreement with Taft, Stettinius & Hollister LLP to represent the City on construction-related legal matters.

Vote:

Voting Aye: Commissioners Smith, DiBrizzi, Holck, Johnson

Voting Nay: Commissioner Holmes

Absent: Commissioner Lauser, Mayor Brown

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Motion carried 4-1.

PUBLIC HEARINGS

Resolution No. 2465 - Adopting the FY 2027 - 2031 City Of Largo Capital Improvements Program

The purpose of this Resolution is to adopt a Capital Improvements Program (CIP) for the five-year period beginning October 1, 2026, in accordance with the requirements of the City Charter. The City Commission is required to adopt a CIP no later than June 1, 2026. The CIP neither appropriates funds nor authorizes projects; it is a planning document for significant capital and operating projects defined as those costing at least \$250,000. The long-range financial plan section shows projected revenues including tax rate/fee increases along with projected expenditures for a five-year period. These projections help to identify oncoming trends that enable the creation of long-range financial strategies.

As discussed at the April 14 and May 12, 2026, City Commission Work Sessions, this Proposed CIP has had no changes to status of funded projects from the April 14, 2026 presentation. The Finance Advisory Board provided discussion and feedback for the City Commission and presented those findings at the May 12, 2026, Work Session. The final FY 2027 CIP projects may be subject to change during the development of the FY 2027 operating budget due to additional information or evaluation of financial impacts. Final capital projects will be appropriated with the adoption of the annual budget in September 2026.

Ms. Bruner read Resolution No. 2465 by title only.

Public Hearing:

1. Matthew Faustini thanked the City Commission for looking at rate increases. He stated that the City's revenue assumptions are way too high.

Questions:

Commissioner DiBrizzi questioned the 2% recommendation from the Work Session. Ms. Semones stated that the utility rates will be brought to the City Commission in August and that staff can bring a 2% and a 5% increase. Commissioner DiBrizzi asked about the Sustainability Plan discussion. Ms. Semones stated that the alternative fuel vehicle discussion is scheduled for October. Commissioner DiBrizzi stated that the CIP included the current language for fully electric. Mr. Curp stated that they are administering the program with light duty vehicles and that new heavy duty vehicles, including Police vehicles, did not follow that directive. Commissioner Smith stated that staff have been working on the CIP for a while and that it is a planning document only. He thanked staff for their work.

Motion was made by Commissioner Smith, seconded by Commissioner Holmes, to approve Resolution No. 2465.

Vote:

Voting Aye: Commissioners Smith, Holmes, DiBrizzi, Holck, Johnson

Absent: Commissioner Lauser, Mayor Brown

Motion carried 5-0.

Ordinance No. 2026-07 - Second Reading - CDCA-25-0009 – Amending Several Sections Of The City Of Largo Comprehensive Development Code To Adopt And Modify Development Standards For The Clearwater-Largo Road and West Bay Drive Community Redevelopment District Standards

CHANGES SINCE FIRST READING

Following first reading of the subject Comprehensive Development Code (CDC) amendment related to the Community Redevelopment Districts (CRDs), the City Commission approved Ordinance No. 2026-03 establishing overlays and development standards for Target Employment Centers (TEC's). Because the TEC amendment modified several of the same sections addressed in the CRD amendment, revisions to the subject ordinance were necessary to ensure consistency between the two. These revisions primarily consist of

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renumbering tables to account for those added in Ordinance No. 2026-03 and all associated references to those renumbered tables.

Additionally, staff identified several minor edits to improve clarity and correct references. The revised ordinance has been coordinated with the City Attorney's Office. The proposed changes are summarized below:

Table 6-2

- Removed footnote 19 from the single-family, detached us in the Neighborhood Residential (NR) and City Home (CH) character districts, as the referenced standards are no longer applicable (page 4 of the ordinance)

Section 7.2.1.C(1)d

- Removed reference to Table 7-3, as its standards do not apply to properties within the Downtown Multimodal Activity Center (DMAC) located outside the CRDs (page 16 of the ordinance)
- Removed reference to Table 7-4 related to pedestrian zone requirements and replaced it with general language consistent with existing CDC requirements for sidewalks and curbside landscaping/utilities (page 16 of the ordinance)

Section 7.2.1.C(4)

- Corrected reference to Sustainable Street and Parking Lot Infrastructure standards in Section 7.2.1.C(1)f (page 19 of the ordinance)

Table 7-4

- Corrected reference for sidewalk/pedestrian walkway encroachment from Section 7.2.3.C(3)i (Signs) to Section 7.2.3.C(3)g (Connectivity Improvements) (page 32 of the ordinance)

Section 7.2.5

- Updated table reference for density and intensity entitlements in the Largo Mall Activity Center (LMAC) (page 46 of the ordinance)

The addition of new tables in earlier sections of Chapter 7 required renumbering of subsequent tables and associated references, as outlined below:

- Table 7-1 → Table 7-10 (page 46 of the ordinance)
- Table 7-2 → Table 7-11 (page 46 of the ordinance)
- Table 7-3 → Table 7-12 (page 47 of the ordinance)
- Table 7-4 → Table 7-13 (page 48 of the ordinance)
- Table 7-5 → Table 7-14 (pages 48–50 of the ordinance)
- Table 7-6 → Table 7-15 (pages 48–50 of the ordinance)
- Table 7-7 → Table 7-16 (page 51 of the ordinance)

Associated references were updated in the following sections:

- Section 7.2.5.C(2)c (page 56 of the ordinance)
- Section 7.2.6.A (page 47 of the ordinance)
- Section 7.2.6.C (page 47 of the ordinance)
- Section 7.2.6.D(1)b (page 48 of the ordinance)
- Section 7.3.2.H (pages 48, 49, and 50 of the ordinance)
- Section 7.3.2.I(1)a (page 51 of the ordinance)
- Section 15.19.C(4) (page 55 of the ordinance)

Section 8.9.3.B

Updated reference to Chapter 7 to be inclusive of all applicable sections (page 53 of the ordinance)

PREVIOUS CITY ACTIONS:

Presented to the City Commission at work session for feedback on August 5th, 2025.

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Presented to the Community Redevelopment Agency Advisory Board and the Community Development Advisory Board on the draft CRD CDCA language for feedback on September 29th, 2025. Approved by the City of Largo Planning Board on February 5th, 2026, by a vote of 6-0.

Approved by the City Commission on first reading on March 3, 2026, by a vote of 6-0 (DIBRIZZI ABSENT).

BACKGROUND FROM FIRST READING:

The City of Largo is proposing an amendment to the Comprehensive Development Code (CDC) to implement development standards recommended in the updated Clearwater-Largo Road Community Redevelopment District (CLR CRD) and West Bay Drive Community Redevelopment District (WBD-CRD) Plans. Both Plans aim to modernize standards by introducing broader density and intensity ranges, development bonuses, and enhanced development patterns that support the City's vision of a more active and interconnected downtown.

In 1995, the Pinellas County Board of County Commissioners (BCC) designated redevelopment authority to the City of Largo to establish the Clearwater-Largo Road Community Redevelopment District (CLR-CRD). The CLR-CRD was formally created as a redevelopment area intended to transform the corridor into a vibrant mixed-use district. The governing plan and associated development standards were updated in 2007 when the City sought to establish a Tax Increment Financing (TIF) district for the CLR-CRD. Although the TIF district was not approved by the BCC, the CLR-CRD Plan was adopted and has included development standards applicable to the district since that time.

In 2023 as the City of Largo undertook a major update to the CLR-CRD Plan, Forward Pinellas initiated a corridor planning study along the Alternate U.S. Highway 19 (ALT 19) corridor. That study (Advantage Alternate US 19: Investing in People and Place along the Alternate US 19 Corridor) called for increased density and intensity along ALT 19, characterized by a greater mix of uses, more pedestrian-oriented design, and higher-frequency transit.

In coordination with the CLR-CRD update, the City concurrently updated the West Bay Drive Community Redevelopment District (WBD-CRD) Plan, which also abuts ALT 19. Similar to the CLR-CRD update, the purpose of the WBD-CRD update was to modernize land use regulations, development standards, and design guidance to better facilitate redevelopment, align with the Forward Pinellas Advantage ALT 19 Investment Corridor Strategy, and ensure the Plan functions as a clear policy framework with detailed development standards implemented within the City's Comprehensive Development Code (CDC).

As part of these initiatives, staff reevaluated the character districts within both the CLR-CRD and WBD-CRD. The existing Mixed-Use Corridor (MUC) district was divided into three subdistricts, Mixed Use Corridor – Alternate US 19 (MUC-ALT 19), Mixed Use Corridor – Clearwater-Largo Road (MUC-CLR), and Mixed Use Corridor - West Bay Drive (MUC-WBD), to better reflect corridor-specific conditions and the findings of the Forward Pinellas Advantage ALT 19 Plan. Additionally, the Professional Office (PO) district, which was specific to the CLR-CRD, was reclassified as Flex Employment (FE) to support a broader mix of employment uses not previously captured under the PO designation.

Each of the CRD Plan's findings present several notable opportunities for the City of Largo to update its Comprehensive Development Code (CDC) as it pertains to both the CLR-CRD and WBD-CRD and each of their unique character districts. Furthermore, it highlights the need to modernize the land-use policies in place for each of the CRDs given the CLR-CRD plan recommendations, and the Advantage Alternate US 19 study completed by Forward Pinellas.

For these reasons staff is recommending the following sections be amended:

Chapter 5: Update of Existing Descriptions – These CDC changes will focus primarily on updates to existing descriptions related to Community Redevelopment Districts and their associated character districts. This also includes the addition of the Mixed-Use Corridor Alternate 19 (MUC-ALT 19) category.

Table 6-2: Allowable Uses – The amendments to the allowable use table reflect new use types reflective of the updates to the CLR-CRD Plan, WBD-CRD Plan, Advantage Alternate US 19 plan, and Target Employment & Industrial Lands Study. These updates also include allowing various existing uses within new and existing character districts to support neighborhood scale commercial/retail options, a mix of housing types, diverse employment opportunities, and various recreational and entertainment uses.

Chapter 7: Incentives and Development Standards for CRDs – The associated CDC changes will implement development standards and bonus options for both the CLR-CRD and WBD-CRD. These include higher base density options for all of the proposed CRD character districts, with the exception of Flex Employment (FE).

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Higher base intensities are also proposed for the Mixed-Use Corridor Alternate US 19 (MUC-ALT 19), Mixed Use Corridor (MUC), Medical Arts (MA), City Home (CH), and Flex Employment (FE) character districts. These base density and intensity standards may be exceeded by the various bonus options provided in these updates as well. These bonuses include options for greater density and intensity for mixed-use developments, affordable housing, workforce housing, structured parking, mobile home redevelopment, live-work units, small and medium type housing, and optional design bonuses. Other proposed changes to Chapter 7 include design standards such as building setbacks, minimum height standards, pedestrian zone standards, landscape standards, and other such development standards that are reflective of the various character districts identified in each of the CRD Plans.

Chapter 8: General Clean Up and References – Chapter 8 of the CDC will be amended to account for new references to specific sections of the CDC governing CRDs that previously deferred to each CRD plan. Given the addition of these standards, these references will now reflect relevant sections of the CDC as opposed to the plans.

Chapter 9: Parking Standards – Chapter 9 of the CDC will be amended to account for parking standards for the CRDs. This will include general parking standard requirements, as well as provisions governing payment in lieu of parking, on street parking, alternatives to automobile parking, and parking reductions where they are applicable.

Chapter 10: Landscape Design Standards – References to CRDs and Multimodal Corridors will be added to Chapter 10 of the CDC governing landscaping standards.

Chapter 20: New Definitions – The CDC will be amended to reflect new definitions. These definitions include green infrastructure, pedestrian zones, premium transit stops, shared-flex commercial space, and vertical gardens.

Ms. Bruner read Ordinance No. 2026-07 by title only.

Public Hearing:

None

Questions:

Commissioner Smith asked whether residents or other government entities have commented or questioned the amendment. Mr. Austin stated that it has been general coordination with Forward Pinellas.

Motion was made by Commissioner Smith, seconded by Commissioner Holmes, to adopt Ordinance No. 2026-07 on second and final reading.

Vote:

Voting Aye: Commissioners Smith, Holmes, DiBrizzi, Holck, Johnson

Absent: Commissioner Lauser, Mayor Brown

Motion carried 5-0.

Vice Mayor Johnson stated that this was very well received by the Forward Pinellas Board.

Ordinance No. 2026-08 - Second Reading - FLUMA-25-0004 - Clearwater-Largo Road Community Redevelopment District Future Land Use Map Amendment

No changes since First Reading.

PREVIOUS CITY ACTIONS:

Approved by the City of Largo Planning Board on February 19th, 2026, by a vote of 6-0.

Approved by the City Commission on first reading on March 3, 2026, by a vote of 6-0 (DIBRIZZI ABSENT).

BACKGROUND FROM FIRST READING:

The City of Largo is initiating a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) proposing to expand the boundary of the Clearwater-Largo Road Community Redevelopment District (CLR-CRD) and adopt its associated Character Districts. An amendment to the Comprehensive Development Code (CDC) is proposed in conjunction with the subject FLUMA to implement development standards

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recommended from the updated CLR-CRD Plan. These standards aim to encourage redevelopment and infill development at increased densities and intensities along major multimodal corridors in order to advance a more walkable, mixed-use downtown environment.

In 1995, the Pinellas County Board of County Commissioners (BCC) designated redevelopment authority to the City of Largo for the purposes of establishing the Clearwater-Largo Road Community Redevelopment District (CLR-CRD). This led to the formal establishment of the CLR-CRD as a redevelopment area intended to transform the CRD into a vibrant mixed-use district. The plan governing the CRD and its associated development standards was updated in 2007 when the City of Largo initially sought to establish a Tax Increment Financing (TIF) district for the CLR-CRD. While the TIF district was ultimately not approved by the BCC in 2007, the CLR-CRD Plan was adopted and has contained development standards applicable to the CRD since.

In 2023, the BCC again granted the City of Largo the authority to begin revising the CLR-CRD plan. The update focused on crafting a clear vision and redevelopment framework for the district, including the development of more modern design standards as well as the creation of a new Tax Increment Financing (TIF) district to support future investment and redevelopment within the CRD. This culminated into the final updated Clearwater-Largo Road Community Redevelopment District Plan (the "Plan") which was later adopted by the City Commission on July 1, 2025.

As part of the Plan update, City staff reevaluated the CLR-CRD's character districts. The existing Mixed-Use Corridor (MUC) designation was divided into two new subdistricts, namely Mixed Use Corridor – Alternate 19 (MUC-ALT 19) and Mixed Use Corridor – Clearwater-Largo Road (MUC-CLR), to better reflect the unique development patterns and corridor conditions along each roadway. Additionally, the Professional Office (PO) district was reclassified to Flex Employment (FE) to support a broader mix of employment uses consistent with contemporary market demands and target industry needs.

The purpose of this FLUMA is to reflect the expanded boundaries of the CLR-CRD as approved through the 2025 Plan update and to designate the subject parcels with the appropriate character districts. The proposed character districts include Mixed Use Corridor – Alternate 19 (MUC-ALT 19), Mixed Use Corridor – Clearwater-Largo Road (MUC-CLR), Flex Employment (FE), City Home (CH), and Neighborhood Residential (NH). The FLUMA proposes to designate approximately 298 acres, more or less, within the CLR-CRD expansion with these associated character districts per the recommendations of the Plan. Additionally, several parcels within the existing CLR-CRD will also be amended to reflect the adoption of new Character Districts such as Flex Employment. This amendment is proposed to be processed as a Tier III amendment as both the local and Countywide Plan Map categories would be amended to reflect this expansion. If approved, the entire expansion area will be designated Activity Center on the Countywide Plan Map.

Should the subject FLUMA be approved, all parcels within the CLR-CRD will be subject to the specific standards for the CRD within the Comprehensive Development Code (CDC). This will include an updated base density (Dwelling Units per Acre – DU/A) and intensity (Floor Area Ratio – FAR) increase for each character district within the CRD. Furthermore, each character district will have a maximum bonus density and intensity that can be achieved through the provision of density and intensity bonuses such as those for affordable housing, mixed-use development, enhanced parking, and more. Those parcels within the CLR-CRD that fall within unincorporated Pinellas County will not be subject to these standards, or associated densities and intensities, until annexed into the City of Largo.

Ms. Bruner read Ordinance No. 2026-08 by title only.

Public Hearing/ Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Smith, to adopt Ordinance No. 2026-08 on second and final reading.

Vote:

Voting Aye: Commissioners Smith, Holmes, DiBrizzi, Holck, Johnson

Absent: Commissioner Lauser, Mayor Brown

Motion carried 5-0.

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Ordinance No. 2026-09 - Second Reading - FLUMA-25-0005 - West Bay Drive Community Redevelopment District Future Land Use Map Amendment

CHANGES FROM FIRST READING:
No changes from first reading.

PREVIOUS CITY ACTION(S):
Approved by Planning Board, February 5, 2026 (6-0).
Approved by City Commission, March 3, 2026 (6-0; DiBrizzi Absent)

FIRST READING BACKGROUND:
The City of Largo is initiating a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) to change the character district classification of twenty (20) properties within the West Bay Drive Community Redevelopment District (WBD-CRD) from Mixed Use Corridor (MUC) to a new character district classification of Mixed Use Corridor – Alternate 19 (MUC-ALT19). The amendment also proposes to change the character district classification of the property located at 810 1st Avenue Northwest (PIN: 33-29-15-85194-000-0070) from City Home (CH) and Mixed Use Corridor (MUC) to MUC.

The City Commission approved the creation of the West Bay Drive Community Redevelopment District (WBD-CRD) for Downtown Largo in 2009. The goal of this district is to activate the downtown area by encouraging the development of a dense, vibrant community with spaces to live, work, and play. To further enhance multimodal connectivity and incentivize redevelopment in Downtown Largo, the City adopted the Downtown Multimodal Activity Center (DMAC) Plan in 2010. The project area, as shown in Exhibit A, lies within the boundaries of both the WBD-CRD and the DMAC and is primarily centered around the intersection of Missouri Avenue/Seminole Boulevard (Alternate U.S. Highway 19) and West/East Bay Drive (State Road 686).

In 2022, Forward Pinellas, in collaboration with the City of Largo and several other local governments in Pinellas County, developed a corridor vision plan for Alternate US 19 titled Advantage Alt 19: Investing in People and Places along the Alternate US 19 Corridor. To ensure the plan's recommendations aligned with the unique character of each community, the corridor was divided into four segments with Segment 3 including properties located within the City of Largo. The portion of Alternate US 19 within the city overlaps with four key areas: the Largo Mall Activity Center (LMAC), the West Bay Drive Community Redevelopment District (WBD-CRD), the Clearwater-Largo Road Community Redevelopment District (CLR-CRD) expansion area, and the Downtown Multimodal Activity Center (DMAC).

Each of these areas contains intersections identified as potential hubs for future transit service along the corridor, with the Downtown Largo station area, centered at the intersection of West/East Bay Drive and Alternate US 19, recognized as having the highest redevelopment potential. The vision for this area includes vertically integrated, mixed use development with active ground-floor uses such as retail, offices, and residential units above, creating a dense, walkable, and urban environment.

Most of the properties subject to this ordinance are currently within the Mixed Use Corridor (MUC) character district in the WBD-CRD, which currently permits some of the highest development densities and intensities citywide. In alignment with the Advantage Alt 19 vision and the WBD-CRD Plan, this ordinance proposes to amend the City of Largo Future Land Use Map to reclassify the subject properties from MUC to a newly created character district: Mixed Use Corridor – Alternate 19 (MUC-ALT 19). This new character district is intended to support even greater development potential and further the corridor's transformation into a vibrant, urban center.

It should be noted that the character district of the property located at 810 1st Avenue Northwest is also proposed to be amended through Ordinance No. 2026-09 as it has a split land use classification. Property records indicate that the subject site was previously two separate parcels with two different character district classifications at the time of the initial WBD-CRD adoption. Since the site has been consolidated, the property now has two separate character districts of City Home (CH) and Mixed Use Corridor (MUC). To ensure that development standards and regulations are applied equally to the whole parcel, staff are proposing to reclassify the subject site from CH and MUC to MUC. An amendment to the City of Largo Comprehensive Development Code (CDC) is proposed in conjunction with the subject FLUMA to codify development standards associated with the new MUC-ALT 19 character district.

Ms. Bruner read Ordinance No. 2026-09 by title only.

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Public Hearing/Questions:

None

Motion was made by Commissioner Smith, seconded by Commissioner Holck, to adopt Ordinance No. 2026-09 on second and final reading.

Vote:

Voting Aye: Commissioners Smith, Holmes, DiBrizzi, Holck, Johnson

Absent: Commissioner Lauser, Mayor Brown

Motion carried 5-0.

Ordinance No. 2026-10 (FLUMA-25-0006): Second Reading - Future Land Use Map Amendment for the Property located at 3470 Adrian Avenue

The applicant, Rick Koda, property owner, is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for a 0.45-acre parcel of land, more or less, located at 3470 Adrian Avenue (Parcel Identification Number: 05-30-15-08712-001-0020). The subject property is located at the intersection of Adrian Avenue and Georgianna Street. The proposed amendment would change the land use classification from Institutional (I) to Residential Low Medium (RLM). The requested FLUMA will also require an amendment to the Forward Pinellas Countywide Plan Map, from Public/Semi-Public (P/SP) to Residential Low Medium (RLM). The applicant is proposing to subdivide the existing lot into two separate parcels; Parcel A, approximately 13,000 square feet, with primary frontage along Adrian Avenue; and Parcel B, approximately 7,000 square feet, with primary frontage along Georgianna Street. The proposed subdivision is intended to facilitate the development of two detached single-family dwellings, with one residence to be constructed on each newly created parcel, consistent with the proposed Future Land Use Map Amendment designation.

Records from Pinellas County Property Appraisers indicate that the property is owned by Westwinds Venture Group, LLC, and the current use classification is private schools, colleges, and daycare centers. The site has historically been used as a religious institution, daycare facility, and office space. It recently had a 1,548 square foot structure constructed in 1966. However, an application for a demolition permit was submitted on August 25, 2025, for removal of the existing structure and was finalized November 25, 2025. Additionally, the subject property contains Lift Station 15, which received a small scale site plan approval in December 2014 to allow for the reconstruction of a new sewer lift station. The City of Largo currently retains a 35 by 60 foot easement for the lift station. Amending the land use classification from Institutional (I) to Residential Low Medium (RLM) will facilitate the site's redevelopment by allowing a broader range of residential uses. Although Institutional (I) land use designation permits 12.5 units per acre, residential development is restricted to senior housing and supportive housing for persons with special needs. If the classification of the subject property were to be amended to RLM, the number of permissible dwelling units per acre (du/a) would decrease from 12.5 to 10, but other forms of residential development, such as single-family homes, would be allowed. The proposed amendment would also reduce the maximum Floor Area Ratio (FAR) from 0.65 to 0.55, and the maximum Impervious Surface Ratio (ISR) from 0.85 to 0.65, thereby lowering the potential development intensity and impervious surface ratio. Any proposed use must comply with the uses outlined in Table 6-1 of the Comprehensive Development Code (CDC). For example, single-family residential, which the property owner proposes to develop, is a permitted use by right within the RLM designation which allows a wider variety of residential options more in line with the surrounding area. All future development will be subject to applicable permitting and the City's development review process, including site plan approval where required.

The proposed Comprehensive Plan FLUMA is consistent with the Largo Comprehensive Plan, CDC, Pinellas Countywide Rules, and Chapter 163, Florida Statutes. On November 6, 2025, the Planning Board recommended approval (5-0), followed by the City Commission's recommendation for approval on January 6, 2026 (7-0). The amendment subsequently received unanimous support from the Forward Pinellas Planners Advisory Committee (13-0), the Pinellas Planning Council (12-0), and the Countywide Planning Authority (7-0). If approved, the amendment will be transmitted to Florida Commerce and will become effective 31 days after adoption by the City Commission.

CHANGES FROM FIRST READING:

No changes from first reading.

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PREVIOUS CITY ACTION(S):

Approved by Planning Board, November 6, 2025 (5-0).

Approved by City Commission, January 6, 2026 (7-0)

COUNTYWIDE ACTION(S):

Approved by Forward Pinellas Planners Advisory Committee (PAC) February 2, 2026 (13-0)

Approved by Forward Pinellas Board in its role as the Pinellas Planning Council (PPC) February 11, 2026 (12-0)

Approved by Countywide Planning Authority (CPA) March 24, 2026 (7-0)

Ms. Bruner read Ordinance No. 2026-10 by title only.

Public Hearing/Questions:

None

Motion was made by Commissioner DiBrizzi, seconded by Commissioner Holmes, to adopt Ordinance No. 2026-10 on second and final reading.

Vote:

Voting Aye: Commissioners Smith, Holmes, DiBrizzi, Holck, Johnson

Absent: Commissioner Lauser, Mayor Brown

Motion carried 5-0.

Ordinance No. 2026-18 - Second Reading - Amending The FY 2026 Budget In The Amount Of \$757,734 For Various, Operating, Capital, Personnel And Other Needs

CHANGES FROM FIRST READING:

None

PREVIOUS ACTION:

Approved on first reading on April 21, 2026 by a vote of 6-0 (Brown absent).

Throughout the course of the year, operational and personnel changes, grant opportunities, emergencies, and necessary administrative changes arise that warrant amending the originally adopted budget. This ordinance is a quarterly amendment to the adopted budget to account for the following changes:

Public Works

- Allocating \$46,333 in the General Fund for Horizon West Bay custodial services beginning upon staff move in date.

Community Development

- Allocating \$58,208 in the Construction Services Fund and \$15,193 in the General Fund to cover costs associated with adding three positions for the Building Division in accordance with the Plante Moran consultant phase 1 recommendations. The positions are a "Permit Technician", a "Development new Coordinator", and a "Building Business Operations Manager". These positions add 3 full time equivalent positions to Community Development. Services Application

Police Department

- Allocating \$163,000 in the Police Federal Forfeiture Fund for the purchase of a "Polaris Ranger Crew XP 1000", and for the purchase of two "Mobile Pro Systems Falcon 3100 Surveillance Camera Trailers".

Engineering:

- Transferring \$350,200 from the Transportation Impact Fee District 8 to Transportation Impact Fee District 7a.
- Transferring \$44,800 from the Transportation Impact Fee District 9 to Transportation Impact Fee District 7a.
- Allocating \$395,000 in the Transportation Impact Fee District 7a to relocate overhead utilities underground on 1st Street NW from the 100 block to 2nd Avenue NW.

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- Allocating \$80,000 in the Multimodal Impact Fee District 7 to relocate overhead utilities underground on 1st Street NW from the 100 block to 2nd Avenue NW.

Ms. Bruner read Ordinance No. 2026-18 by title only.

Public Hearing:

None

Questions:

Commissioner Smith stated that he looked forward to the Community Development portion of the budget amendment being implemented.

Motion was made by Commissioner Smith, seconded by Commissioner DiBrizzi, to adopt Ordinance No. 2026-18 on second and final reading.

Vote:

Voting Aye: Commissioners Smith, Holmes, DiBrizzi, Holck, Johnson

Absent: Commissioner Lauser, Mayor Brown

Motion carried 5-0.

LEGISLATIVE MATTERS

Ordinance No. 2026-19 - First Reading - Duke Energy Franchise Agreement

Ordinance 2026-19 replaces the City's 1996 Duke Energy Franchise Agreement. Duke Energy and the City of Largo have negotiated agreement authorizing Energy to Duke transmission facilities in the City's rights-of-way pursuant to terms and conditions acceptable to both parties.

Major sections of the Duke Franchise Agreement include:

- The six (6) percent franchise fee remains unchanged. A mechanism in the proposed agreement allows the franchise area to grow subsequent to any annexations.
- Duke Energy's rates and services are set as approved by the Florida Public Service Commission.
- Duke Energy to provide a minimum two weeks' notice for projects exceeding one to two blocks.
- Duke Energy shall be responsible for physical damage the Right of Way or any infrastructure or facilities of the City located thereon.
- Duke Energy will comply with City regulations for construction and installation of facilities.
- The proposed franchise agreement added the requirement that tree trimming will be in accordance with industry standards and requires Duke Energy to promptly address requests for vegetative debris removal in the Right of Way.
- It also added a section that allows the City of Largo to generate electric capacity or energy, use renewable energy or sell electric capacity and/or energy to Duke Energy in accordance with applicable rules and regulations

Background: Florida Statutes § 337.401 grants the City the authority to authorize the placement and maintenance, by a public electric utility, of electric transmission facilities in the City's rights-of-way. On July 17, 1996, the City of Largo Commission passed Ordinance No. 96-36 Duke Franchise Agreement upon second and final reading. A copy of the franchise agreement is included in the Agreements Packet at the end of the agenda.

Katie Christian and Jeff Baker represented Duke Energy

Ms. Bruner read Ordinance No. 2026-19 by title only.

Questions:

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Commissioner DiBrizzi questioned the franchise fees paid to the City. Ms. Christian stated that in 2025 Duke paid \$7.6 million. Commissioner Smith questioned how the City could improve its working relationship with Duke. Mr. Baker stated that communications have been fine. Commissioner Smith questioned stipulations for different forms of energy. Ms. Johnston stated that there are provisions, however the City is still subject to state regulations. Commissioner Smith stated that he looked forward to working with them.

Motion was made by Commissioner Smith, seconded by Commissioner DiBrizzi, to approve Ordinance No. 2026-19 on first reading and schedule a second reading and public hearing on June 16, 2026.

Vote:

Voting Aye: Commissioners Smith, Holmes, DiBrizzi, Holck, Johnson

Absent: Commissioner Lauser, Mayor Brown

Motion carried 5-0.

STAFF REPORTS

None

ITEMS FROM CITY ATTORNEY, CITY COMMISSION, CITY MANAGER

Commissioner Smith stated that he attended the Resiliency Summit for Mayor Brown. He stated that the Largo Evening Market will be held on Saturday from 5 to 9 pm in Ulmer Park. He stated that libraries are a cornerstone of democracy and that staff did a fantastic job, congratulating Library Director Casey McPhee for being named Administrator of the Year by the Florida Library Association.

Commissioner Holmes encouraged readers to donate their used books to the Library.

Commissioner DiBrizzi encouraged residents to support the new businesses at Horizon. He invited everyone to attend the Memorial Day ceremony in Largo Central Park.

Commissioner Holck congratulated the two graduating seniors from the Largo Youth Leadership Council and wished them luck.

Vice Mayor Johnson also congratulated the graduating seniors and thanked the Public Works team for their hard work.

Chief Loux stated that Brenden Arlington was recognized during National Police Week during the roll call of heroes in Washington DC.

Mr. Curp recognized Ms. McPhee. He thanked the team that got the Horizon project to completion, and stated that it has been a long process. He thanked Parlor Doughnuts for providing coffee and doughnuts for team members. He invited members of the public to visit Horizon.

SUMMARY OF ACTION ITEMS

None

The meeting adjourned at 7:22 pm.

Diane L. Bruner, CMC, City Clerk

City Commission AGENDA ITEM REPORT



Meeting: City Commission - 02 Jun 2026
Presenter: Chris Hawks , Administration
Staff Contact: Chris Hawks, Intergovernmental Relations Coordinator Ext. 7452 chawks@largo.com

TITLE

Resolution No. 2458 - Ratifying A Federal Earmark Request Through The Office Of Senator Ashley Moody In An Amount Up To \$4,200,000

SUMMARY:

This resolution coincides with a federal earmark request in an amount up to \$4,200,000.00 through the office of Senator Ashley Moody for the Starkey Road Flood Mitigation project. This funding request falls under the FEMA Hazard Mitigation Program and will provide 75% of the project costs if approved by Congress. While Senator Moody did not solicit projects for earmark requests, staff requested assistance from her office to help secure this funding in the US Senate.

The project proposes to construct new storm pipe and structures between the Dahlia Place and Gardenia Place roadway cul-de-sacs and regrade the south-flowing tributary ditch to expand the bottom width and recreate a positive ditch bottom gradient for connection to Channel 10. The project is predicted to significantly reduce road flooding and eliminate structure flooding within these areas. The project will also reduce sediments, debris, nutrients, toxic materials, and pathogens carried into connecting channels and waterways and results in critical water quality benefits for Long Bayou.

Because of a two-week submission window for federal earmark submissions, staff was unable to obtain prior City Commission approval for this request. Should the City Commission choose not to ratify the request, it can be withdrawn.

CITY ATTORNEY REVIEWED:

Yes

CONSISTENT WITH:

Strategic Plan

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE RESOLUTION NO. 2458.

ATTACHMENTS:

[Resolution No. 2458](#)

RESOLUTION NO. 2458

**A RESOLUTION OF THE CITY OF LARGO, FLORIDA
RATIFYING A FEDERAL EARMARK REQUEST THROUGH THE
OFFICE OF SENATOR ASHLEY MOODY IN AN AMOUNT UP TO
\$4,200,000.00 FOR THE STARKEY ROAD FLOOD MITIGATION
PROJECT; PROVIDING FOR SEVERABILITY; AND PROVIDING
FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Largo ("the City") is committed to resiliency and mitigating the effects of natural disasters on homes, businesses, and infrastructure; and

WHEREAS, the United States Senate is considering local project funding requests through the FEMA Hazard Mitigation Grant Program; and

WHEREAS, the Starkey Road Flood Mitigation project ("the project") seeks to implement flood control recommendations from the Starkey Road Basin Watershed Management Plan completed in 2012 with the aim to prevent stormwater overflow into homes and businesses in the area; and

WHEREAS, construction on the project is estimated to be ready to commence in FY27; and

WHEREAS, the City Commission desires to ratify the City's federal earmark request as set forth herein.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF LARGO RESOLVES THAT:

Section 1. The City Commission hereby ratifies and approves the City's federal earmark request for implementation of the Starkey Road Flood Mitigation project as set forth in this Resolution.

Section 2. The City Manager, or his designee, is hereby authorized to execute any and all documents necessary to apply for and receive federal funds in an amount of up to \$4,200,000.00 for the Starkey Road Flood Mitigation project and all prior actions taken by the City Manager, or his designee in this regard, are hereby ratified and approved.

Section 3. If any word, phrase, clause, paragraph, section or provision of this Resolution or the application hereof to any person or circumstances is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of the Resolution which can be given without the valid or unconstitutional provisions or application, and to this end the provisions of this Resolution are declared severable.

Section 4. All resolutions and parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. That this Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THIS ____ DAY OF June, 2026.

Agenda Item #4.

CITY OF LARGO, FLORIDA

Louis L. Brown, Mayor

REVIEWED AND APPROVED:



Sarah Johnston, City Attorney

ATTEST:

Diane Bruner, City Clerk

City Commission AGENDA ITEM REPORT



Meeting: City Commission - 02 Jun 2026
Presenter: Chris Hawks , Administration
Staff Contact: Chris Hawks, Intergovernmental Relations Coordinator Ext. 7452 chawks@largo.com

TITLE

Resolution No. 2463 Ratifying A Federal Earmark Request Through The Office Congresswoman Anna Paulina Luna In An Amount Up To \$4,200,000

SUMMARY:

This Resolution ratifies a federal earmark request through the office of Congresswoman Anna Paulina Luna in an amount up to \$4,200,000 for the Starkey Road Flood Mitigation Project. This earmark request falls under the FEMA Hazard Mitigation Program and will provide 75% of the costs of the project if approved by Congress.

The project proposes to construct new storm pipe and structures between the Dahlia Place and Gardenia Place roadway cul-de-sacs and regrade the south-flowing tributary ditch to expand the bottom width and recreate a positive ditch bottom gradient for connection to Channel 10. The project is predicted to significantly reduce road flooding and eliminate structure flooding within these areas. The project will also reduce sediments, debris, nutrients, toxic materials, and pathogens carried into connecting channels and waterways and will result in critical water quality benefits for Long Bayou.

As Congresswoman Luna invited local governments to submit earmark requests with a two-week submission window, staff was unable to obtain City Commission approval prior to submission. Should the City Commission choose not to ratify the earmark request, it can be withdrawn.

CITY ATTORNEY REVIEWED:

Yes

CONSISTENT WITH:

Strategic Plan

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE RESOLUTION NO. 2463.

ATTACHMENTS:

[Resolution No. 2463](#)

RESOLUTION NO. 2463

**A RESOLUTION OF THE CITY OF LARGO, FLORIDA
RATIFYING A FEDERAL EARMARK REQUEST THROUGH THE
OFFICE OF CONGRESSWOMAN ANNA PAULINA LUNA IN AN
AMOUNT UP TO \$4,200,000.00 FOR THE STARKEY ROAD
FLOOD MITIGATION PROJECT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Largo ("the City") is committed to resiliency and mitigating the effects of natural disasters on homes, businesses, and infrastructure; and

WHEREAS, the office of Congresswoman Anna Paulina Luna has solicited funding requests from local governments for flood mitigation projects; and

WHEREAS, the Starkey Road Flood Mitigation project ("the project") seeks to implement flood control recommendations from the Starkey Road Basin Watershed Management Plan completed in 2012 with the aim to prevent stormwater overflow into homes and businesses in the area; and

WHEREAS, construction on the project is estimated to be ready to commence in FY27; and

WHEREAS, the City Commission desires to ratify the City's federal earmark request as set forth herein.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF LARGO RESOLVES THAT:

Section 1. The City Commission hereby ratifies and approves the City's federal earmark request for implementation of the Starkey Road Flood Mitigation project as set forth in this Resolution.

Section 2. The City Manager, or his designee, is hereby authorized to execute any and all documents necessary to apply for and receive federal funds in an amount of up to \$4,200,000.00 for the Starkey Road Flood Mitigation project and all prior actions taken by the City Manager, or his designee in this regard, are hereby ratified and approved.

Section 3. If any word, phrase, clause, paragraph, section or provision of this Resolution or the application hereof to any person or circumstances is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of the Resolution which can be given without the valid or unconstitutional provisions or application, and to this end the provisions of this Resolution are declared severable.

Section 4. All resolutions and parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. That this Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THIS ____ DAY OF June,

2026. Page 1 of 2

Agenda Item #5.

CITY OF LARGO, FLORIDA

Louis L. "Woody" Brown, Mayor

REVIEWED AND APPROVED:



Sarah Johnston, City Attorney

ATTEST:

Diane Bruner, City Clerk

City Commission AGENDA ITEM REPORT



Meeting: City Commission - 02 Jun 2026
Presenter: Litianyu Zhu, Engineering Services
Staff Contact: Litianyu Zhu, Engineer 1

Ext. 4420 lzhu@largo.com

TITLE

Approval Of The Scope And Fee For Task Order No. 2026-01 For Brookside Neighborhood Flood Abatement And Ditch Rehabilitation Evaluation With Hazen And Sawyer, In Accordance With Professional Services Agreement RFQ No. 24-Q-798, In The Amount Of \$215,985 With An Owner Contingency Of \$3,015 For An Estimated Total of \$219,000

SUMMARY:

The Engineering Services Department requests City Commission approval for the award of the scope and fee with Hazen and Sawyer, in the amount of \$219,000, for the evaluation phase of the Brookside Neighborhood Flood Abatement and Ditch Rehabilitation project. The project area is located east of Belcher Road, north of East Bay Drive, and south of Allens Creek and consists of approximately 2,025 linear feet of drainage ditch and associated stormwater infrastructure within the Allens Creek Basin Watershed. The Brookside neighborhood experiences recurring roadway flooding and drainage issues during storm events, particularly along Ashbury Drive, Armonk Drive, and Riverside Drive South. In addition, portions of the existing drainage ditch exhibit erosion and slope instability that reduce conveyance efficiency and increase long-term maintenance concerns.

The purpose of the evaluation phase is to assess existing stormwater infrastructure conditions, drainage system performance, ditch conveyance capacity, and bank stability throughout the Brookside neighborhood. The evaluation will include data collection, topographic survey, watershed modeling updates and calibration, hydraulic analysis, neighborhood engagement, and conceptual improvement alternatives for flood mitigation and ditch stabilization.

Potential conceptual improvements include upsizing stormwater pipes and structures, regrading and rehabilitating the existing open-channel ditch, and evaluating slope stabilization alternatives such as gabion basket retaining walls. The results of this evaluation will support future decision making related to potential drainage improvements, maintenance strategies, and future design and permitting efforts.

Task Order	\$ 215,985
Owner's Contingency	\$ 3,015
Total	\$ 219,000

The Scope and Fee documents are included in the Agreements Packet at the end of the agenda.

BUDGET INFORMATION:

BUDGETED AMOUNT: \$219,000 **AVAILABLE AMOUNT:** \$219,000 **EXPENDITURE AMOUNT:** \$219,000

Additional Budgetary Information:

Funding Source(s):
(132) Stormwater Fund

CITY ATTORNEY REVIEWED:

Yes

CONSISTENT WITH:

Strategic Plan

Agenda Item #6.

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE THE SCOPE AND FEE FOR TASK ORDER NO. 2026-01 FOR THE BROOKSIDE NEIGHBORHOOD FLOOD ABATEMENT AND DITCH REHABILITATION EVALUATION WITH HAZEN AND SAWYER, IN ACCORDANCE WITH PROFESSIONAL SERVICES AGREEMENT RFQ NO. 24-Q-798, IN THE AMOUNT OF \$215,985 AND AN OWNER CONTINGENCY OF \$3,015, FOR AN ESTIMATED TOTAL OF \$219,000.

City Commission AGENDA ITEM REPORT



Meeting: City Commission - 02 Jun 2026
Presenter: Kyle Hicks, Environmental Services
Staff Contact: Kyle Hicks, Wastewater Manager

Ext. 3079 khicks@largo.com

TITLE

Approval Of The Scope And Fee For Task Order No. 2026-01 For A WWRF Storm Flooding And Surge Resiliency Study With Land & Water Engineering Science, In Accordance With Professional Services Agreement RFQ No. 24-Q-798, In The Amount Of \$173,808.30

SUMMARY:

During the 2024 hurricane season, the Wastewater Reclamation Facility (WWRF) experienced significant storm-related impacts, including rain-induced flooding and approximately four to five feet of standing water in areas of the plant adjacent to Cross Bayou Canal due to storm surge. These events helped identify equipment, treatment structures, and site areas that may benefit from resiliency improvements.

In response, the Environmental Services Department developed a multi-phase Capital Improvements Program (CIP) project to evaluate and address these vulnerabilities. The first phase is a WWRF Storm Flooding and Surge Resiliency Study, to be completed by Land & Water Engineering Science. The consultant has expertise in vulnerability assessment, flood resiliency planning, and wastewater infrastructure evaluation.

The study will establish and deliver:

1. **Defensible storm surge and sea-level-rise planning thresholds for the WWRF.** The study will evaluate areas of the facility vulnerable to storm surge, localized flooding, and long-term sea-level rise. These thresholds will help determine the appropriate elevation and protection standard for future resiliency improvements while balancing risk reduction, feasibility, and cost.
2. **Recommended adaptation and mitigation strategies.** These may include barriers, equipment elevation, relocation of vulnerable assets, floodproofing, building hardening, and operational strategies to reduce downtime after storm events.
3. **A final vulnerability assessment report and implementation work plan.** These deliverables will include prioritized recommendations, planning-level cost estimates, and grant-readiness materials to support future funding opportunities.

Funding for the construction of resiliency improvements has been programmed in the CIP for Fiscal Years 2027 and 2028. This study will provide the technical basis needed to prioritize those improvements and prepare future scopes of work for design and construction. Copies of the scope and fee documents are included in the Agreements Packet at the end of the agenda.

CITY ATTORNEY REVIEWED:

Yes

CONSISTENT WITH:

Strategic Plan

POTENTIAL MOTION / DIRECTION REQUESTED:

Agenda Item #7.

I MOVE TO APPROVE/DISAPPROVE THE SCOPE AND FEE FOR TASK ORDER NO. 2026-01 FOR A WWRF STORM FLOODING AND SURGE RESILIENCY STUDY WITH LAND & WATER ENGINEERING SCIENCE, IN ACCORDANCE WITH PROFESSIONAL SERVICES AGREEMENT RFQ NO. 24-Q-798, IN THE AMOUNT OF \$173,808.30.

City Commission AGENDA ITEM REPORT



Meeting: City Commission - 02 Jun 2026
Presenter: Billy Ingram, Public Works
Staff Contact: Billy Ingram, Assistant Public Works Director Ext. 6743 bingram@largo.com

TITLE

Award Of Contracts from Request For Proposal No. 26-P-861 For Emergency Debris Monitoring Services To Three Vendors

SUMMARY:

On April 11, 2026, The Purchasing Division of the Office of Performance and Budget accepted sealed submittals for RFP No. 26-P-861, Emergency Debris Monitoring Services. Three proposals were vetted and ranked by the evaluation committee based on qualifications and experience of the Program Team; Quality Assurance Program; and General Experience.

The selected vendors are as follows:

- Thompson Consulting Services, LLC
- Tetra Tech, Inc
- King Industries Corporation

The Federal Emergency Management Agency (FEMA) requires municipal governments to have pre-positioned contracts in place for debris collection and monitoring in order to receive State and Federal reimbursement. The purpose of this bid was to diversify the debris monitoring companies available to the City of Largo Public Works Team after an event.

Contracts from RFP No. 26-P-861 are for a five (5) year initial term, with options for renewal in one (1) one-year increments based on the expiration of the initial term by mutual agreement of the parties. Copies of the agreement(s) are included in the Agreements Packet at the end of the agenda.

CITY ATTORNEY REVIEWED:

Yes

CONSISTENT WITH:

Strategic Plan

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE AWARD OF CONTRACTS FROM REQUEST FOR PROPOSAL NO. 26-P-861 FOR EMERGENCY DEBRIS MONITORING SERVICES TO THREE VENDORS.

City Commission AGENDA ITEM REPORT



Meeting: City Commission - 02 Jun 2026
Presenter: Robert Comitalo, Fleet Manager, Public Works
Staff Contact: Robert Comitalo, Public Works Fleet Service Garage Ext. 7357 rcomitalo@largo.com

TITLE

Authorization To Purchase A Replacement Vehicle For The Environmental Services Department From Tampa Florida Kenworth, In Accordance With Florida Sheriff's Association Contract FSA25-VEH23.0, In The Estimated Amount Of \$374,214

SUMMARY:

This item is to request approval from the City Commission for the purchase of a 2027 Kenworth T380 Load King Crane Truck from Florida Sheriff's Association Contract FSA25-VEH23.0 in accordance with the vehicle replacement schedule. The Department of Public Works, Fleet Management Division, consulted with the Environmental Services team members to ensure that the requested replacement was mission-capable, safe, and fit the needs of service for the Environmental Services Department.

This vehicle consists of a 2027 Kenworth T380 chassis with a Load King 19-70 Straight Boom Crane Body with a 19-Ton Lift Capacity & 70 ft Boom Length. Please reference the attachments for further information regarding this request.

BUDGET INFORMATION:

BUDGETED AMOUNT: \$150,000 **AVAILABLE AMOUNT:** \$488,734 **EXPENDITURE AMOUNT:** \$374,214

Additional Budgetary Information:

Difference between budget and available amounts to come from cost savings from capital expenditures.

Funding Source(s):

Environmental Services Fund

CONSISTENT WITH:

Strategic Plan

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE AUTHORIZATION TO PURCHASE A REPLACEMENT VEHICLE FOR THE ENVIRONMENTAL SERVICES DEPARTMENT FROM TAMPA FLORIDA KENWORTH, IN ACCORDANCE WITH FLORIDA SHERIFF'S ASSOCIATION CONTRACT FSA25-VEH23.0, IN THE ESTIMATED AMOUNT OF \$374,214.

ATTACHMENTS:

[City of Largo Load King - FSA Quote](#)

[Stinger-19-70-7-26](#)

[T380 - 33,000 GVW \(For 19-70 Load King\) - Chassis Spec](#)

Agenda Item #9.



www.FloridaKenworth.com

Florida Sheriffs Bid

FSA25-VEH23.0

Item # 62 - 30,000 lb GVWR Truck 4x2
Kenworth T380 - Load King

6905 E MLK JR. BLVD
Tampa, FL 33605
813-426-6643
Sarah Bielinski

City of Largo
1000 2nd Street SE
Largo, FL 33770
Prepared for: Robert Comitalo

Quote Date: 5/1/2026

Item	Charge Description	Quantity	Price	1	Extension
Base Specification	2027 Kenworth T380 - 33,000 GVW	\$	91,578.00	\$	91,578.00
0130124	Paccar PX7-300hp / 660 ft/lb	\$	2,188.00	\$	2,188.00
Unspecified	Allison 2500 RDSP - 5 Speed	\$	3,300.00	\$	3,300.00
2406840/232	156" Cab to Axle-232"wb	\$	848.00	\$	848.00
1840024	Battery Disconnect Switch - in Cab - Locking	\$	400.00	\$	400.00
8203060	5 Keys Included with Truck	\$	33.00	\$	33.00
8205168	Flip Valve: On Dash For Single Speed PTO	\$	248.00	\$	248.00
Unspecified	Air Ride Drivers and Passengers seats	\$	256.00	\$	256.00
Unspecified	Wheelwell Fender Extension	\$	200.00	\$	200.00
Unspecified	Roof - Raised Profile	\$	317.00	\$	317.00
Unspecified	Kenworth Smartwheel: 18 in. Non-Leather With Controls	\$	125.00	\$	125.00
Unspecified	KW Cab Air Suspension	\$	150.00	\$	150.00
9490206 / 9490404	Triangle Kit and In Cab Fire Extinguisher	\$	180.00	\$	180.00
9204206	PACCAR Engine PX-7 PP1 EPA24 - 5 Year/100k	\$	1,279.00	\$	180.00
9204217	PACCAR PX-7 Aftertreatment W/PP1 EPA24 - 5 Years/100K	\$	826.00	\$	180.00
EW Allison 5YR	EW Allison 2500/3000/3500 -3yrs Std+2 years	\$	536.00	\$	180.00
05UNP	Crane: Load King 19-70 - See Body Quote for details	\$	267,750.00	\$	267,750.00
Holding Costs	150 Days of Floorplan	\$	4,000.00	\$	4,000.00
	Title/Tag & Temporary Tag		INCLUDED		INCLUDED
		FSA AWARDED CONTRACT flsheriffs.org 850-877-2165 cpp@flsheriffs.org			
Florida Sheriffs Admin Fee			INCLUDED		INCLUDED
Total Price		\$	374,214.00	\$	374,214.00



STINGER 19-70
19 US t Lifting Capacity
Boom Truck Crane

STINGER
19-70



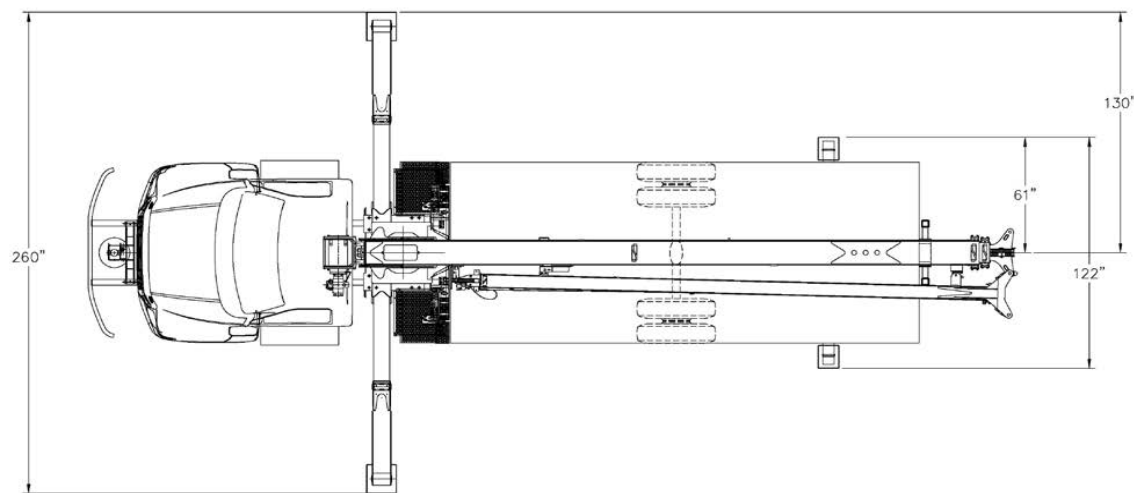
Features: STINGER 19-70

- 19 US t @ 5ft
- 70 ft maximum boom length
- 80 ft maximum tip height
- 24-40 ft optional jib
- 120 ft maximum tip height with 40 ft jib
- Electronic rated capacity indicator
- Quick reeving boom head

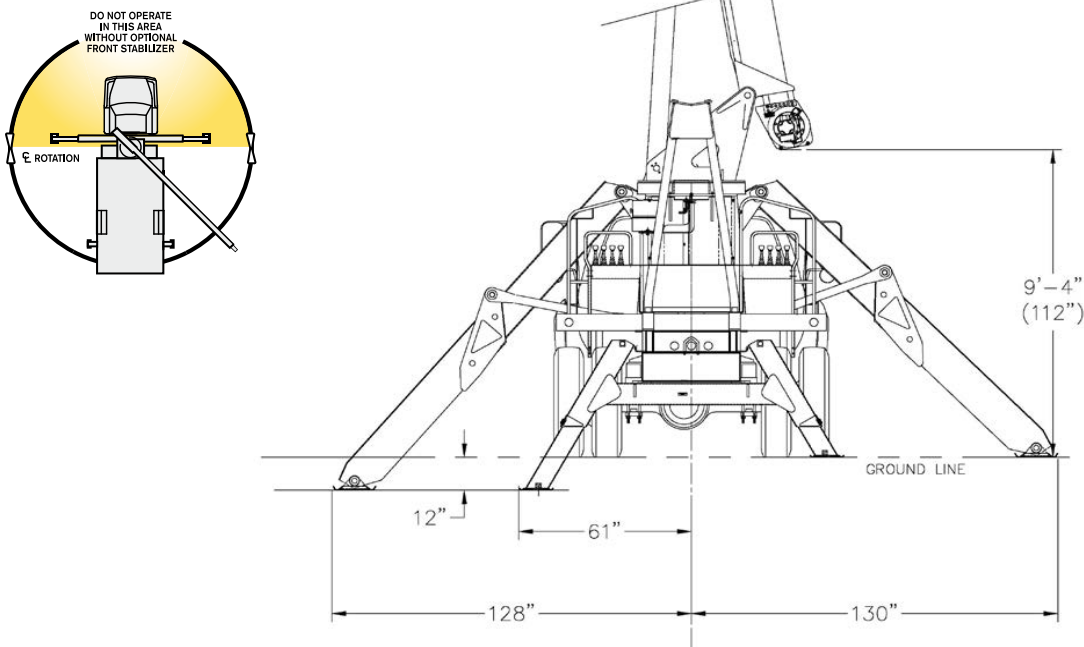
DIMENSIONS

STINGER 19-70STING

Crane Dimensions



Area of Operation

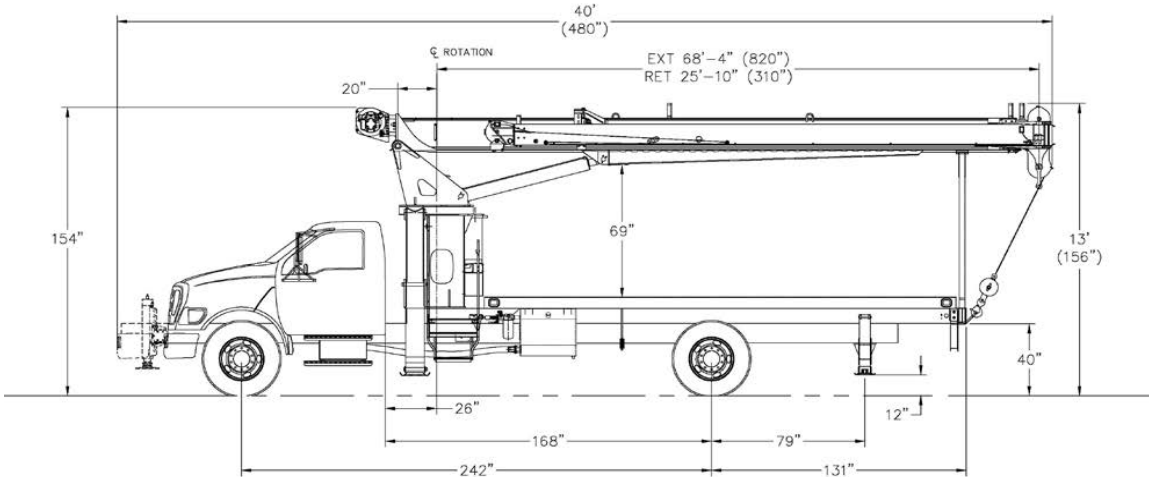


DIMENSIONS

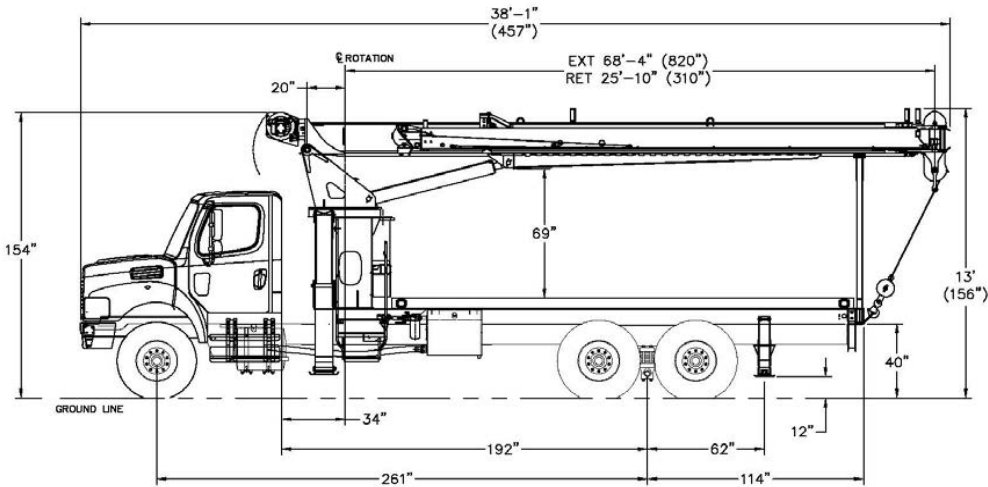
STINGER 19-70STING

Example Layout Drawings

Single Axle Configuration



Tandem Axle Configuration



Mounting Specifications

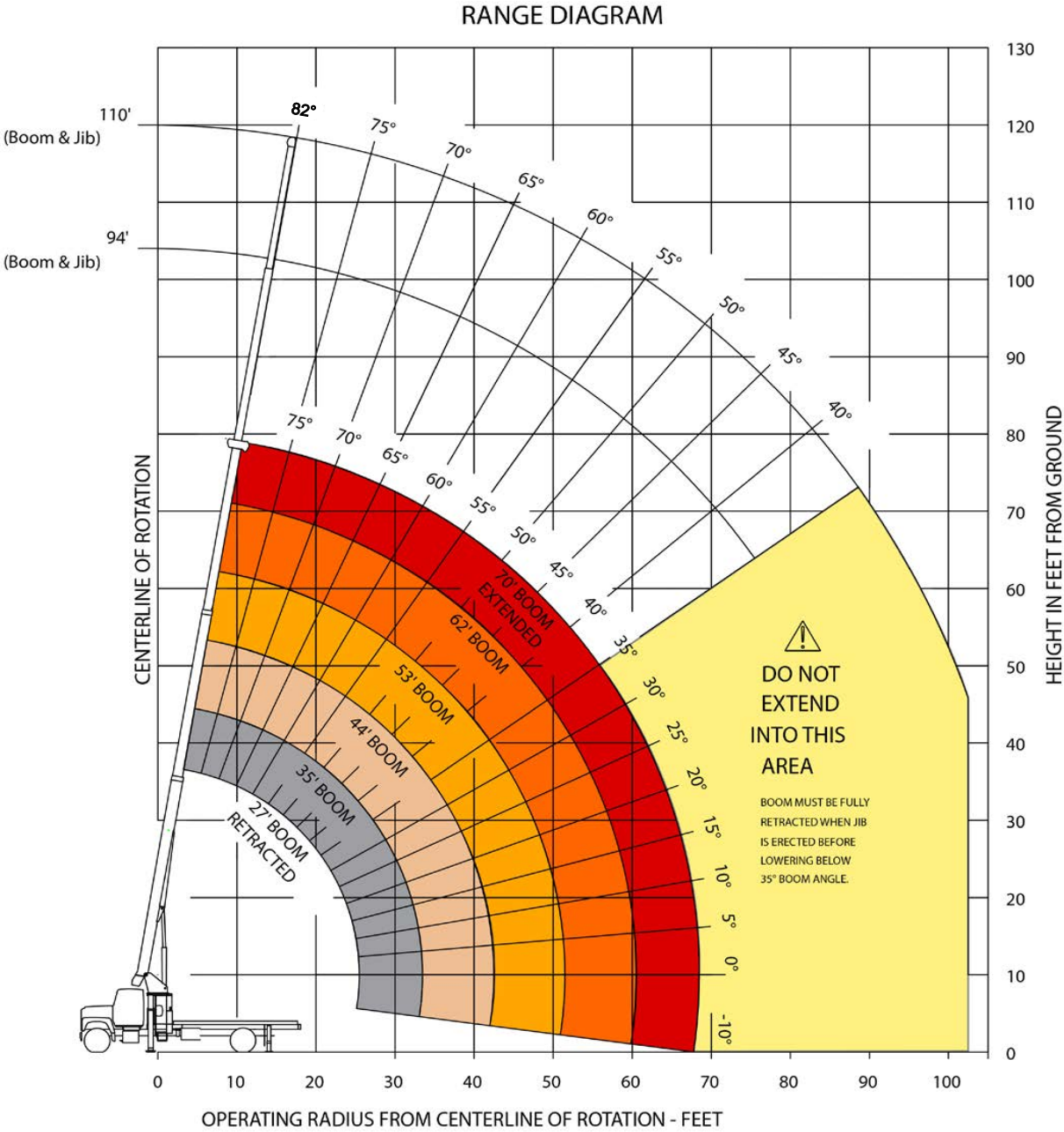
Chassis Recommendations

Single Axle		Tandem Axle	
Gross vehicle weight rating	33,000 lb	Gross vehicle weight rating	52,000 lb
Front axle weight rating	12,000 lb	Front axle weight rating	18,000 lb
Rear axle weight rating	21,000 lb	Rear axle weight rating	34,000 lb
Frame section modulus	15.9 in3	Frame section modulus	15.9 in3
Exhaust	Left side under cab with vertical tailpipe	Exhaust	Left side under cab with vertical tailpipe
Wheelbase	242 +/- 4 in	Wheelbase	260 +/- 6 in
Cab to axle	168 +/- 4 in	Cab to trunnion	192 +/- 6 in
Afterframe	100 +/- 4 in	Afterframe	114 +/- 4 in
RBM per frame rail	1,800,000 lb/in	RBM per frame rail	1,800,000 lb/in
Frame height (unloaded)	40 +/- 3 in	Frame height (unloaded)	40 +/- 3 in

RANGE DIAGRAM

Outriggers Fully Extended

STINGER 19-70STING



LOAD CHARTS
Single Axle Configuration
Outriggers Fully Extended

STINGER 19-70STING

(100%) 27-70 ft

Standard ASME B30.5

	Boom Length						
	27	35	44	53	62	70	
ft	lb	lb	lb	lb	lb	lb	ft
5	38,000						5
8	26,400						8
10	22,200	21,200	20,500				10
12	19,300	18,400	17,700	17,200			12
15	16,200	15,400	14,700	14,300	13,900	12,000	15
20	12,600	12,100	11,600	11,100	10,800	10,500	20
25	9,200	9,700	9,500	9,100	8,800	8,600	25
30		6,700	7,100	7,200	7,300	7,200	30
35			5,200	5,400	5,500	5,600	35
40			4,000	4,200	4,300	4,400	40
45				3,300	3,400	3,500	45
50				2,600	2,700	2,800	50
55					2,200	2,300	55
60					1,800	1,900	60
65						1,500	65

Boom at 0°

(100%) 27-70 ft

Standard ASME B30.5

	Boom Length						
	27	35	44	53	62	70	
0	lb	lb	lb	lb	lb	lb	0
0	6,900	5,100	3,500	2,400	1,700	1,300	0

With Jib, Retracted and Extended

(100%) 27-70 ft

Standard ASME B30.5

	Jib Capacities for All Boom Lengths										
	80°	75°	70°	65°	60°	55°	50°	45°	40°	35°	
ft	lb	lb	lb	lb	lb	lb	lb	lb	lb	lb	ft
24	3,900	3,600	3,200	2,500	2,100	1,900	1,700	1,400	1,100	900	24
40	2,200	2,100	2,000	1,900	1,500	1,300	1,100	900	800	600	40

Notes to lifting capacity

Lifting capacities do not exceed 85% of tipping load. Weight of hook blocks and slings are part of the load, and are to be deducted from the capacity ratings. Consult operation manual for further details.

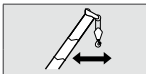
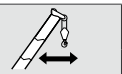
Note: Data published herein is intended as a guide only and shall not be construed to warrant applicability for lifting purposes. Crane operation is subject to the computer charts and operation manual both supplied with the crane.

LOAD CHARTS
Tandem Axle Configuration
Outriggers Fully Extended

STINGER 19-70STING



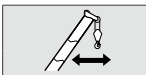
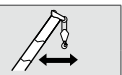
Standard ASME B30.5

	Boom Length						
	27	35	44	53	62	70	
ft	lb	lb	lb	lb	lb	lb	ft
5	38,000						5
8	26,400						8
10	22,200	21,200	20,500				10
12	19,300	18,400	17,700	17,200			12
15	16,200	15,400	14,700	14,300	13,900	12,000	15
20	12,600	12,100	11,600	11,100	10,800	10,500	20
25	9,200	9,900	9,500	9,100	8,800	8,600	25
30		8,000	8,000	7,700	7,400	7,200	30
35			6,800	6,600	6,400	6,200	35
40			5,400	5,700	5,600	5,400	40
45				4,600	4,800	4,800	45
50				3,800	3,900	3,900	50
55					3,200	3,300	55
60					2,600	2,800	60
65						2,400	65

Boom at 0°



Standard ASME B30.5

	Boom Length						
	27	35	44	53	62	70	
0	lb	lb	lb	lb	lb	lb	0
0	6,900	5,100	4,000	3,100	2,400	1,900	0

With Jib, Retracted and Extended



Standard ASME B30.5

	Jib Capacities for All Boom Lengths										
	80°	75°	70°	65°	60°	55°	50°	45°	40°	35°	
ft	lb	lb	lb	lb	lb	lb	lb	lb	lb	lb	ft
24	3,900	3,600	3,200	2,500	2,100	1,900	1,700	1,500	1,400	1,300	24
40	2,200	2,100	2,000	1,900	1,500	1,300	1,100	900	800	700	40

Notes to lifting capacity

Lifting capacities do not exceed 85% of tipping load. Weight of hook blocks and slings are part of the load, and are to be deducted from the capacity ratings. Consult operation manual for further details.

Note: Data published herein is intended as a guide only and shall not be construed to warrant applicability for lifting purposes. Crane operation is subject to the computer charts and operation manual both supplied with the crane.



TECHNICAL DESCRIPTION

STINGER 19-70STING

Boom, Jib and Rotation

	Four-section full power fully synchronized telescopic keel boom Boom elevation angle range (min/max) Boom up/down time Boom extension/retraction time	-10° / 82° 25/16 seconds 61/29 seconds
	Boom length	70 ft
	Boom maximum tip height	80 ft
	Maximum tip height: With optional single stage 24 ft jib Maximum tip height: With optional two stage 24-40 ft jib	104 ft 120 ft
	370° non-continuous rotation or optional 360° continuous rotation	

Operator Controls and Operator Aid

	Hoist line pull (First layer)	11,100 lb
	Hoist line speed (Third layer)	137/223 ft/min
	Fully proportional	
	Electronic rated capacity indicator	

TECHNICAL DESCRIPTION

STINGER 19-70STING

Rope and Reeving

1 Part Line

Overhaul Ball

2 Part Line

One Sheave Load Block

3 Part Line

One Sheave Load Block

4 Part Line

Two Sheave Load Block

Loads Up To: 9,700 lbs * 6,800 lbs	Loads Up To: 19,400 lbs * 13,600 lbs	Loads Up To: 29,100 lbs * 20,400 lbs	Loads Up To: 38,000 lbs * 27,200 lbs
--	--	--	--

Hoist Rope

9/16" XIPS, IWRC preformed right regular lay with 34,000 lb minimum breaking strength
 * 9/16" rotation resistant (per ASME 30.5 or ASM A1023) with 34,000 mininum breaking strength

Overhaul ball
 1 Sheave block
 2 Sheave block

6.25 US t

15 US t

25 US t

Understructure

Front: A-frame link-type
 To outer edge of pad
 21 ft 8 in
 Rear: A-frame
 To outer edge of pad
 10 ft 2 in

Optional Features

Single and two-stage jibs
 Multi-part load blocks
 Main winch with 2 speed motor
 20 ft Wood or steel flatbed
 Radio remote controls
 Two-man basket
 Hoist drum tensioner
 Continuous rotation
 Oil cooler
 Single front bumper outrigger
 Tool box
 Inching control for hoist operation at rear of subframe, for one man hook ball stowage and deploy

8

Page 44 of 189

STINGER 19-70







[illegible]

[illegible]



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City Commission AGENDA ITEM REPORT



Meeting: City Commission - 02 Jun 2026
Presenter: Robert Comitalo, Fleet Manager, Public Works
Staff Contact: Robert Comitalo, Public Works Fleet Service Garage Ext. 7357 rcomitalo@largo.com

TITLE

Authorization To Purchase A Replacement Vehicle For The Environmental Services Department, From United Rentals In Accordance With The Sourcewell Contract # 020923-TER, In The Estimated Amount Of \$169,230

SUMMARY:

This item is to request approval from the City Commission for the purchase of a 2026 GENIE GTH-1056 Telehandler Forklift from Sourcewell Contract # 020923-TER in accordance with the vehicle replacement schedule. The Department of Public Works, Fleet Management Division, consulted with the Environmental Services team members to ensure that the requested replacement was mission-capable, safe, and fit the needs of service for the Environmental Services Department.

This vehicle consists of a 2026 GENIE GTH-1056 Telehandler Forklift, 10,000lbs Lift Cap / 56' Lift Height / 42' Horizontal Reach. Please reference the attachment for further information regarding this request.

BUDGET INFORMATION:

BUDGETED AMOUNT: \$123,700 **AVAILABLE AMOUNT:** \$150,000 **EXPENDITURE AMOUNT:** \$169,230

Additional Budgetary Information:

Staff has found cost savings to cover the amount of this vehicle.

Funding Source(s):

Environmental Services Fund

CONSISTENT WITH:

Strategic Plan

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE AUTHORIZATION TO PURCHASE A REPLACEMENT VEHICLE FOR THE ENVIRONMENTAL SERVICES DEPARTMENT, FROM UNITED RENTALS IN ACCORDANCE WITH SOURCEWELL CONTRACT # 020923-TER, IN THE ESTIMATED AMOUNT OF \$169,230.

ATTACHMENTS:

[Genie Sale Quote 261430574.](#)



SALE QUOTE

BRANCH 668
 4300 118TH AVE N
 CLEARWATER FL 33762-5110
 727-572-0369

261430574

Job Site
 CITY OF LARGO LAYDOWN YARD
 1000 2ND ST SE
 X:1@1
 LARGO FL 33771-4439
 Office: 727-587-6719 Cell: 727-560-8290

Customer #	: 317754
Quote Date	: 04/21/26
UR Job Loc	: 1000 2ND ST SE, LARG
UR Job #	: 13
Customer Job ID:	
P.O. #	: 10K REACH QUOTE
Ordered By	: ROBERT COMITALO
Written By	: CORY RUTKOWSKI
Salesperson	: CORY RUTKOWSKI

CITY OF LARGO
 201 HIGHLAND AVE N
 PO BOX 296
 LARGO FL 33770-2512

This is not an invoice
 Please do not pay from this document

Qty	Equipment #	Price	Amount
1	2331650 CC: 233-1650	164279.52	164279.52
	FORKLIFT VARIABLE REACH 10000# 50'-62' -Fenders set of (4) -Foam filled Enduro A/T tires -QA Side tilt carriage -48" Pallet forks -GTH-1056, ANSI/CSA, Deutz 121 hp - 4 speed power shift, enclosed cab w/ AC & Heater, Flashing Beacon , Road & Work Lights		
	DELIVERY CHARGE		4950.00
		Sub-total:	169229.52
		Total:	169229.52
	ONSITE CONTACT: ROBERT COMITALO CELL#: 727-586-7357		

TO SCHEDULE EQUIPMENT FOR PICKUP, CALL 800-UR-RENTS (800-877-3687)
 WE ARE AVAILABLE 24/7 TO SUPPLY YOU WITH A CONFIRMATION #
 IN ORDER TO CLOSE THIS CONTRACT

Note: This proposal may be withdrawn if not accepted within 30 days.

WHERE PERMITTED BY LAW, UNITED RENTALS MAY IMPOSE A SURCHARGE OF 2.0% FOR CREDIT CARD PAYMENTS ON CHARGE ACCOUNTS. THIS SURCHARGE IS NOT GREATER THAN OUR MERCHANT DISCOUNT RATE FOR CREDIT CARD TRANSACTIONS AND IS SUBJECT TO SALES TAX .
 THIS IS NOT A SALE AGREEMENT/INVOICE. THE ITEMS LISTED ABOVE ARE SUBJECT TO AVAILABILITY AND ACCEPTANCE OF THE TERMS AND CONDITIONS OF UNITED'S SALE AGREEMENT/INVOICE WHICH ARE AMENDED FROM TIME TO TIME AND POSTED ONLINE AT <https://www.unitedrentals.com/legal/sale-agreement> AND INCORPORATED HEREIN BY REFERENCE. A PAPER COPY OF THE SALE AGREEMENT/INVOICE TERMS IS AVAILABLE UPON REQUEST.

City Commission
AGENDA ITEM REPORT



Meeting: City Commission - 02 Jun 2026
Presenter: Shauwn Clark , Public Works
Staff Contact: Shauwn Clark, Solid Waste Services Building Ext. 4054 sclark@largo.com

TITLE
Award Of ITB No. 26-B-858, Yard Waste, Class III Waste, And Construction And Demolition Debris Disposal, To GFL Environmental For A Five (5) Year Period Beginning October 1st, 2026 In The Estimated Annual Amount Of \$1,150,000

SUMMARY:
This item is for the award of ITB No. 26-B-858 to GFL Environmental effective October 1, 2026 for a Five (5) year period pursuant to the terms and conditions contained in the bid document.

We received three (3) qualified bids, however, GFL was the only provider that could accommodate unsorted debris. The amount includes a 3% increase which equals \$1.32 per ton in tipping fees from the previous contracted term.

In FY 2025, \$1,079,388.28 was spent on disposal of Yard Waste, Class III and Construction and Demolition Debris.

The City of Dunedin and the City of Clearwater are also participants on this bid, however they are responsible for their own disposal costs.

POTENTIAL MOTION / DIRECTION REQUESTED:
I MOVE TO APPROVE/DISAPPROVE AWARD OF ITB NO. 26-B-858, YARD WASTE, CLASS III WASTE, AND CONSTRUCTION AND DEMOLITION DEBRIS DISPOSAL, TO GFL ENVIRONMENTAL FOR A FIVE (5) YEAR PERIOD IN THE ESTIMATED ANNUAL AMOUNT OF \$1,150,000.

City Commission AGENDA ITEM REPORT



Meeting: City Commission - 02 Jun 2026
Presenter: Rebecca Spuhler, Finance
Staff Contact: Rebecca Spuhler, Finance Director Ext. X7443 rspuhler@largo.com

TITLE

Authorization To Extend Awarded RFP No. 21-P-724, Audit Services, With Carr, Riggs, & Ingram LLC For An Additional Five (5) Year Term For Independent Auditing And Attestation Services Of Fiscal Years Ending September 30, 2026 Through September 30, 2030 In The Total Amount Of \$428,100

SUMMARY:

Pursuant to the Code of Federal Regulations and Florida Statute Section 218.39, municipalities meeting certain criteria must have an independent audit performed annually. The City fulfills this requirement each year by enlisting the services of an independent auditing agency.

In FY 2021 the City issued RFP No. 21-P-724 to solicit proposals for independent audit services for a five (5) year term with the option to renew for an additional five (5) years, subject to the mutual satisfaction of both parties. The audit services contract was awarded to Carr, Riggs, & Ingram LLC (CRI) covering fiscal years ending September 30, 2021 through September 30, 2025. One Amendment to the contract was adopted in FY 2022 for a one-year cost increase to support additional work required the year the City implemented the Workday ERP. The City has been satisfied with the services received, communications and audits performed by CRI over the term of this contract as well as previous contracts. CRI was awarded the previous RFP as well and have been the City's audit firm since FY 2012.

An extension agreement was presented by CRI to the City of Largo Audit Committee at the April 7, 2026 meeting for consideration. The Audit Committee discussed the contract and pricing schedule and recommends extending the contract for the five (5) year term to include the audit of FY 2026 through FY 2030.

The City requested an additional audit service for the renewal to include audit and attestation services over the Belleair Fire District expenditures pursuant to the new interlocal agreement in place. The increase from the current contractual amount for the first year, as well as for all future years is 4% annually, which is reasonable. The annual audit also ensures that the City meets the federal and state single audit requirements, Community Redevelopment Agency financial report review and Pinellas County Fire and EMS Attestations.

A copy of the agreement is included in the Agreements Packet at the end of the agenda.

BUDGET INFORMATION:

BUDGETED AMOUNT:	AVAILABLE AMOUNT:	EXPENDITURE AMOUNT: \$428,100 during FY2027 through FY3031
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Additional Budgetary Information: Budget amounts for FY2027 and beyond will reflect actual contract amounts	Funding Source(s): Multiple Funds
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CITY ATTORNEY REVIEWED:

Yes

CONSISTENT WITH:

Strategic Plan

Agenda Item #12.

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE AUTHORIZATION TO EXTEND TO AWARDED RFP NO. 21-P-724, AUDIT SERVICES, WITH CARR, RIGGS, & INGRAM LLC FOR AN ADDITIONAL FIVE (5) YEAR TERM FOR INDEPENDENT AUDITING AND ATTESTATION SERVICES OF FISCAL YEARS ENDING SEPTEMBER 30, 2026 THROUGH SEPTEMBER 30, 2030 IN THE TOTAL AMOUNT OF \$428,100.

City Commission AGENDA ITEM REPORT



Meeting: City Commission - 02 Jun 2026
Presenter: Rebecca Spuhler, Finance
Staff Contact: Rebecca Spuhler, Finance Director Ext. X7443 rspuhler@largo.com

TITLE

Award Of RFP No. 26-P-859, Banking Services, to Bank United, N.A. For A Period Of Five (5) Years

SUMMARY:

The City of Largo has maintained operating and merchant bank account services since 2006 with Regions Bank. RFPs for these services were issued in 2006, 2011 and 2017, which were awarded to Regions. In 2022, the City of Largo extended the contract as allowed with Regions Bank through July of 2026. An RFP was issued in FY 2026 seeking a 5-year contract with an option of a possible 5-year extension. A total of 5 proposals met the RFP requirements and were evaluated by a staff committee consisting of the Finance Director, Assistant Finance Director and Senior Accountant.

These proposals included:

Regions Bank
Bank United N.A
JP Morgan Chase
Valley National Bank and
TD Bank

Cost and interest earnings are a major factor in the recommendation of award but are not the only element. The City requires the bank selected for daily operating activities to have several minimum qualifications, including having a local presence within 5 miles of Largo boundaries. It was also indicated in the RFP that interest and earnings credit rates that are pegged to an external source, like the federal funds rate, is preferable. The current rate the City is receiving on operating account balances is 80% of the lower target federal funds rate (currently paying 2.8%). The City provided monthly transaction and average balance information in the RFP seeking comparative information. Net annual interest earnings ranged from an estimated \$182,000 to \$280,000 in the five (5) proposals received.

The proposal from Bank United, N.A. was ranked as the number one choice by all evaluators on the basis of services available, meeting all of the City's requirements, the completeness of the proposal and offering one of the best earnings credit (80% of the effective federal funds rate) and interest rates (90% of the effective federal funds rate). The estimated annual net interest earnings using these rates is \$247,000. The City has an existing liquidity account relationship with Bank United, N.A. and has for several years. The transition of moving operating account transactions over will take place during the summer of 2026.

A copy of the agreement is included in the Agreements Packet at the end of the agenda.

CITY ATTORNEY REVIEWED:

Yes

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE AWARD OF RFP NO. 26-P-859, BANKING SERVICES, TO BANK UNITED, N.A. FOR A PERIOD OF FIVE (5) YEARS.

City Commission
AGENDA ITEM REPORT



Meeting: City Commission - 02 Jun 2026
Presenter: Damian Mitrano, Community Development
Staff Contact: Damian Mitrano, Economic Development Manager Ext. 7206 dmitrano@largo.com

TITLE
Ordinance No. 2025-07 - Second Reading - Proposed Revisions To The Code Of Ordinances To Establish The West Bay Drive Downtown Entertainment District

SUMMARY:
CHANGES SINCE FIRST READING:

No changes since First Reading.

PREVIOUS CITY ACTION:

Presented to the Community Redevelopment Agency Advisory Board (CRAAB) for feedback on June 24, 2024.

Presented to the City Commission at a Work Session for feedback on July 9, 2024, where the City Commission recommended the expansion of the originally proposed district boundaries.

Approved by the City Commission at First Reading on February 18, 2025, by a vote of 7-0.

BACKGROUND FROM FIRST READING:

The recent addition of new office spaces, housing options, and local businesses has progressed the City towards its goal of growing a vibrant, interconnected community in Downtown Largo. To build on this momentum, the City developed plans for an entertainment district along West Bay Drive. This district aims to create a dynamic destination for dining, shopping, and entertainment while enhancing the area with live music, outdoor markets, and additional social gathering spaces.

An entertainment district is an area designated by the City with specific regulations for businesses that serve food and beverages, often featuring live entertainment. These regulations include sound-level limits for commercial establishments and allow visitors to purchase alcohol and enjoy it in outdoor plazas, parks, and while visiting shops within the district.

On June 24, 2024, the Long-Range Planning Team introduced the concept of an entertainment district and sought feedback from the Community Redevelopment Agency Advisory Board (CRAAB) on potential design elements for a district in Downtown Largo. Topics discussed included hours of consumption/operation, standard cup specifications for alcoholic beverages, locational restrictions, limits, and noise regulations within the potential district. The recommendations from the CRAAB were proposed to the City Commission at a Work Session on July 9, 2024, where the City Commission recommended the expansion of the originally proposed district boundaries. With this expansion, staff conducted community engagement from August to September 2024 through in-person events, a door hangar survey and walk and talk conversations with businesses. Feedback from the community engagement efforts was utilized to inform the proposed ordinance created to establish the West Bay Drive Downtown Entertainment District.

Since the first reading on February 18, 2025, staff have worked on the implementation plan and standard operating procedures (SOPs) for the Entertainment District. The details of the SOP will be included in the presentation.

CITY ATTORNEY REVIEWED:

Agenda Item #14.

Yes

CONSISTENT WITH:

Economic Development Plan

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO ADOPT/DENY ORDINANCE NO. 2025-07 ON SECOND AND FINAL READING.

ATTACHMENTS:

[Ordinance No. 2025-07](#)

[Business Impact Estimate](#)

ORDINANCE NO. 2025-07

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO CODE OF ORDINANCES BY AMENDING CHAPTER 4, ALCOHOLIC BEVERAGES, BY AMENDING SECTIONS 4-1 AND 4-3 AND CREATING SECTION 4-4 TO ESTABLISH THE WEST BAY DRIVE DOWNTOWN ENTERTAINMENT DISTRICT TO ALLOW OPEN ALCOHOLIC BEVERAGES IN COMMON SPACES; AMENDING CHAPTER 11, ARTICLE IV, NOISE, BY AMENDING SECTION 11-111 AND CREATING A NEW SECTION 11-120 TO ESTABLISH NOISE REGULATIONS APPLICABLE TO ACTIVITIES AND EVENTS WITHIN THE WEST BAY DRIVE DOWNTOWN ENTERTAINMENT DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizenry; and

WHEREAS, the City's Strategic Plan emphasize community pride by recommending initiatives to aid in the development of an active and interconnected downtown to cultivate and support a vibrant intergenerational community that is attractive to residents and businesses; and

WHEREAS, the City seeks to promote walkability between businesses and events in the downtown area to encourage patrons to extend their visits and frequent more businesses; and

WHEREAS, a designated entertainment district would encourage development and growth, foster community cooperation, encourage mutually sponsored events among downtown merchants, and progress the City's Strategic Plan goals of community pride and downtown activation; and

WHEREAS, it is necessary to balance the activation of the downtown with the needs of the surrounding residences through noise regulations; and

WHEREAS, the City of Largo hereby finds and determines that the provisions of this ordinance advance a legitimate public purpose and promote and protect the public health, safety, morals, and welfare.

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

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

SECTION 2. That Section 4-3 of the City of Largo Code of Ordinances is hereby amended and shall read as follows:

Sec. 4-3. Consumption of alcoholic beverages or possession of open container in public places prohibited.

(a) *Consumption of alcoholic beverages or possession of open container in public places prohibited.*

- (1) It shall be a violation of this section for any person to consume any alcoholic beverages and for any person other than a licensed beverage salesperson or agent to carry or possess any open container at or upon any public right-of-way, including streets, sidewalks and alleyways, whether paved or unpaved, public parking lot, or other lands or facilities owned or controlled by the City except as otherwise hereinafter provided.
- (2) The prohibitions contained in subsection (a)(1) shall not apply as follows:
 - a. Instances in which the City has entered into a contract or issued a permit by which its terms allows the carrying or consumption of alcoholic beverages in a specified area or place; or
 - b. To City-owned properties where the sale of alcohol for consumption on premises is specifically allowed pursuant to section 4-1 of this Code; or

- c. For certain scheduled events and uses the City Manager has exercised their discretion pursuant to section 4-1 of this Code to authorize the sale, possession, and consumption of lawful alcoholic beverages at a public facility within the City; or
 - d. The person in possession of an open container is engaged in picking up alcoholic beverage containers for the purpose of controlling litter, collecting deposits or other trash collection purposes.
 - e. A pedestrian navigating the public right-of-way, including streets, sidewalks and alleyways, whether paved or unpaved, public parking lot or other lands or facilities controlled by the City in possession of a closed but unsealed container containing an alcoholic beverage is not in violation of this section so long as the container remains closed and is kept inside another container having a mechanical closure; provided that the outer container is kept closed and the alcoholic beverage is not consumed in the public right-of-way, including streets, sidewalks and alleyways, whether paved or unpaved, public parking lot, or other lands or facilities owned or controlled by the City. The provisions of Chapter 316.1936, Florida Statutes are controlling as it pertains to individuals navigating the public right-of-way on or within a vehicle as that term is defined in Chapter 316, Florida Statutes.
 - f. A person possessing or consuming an open container purchased from a participating establishment within the open alcohol zone(s) in the West Bay Drive Downtown Entertainment District.
 - fg. This provision shall not be construed to grant any right to use of common elements/areas in a private, multi-family residential development that is not in keeping with any by-laws, lease terms, association regulations or declarations, etc. applicable to use of said areas.
- (b) *Consumption of alcoholic beverages or possession of open container near stores selling alcoholic beverages, religious institutions, or public or private elementary schools, middle schools, or secondary schools prohibited.*
- (1) It shall be a violation of this Code for any person to consume alcoholic beverages or possess an open container within five hundred (500) feet of any package store, food store, drugstore or prescription shop, or any other establishment selling alcoholic beverages for consumption off premises provided however, that this prohibition shall not apply if the property within five hundred (500) feet of said package store, food store, drug store or prescription shop or other establishment selling alcoholic beverages for consumption off premises is within an enclosed building, is occupied by residential structures, ~~or~~ is occupied by an establishment authorized to sell alcoholic beverages for consumption on premises, or is within the boundaries of the open alcohol zone(s) of the established West Bay Drive Downtown Entertainment District.
 - (2) It shall be a violation of this Code for any person to consume alcoholic beverages or possess an open container within three hundred (300) feet of a religious institution or five hundred (500) feet of real property comprising a public or private elementary school, middle school, or secondary school, provided however that this prohibition shall not apply if the property within three hundred (300) feet of said religious institution or five hundred (500) feet of real property comprising a public or private elementary school, middle school, or secondary school site is within an enclosed building, is occupied by residential structures, ~~or~~ is occupied by an establishment authorized to sell alcoholic beverages for consumption on premises, or is within the boundaries of the open alcohol zone(s) of the established West Bay Drive Downtown Entertainment District.
- (c) *Penalties.*
- (1) Except as otherwise provided by law or ordinance, a person convicted of a violation of this section shall be punished by a fine not to exceed \$500.00 or by imprisonment in the county jail for a term not exceeding sixty (60) days, or by both such fine and imprisonment.
 - (2) With respect to violations of this section that are continuous with respect to time, each day the violation continues is a separate offense.

SECTION 3. That Chapter 4 of the City of Largo Code of Ordinances is hereby amended to create Section 4-4: "West Bay Drive Downtown Entertainment District." and shall read as follows:

Sec. 4-4. – West Bay Drive Downtown Entertainment District.

- (a) Purpose. The purpose of this section is to encourage community vibrancy, and the economic success of entertainment, retail, and restaurant uses within a limited defined area of the city, hereafter referred to as the West Bay Drive Downtown Entertainment District. The regulations within this article are intended to support and enhance cultural event programming, music venues, and art institutions located within the entertainment district while promoting pedestrian mobility, providing for more efficient and effective public safety enforcement in a defined area, fostering a mutual relationship among commercial merchants and property owners, and encouraging private development of entertainment facilities to enhance and complement the use of public facilities.
- (b) District boundaries.
- (1) West Bay Drive Downtown Entertainment District shall mean the area bounded by 1st Avenue NW to the North, Clearwater Largo Road to the West, Alternate Highway 19 to the East, and 1st Avenue SW to the South, as well as the bounded portion of 1st Avenue SW to the North, 2nd Street SW to the West, 1st Street SW to the East, and Cleveland Avenue SW to the South. The boundaries of the entertainment district include the entirety of the particular public right-of way making up the boundary, including as applicable the sidewalks located on the side of the public right-of-way boundary between the curb and property line.
 - (2) A depiction of the foregoing West Bay Drive Downtown Entertainment District boundaries shall be maintained by the city's Community Development Department and City Clerk.
 - (3) The city commission may amend the boundaries of the West Bay Drive Downtown Entertainment District by resolution.
- (c) Authority. The city manager, or their designee, shall have the power and authority to promulgate and enforce the policies and boundaries of the West Bay Drive Downtown Entertainment District. The city manager, or their designee, is authorized to establish rules and regulations for the district in addition to those established in section 4-4 of this Code. The city manager, or their designee, is also authorized to designate open alcohol zone(s) within the district. These zone(s) allow for the open consumption of alcoholic beverages in the district, pursuant to subsection (d) below. The city manager, or their designee, may at any time withdraw a designation of an open alcohol zone or modify the boundaries of an open alcohol zone in their discretion. An establishment that is granted authority to sell alcoholic beverages for open consumption pursuant to this section shall have no vested right to continue to sell alcoholic beverages for open consumption, and shall cease selling alcoholic beverages for open consumption if it is no longer within the boundaries of an open alcohol zone.
- (d) Outside consumption of alcoholic beverages in the district. Notwithstanding any provision to the contrary within the Code of Ordinances, persons of legal age to purchase and consume alcoholic beverages may possess and consume an open container of an alcoholic beverage outside the premises of alcoholic beverage establishments within the boundaries of the open alcohol zone(s) in the West Bay Drive Downtown Entertainment District, subject to the following regulations:
- (1) The open alcoholic beverage was purchased from or served by a vendor, establishment, or person licensed to sell alcoholic beverages for consumption on the premises within the open alcohol zone(s) of the district.
 - (2) Hours: Possession/consumption of any open alcoholic beverage dispensed or sold by an establishment licensed to sell alcoholic beverages for consumption on premises is authorized in open alcohol zones Sunday to Wednesday from 8:00 AM to 11:00 PM, and Thursday to Saturday as well as legal holidays (including St. Patrick's Day) from 8:00 AM to midnight. Extended hours of possession/consumption for

- city, city-sponsored events, or special events may be granted with prior approval by the city manager, or their designee.
- (3) Approved container; size limited to sixteen (16) fluid ounces: The open alcoholic beverage must be served in a container not exceeding sixteen (16) fluid ounces and following the specific, identifiable standards that have been approved by the city manager, or their designee.
 - (4) Prohibited containers: Drinking from a container other than the approved container pursuant to subsection three (3) is prohibited outside of the boundaries of an alcohol licensed premise.
 - (5) Drink limit: Any establishment within an open alcohol zone, which is properly licensed to dispense or sell alcoholic beverages for consumption on the premises, may not dispense more than two (2) open alcoholic beverages intended for outdoor consumption to any one (1) person at a time. No person may possess more than two (2) open alcoholic beverages at any one time within an open alcohol zone.
 - (6) Locational restrictions of outside open alcoholic beverage containers: Alcoholic beverages dispensed or sold for outside consumption must be consumed within the open alcohol zone where the alcoholic beverage was sold. Open alcoholic beverage containers must be emptied before being removed from an open alcohol zone. A person with an alcoholic beverage in an approved container may enter an open business within an open alcohol zone with the approved container only if that business allows patrons with an open container upon its premises. Any business which permits a person to enter its premises with an open container shall conspicuously display signage indicating such permission on all points of public ingress/egress. A person shall not enter an establishment licensed to sell alcohol with an open alcoholic beverage if the beverage was purchased from a different establishment.
 - (7) Notice of boundaries: Alcoholic beverage establishments shall post, at all points of ingress/egress from the licensed premises, a map of the boundaries of the entertainment district and the open alcohol zone in which it is located. Alcoholic beverage establishments shall also provide, either in electronic or paper form, a map of the entertainment district and the open alcohol zone in which it is located upon request of any patron.
 - (8) Only alcoholic beverage establishments that have properly registered with the City shall be authorized to sell alcoholic beverages in an open alcohol zone for outdoor consumption.
- (e) Temporary street closures. Authorized temporary street closures in or adjacent to the West Bay Drive Downtown Entertainment District will be limited to city events, city-sponsored events, or city-approved events, provided that a temporary event permit is approved by the City subject to the standards outlined in the Comprehensive Development Code.
- (f) Hours for music and entertainment. Music, singing and other forms of entertainment whether amplified or not, shall be permitted indoors at any time during business hours of any facility or business enterprise within the West Bay Drive Downtown Entertainment District, and in addition music, singing, and entertainment shall be permitted outdoors within the entertainment district, however, such outdoor music, singing and entertainment shall not be permitted later than the hour of 11 PM on Sunday, Monday, Tuesday, and Wednesday, and midnight on Thursday, Friday, Saturday and legal holidays (including St. Patrick's Day). Entertainment must comply with section 11-120 of this Code. Extended hours for outdoor music, singing, and entertainment for city, city-sponsored events, or special events approved by the city, may be granted with prior approval by the city manager, or their designee.
- (g) Games, sporting events and entertainment. Games, sporting events, artistic performances, farmer's markets and other such forms of organized entertainment and community events are encouraged and allowed within the West Bay Drive Downtown Entertainment District, subject to compliance with all applicable health and safety regulations and approved through the applicable permitting process.

SECTION 4. That Section 4-4 of the City of Largo Code of Ordinances is hereby amended and shall read as follows:

Sec. 4-45. – Definitions.

The following words, terms and phrases, ~~when used in this chapter~~, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alcoholic beverage shall mean all beverages containing more than one percent of alcohol by weight, measured in the manner described in section 561.01(4)(b), Florida Statutes.

Open alcohol zone(s) refers to areas within the West Bay Drive Entertainment District that are designated for the outside consumption of alcoholic beverages as established by the city manager, or their designee.

Open Container means any vessel or container containing an alcoholic beverage, as defined herein, which is immediately capable of consumption or the seal of which has been broken notwithstanding the fact that the vessel or container has been recapped or covered.

Outside means all sidewalks, streets, alleyways, designated street crossing paths, public rights-of-way, and city-owned parks, unless specifically excluded by the city manager or their designee to ensure protection of the public health, safety, and general welfare, which are within the boundaries of any open alcohol zone and beyond the premises of a licensed alcoholic beverage establishment. The boundaries of the open alcohol zone(s) include the entirety of the particular public right-of way making up the boundary, including as applicable the sidewalks located on side of the public right-of-way boundary between the curb and property line.

Package Store means a licensed place of business where alcoholic beverages are sold in the original sealed containers as received from the distributor for consumption off premises only.

West Bay Drive Downtown Entertainment District means the distinct area within the boundaries of the entertainment district as set forth in section 4-4(b).

SECTION 5. That Section 11-111 of the City of Largo Code of Ordinances is amended to read as follows:

Sec. 11-111. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Ambient noise means the all-encompassing noise associated with a given environment, being usually a composite of sound from many sources near and far.

A-weighted level (dBA) means the total broadband sound level of the noise spectrum as measured using the A-weighted network of a sound level meter. The unit of measurement is the dBA. Sound level meter settings shall be for slow response, except for motor vehicle measurements which shall be fast response.

Commercial zone means any geographic area designated for commercial or professional activities by the city's comprehensive plan.

Continuous noise means a noise which remains essentially constant in level during the period of observation.

Decibel (dB) means a division of a logarithmic scale used to express the ratio of two like quantities proportional to power or energy. The ratio is expressed in decibels by multiplying its common logarithm by ten.

Emergency means a situation wherein immediate work is necessary to restore property to a safe condition following a public calamity or immediate work is required to protect persons or property from an imminent exposure to danger.

Gross combination weight rating (GCWR) means the value specified by the manufacturer as the loaded weight of a combination vehicle.

Gross vehicle weight rating (GVWR) means the value specified by the manufacturer as the loaded weight of a single vehicle.

Impulsive noise means a noise which is characterized by brief excursions of sound pressure which significantly exceed the ambient noise level.

Industrial zone means any geographic area designated for industrial or manufacturing activities by the city's comprehensive plan.

Intermittent noise means a noise whose sound pressure level exceeds the ambient noise level at either regular or irregular intervals.

Motorcycle means any motor vehicle having a seat or saddle for the use of the rider and designed to travel on not more than three wheels in contact with the ground, but excluding a tractor.

Motor-drive cycle means every motorcycle and every motor scooter with a motor which produces not to exceed five-brake horsepower, including every bicycle with a motor attached.

Motor vehicle means any vehicle which is self-propelled and every vehicle which is propelled by electric, but not operated upon rails.

Noise means one or a group of loud, harsh, nonharmonious sounds or vibrations that are unpleasant and irritating to the ear.

Noise level means the sound pressure level as measured in dBA unless otherwise specified. A measurement of noise must be at least five dB above the ambient noise level.

Octave band means all of the components in a sound spectrum whose frequencies are between two sine-wave components separated by an octave.

Residential zone means any geographic area designated for single-family or multifamily dwellings by the city's comprehensive plan.

Sound level meter means an instrument to measure the sound pressure level of relatively continuous and broadband noises. The sound level meter used to determine compliance with this article shall meet or exceed the requirements for type 2 sound level meter in accordance with ANSI Standard S1-4.

Sound pressure level means the squared ratio, expressed in decibels, of the sound pressure under consideration to the standard reference pressure of 0.0002 dyne/cm². The ratio is squared because pressure squared, and not pressure, is proportional to energy.

Vehicle means any device, in, upon or by which any person or property is or may be transported or drawn upon a highway, except devices moved by human power or used exclusively upon stationary rails or tracks.

West Bay Drive Downtown Entertainment District means the distinct area within the boundaries of the entertainment district as set forth in section 4-4(b).

SECTION 6. That sections 11-120 and 11-121 of the City of Largo Code of Ordinances are renumbered to sections 11-121 and 11-122, respectively.

SECTION 7. That Chapter 11, Article IV, of the City of Largo Code of Ordinances is hereby amended to create Section 11-120: "West Bay Drive Downtown Entertainment District." And shall read as follows:

Sec. 11-120. West Bay Drive Downtown Entertainment District.

- (a) *Purpose.* The purpose of these regulations is to allow for areas of the city where ambience contributes to the enjoyment by residents and visitors of uses that feature the serving of food and beverages accompanied by outdoor live and pre-recorded musical entertainment.
- (b) *Boundaries.* The area for which this section applies shall be in the West Bay Drive Downtown Entertainment District.
- (c) *Sound level.* Notwithstanding any other provisions of chapter 11, article IV, the following sound level limitations shall apply to sound production devices within the West Bay Drive Downtown Entertainment District.
 - (1) When measured at the nearest adjacent residentially zoned property line, sound shall not exceed:

- a. Seventy-five (75) dBA Sunday through Wednesday from 8:00 AM to 11:00 PM, and Thursday through Saturday and legal holidays (including St. Patrick's Day) from 8:00 AM to midnight, with the exception of live performances which may be permitted up to ninety-five (95) dBA.
- b. Fifty-five (55) dBA Sunday through Wednesday from 11:00 PM to 8:00 AM of the following day, and Thursday through Saturday and legal holidays (including St. Patrick's Day) from midnight to 8:00 AM of the following day.

(d) Exception. Extended hours for noise for city, city-sponsored, or special events may be granted with prior approval by the city manager, or their designee.

SECTION 9. That all ordinances or parts thereof inconsistent are hereby repealed and superseded.

SECTION 10. 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 11. 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_____

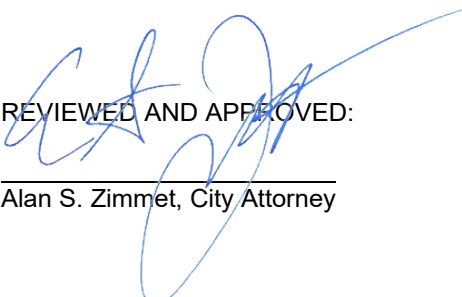
CITY OF LARGO, FLORIDA

Louis ("Woody") L. Brown, Mayor

ATTEST:

Diane Bruner, City Clerk

REVIEWED AND APPROVED:



Alan S. Zimmet, City Attorney

City of Largo **Business Impact Estimate**

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

Ordinance No. 2025-07 - AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO CODE OF ORDINANCES BY AMENDING CHAPTER 4, ALCOHOLIC BEVERAGES, BY AMENDING SECTIONS 4-1 AND 4-3 AND CREATING SECTION 4-4 TO ESTABLISH THE WEST BAY DRIVE DOWNTOWN ENTERTAINMENT DISTRICT TO ALLOW OPEN ALCOHOLIC BEVERAGES IN COMMON SPACES; AMENDING CHAPTER 11, ARTICLE IV, NOISE, BY AMENDING SECTION 11-111 AND CREATING A NEW SECTION 11-120 TO ESTABLISH NOISE REGULATIONS APPLICABLE TO ACTIVITIES AND EVENTS WITHIN THE WEST BAY DRIVE DOWNTOWN ENTERTAINMENT DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

Question 1. Does the proposed ordinance meet one or more of the exceptions listed below? If so, then please check the applicable exception below and move to Question 2. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by section 166.041(4), Florida Statutes, for the proposed ordinance. If there is no applicable exception, proceed with completing the business impact estimate at Question 3.

- ☐ The proposed ordinance is required for compliance with federal or state law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes, and development agreements, as

Agenda Item #14.

authorized by the Florida Local Government Development Agreement Act under sections 163.3220-163.3243, Florida Statutes;

- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Question 2. Based on the exception you selected above and in accordance with the provisions of the controlling law, please provide an explanation below of why the ordinance meets the exception(s).

N/A

Question 3. If there is no applicable exception, proceed with completing the below Business Impact Estimate. In accordance, the City hereby publishes the following information:

A. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals and welfare of the City):

This ordinance establishes the West Bay Drive Downtown Entertainment District which will allow open alcoholic beverages in certain common spaces designated by the city manager and establish noise regulations for activities and events within the district. The ordinance provides authority to the city manager, or their designee, to establish open alcohol zone(s) within the district that allow people to possess or consume an open container in public spaces, as long as it is purchased from an establishment licensed to sell alcoholic beverages for consumption on premises. The ordinance allows these open alcohol zone(s) as an exception to the prohibition of open containers in public places. The ordinance also creates regulations for the consumption and possession of open alcohol within these zones related to hours, container design, volume of alcohol, number of drinks purchased, locational restrictions, and notice of boundaries. Lastly, this ordinance sets outdoor noise regulations that align with the hours of the open alcohol zone(s) and establishes decibel limits for these hours.

This ordinance is intended to establish a dynamic destination for dining, shopping, and entertainment in the City of Largo's downtown area, enhancing the area with live music, outdoor markets, and additional social gathering spaces. It promotes the City's strategic plan by progressing community pride and creating an active and interconnected downtown. It seeks to encourage patrons to extend their visits and frequent more businesses in the downtown area. As such, the City finds and determines this ordinance advances a public purpose and promotes and protects the public health, safety, morals, and welfare of the public.

B. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

The ordinance does not require businesses to participate in the district or in the open alcohol zone(s) even if a business is located in the designated areas. Businesses are allowed to opt into the district and will be required to follow the regulations set forth in the ordinance. Following these regulations may require the businesses to incur some small costs for printing maps or purchasing the standardized cups.

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

No new charges or fees are set out in this ordinance. In the future, the city may charge businesses that opt-in to the district a small fee for the cups. The specific fee is still undetermined at this time.

(3) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

No new charges or fees are set out in this ordinance. If in the future the city charges a small fee to businesses that opt-in, there will be some revenue from these fees. However, this revenue would likely be neutral as it would be used to offset costs for solid waste disposal and safety personnel.

(4) Any other direct economic impacts of the proposed ordinance on private, for-profit businesses in the City that are not covered by (1), (2), or (3):

The direct economic impact will vary for all of the businesses in or near the downtown. However, this ordinance is intended to promote activation in the downtown and lead to increased revenues for businesses located there. Staff estimates a positive economic impact on businesses located within or near the district due to the estimated patron traffic for special events and open alcohol zone(s) in this district.

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C. Good faith estimate of the number of businesses likely to be impacted by the ordinance:

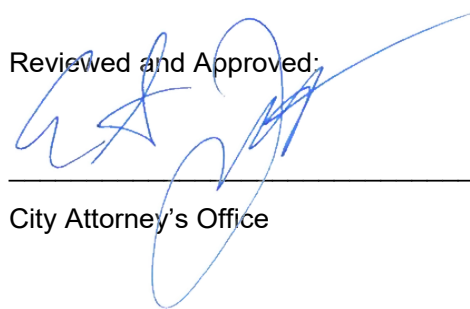
There are currently around 28 commercial businesses within the proposed West Bay Drive Downtown Entertainment District boundaries. Only 6 of these businesses have licenses to serve alcohol for consumption on premises. However, businesses near the district but outside of its boundaries may be indirectly impacted.

D. Additional information the governing body deems useful (what steps did the City take to answer A, B, and C?):

The ordinance language was used to answer A and B.

Information from our community engagement reports and our current files regarding alcohol permits and business tax receipts were used to answer C.

Reviewed and Approved:

A handwritten signature in blue ink, appearing to be "C. A. Smith", is written over a horizontal line.

City Attorney's Office

City Commission AGENDA ITEM REPORT



Meeting: City Commission - 02 Jun 2026
Presenter: David Drash, Engineering Services
Staff Contact: David Drash, Senior Project Manager Ext. 4414 ddrash@largo.com

TITLE

Ordinance No. 2026-21 - Second Reading - Authorizing The Borrowing Of Money From The Florida Department Of Environmental Protection State Revolving Loan Program And Submission Of Loan Application

SUMMARY:

FIRST READING BACKGROUND:

As required by the City Charter, the Largo City Commission must approve any debt issuance by ordinance. The City of Largo has received a Supplemental Appropriation for Hurricanes Helene and Milton and Hawai'i Wildfires (SAHM) in the amount of \$19,166,503 as a forgivable loan through the State Revolving Fund (SRF) Program, administered by the Florida Department of Environmental Protection (FDEP). The City's new SRF FDEP Project number is WW5202J and includes both the WWRF Non-Surface Water Effluent Disposal Project and the Lift Station 25 Clean Water Act No. 1 Priority Lift Station Service Area Inflow & Infiltration Abatement project. Funding will prioritize the WWRF Non-Surface Water Effluent Disposal Project, with any additional funding going to the Inflow & Infiltration Abatement project.

CHANGES FROM FIRST READING:

No changes from first reading.

PREVIOUS CITY ACTION(S):

Approved by City Commission, May 5, 2026 (7-0)

A copy of the borrowing agreement is included in the Agreements Packet at the end of the agenda.

CITY ATTORNEY REVIEWED:

Yes

CONSISTENT WITH:

Strategic Plan

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE ORDINANCE NO. 2026-21 ON SECOND AND FINAL READING.

ATTACHMENTS:

[Ordinance No. 2026-21](#)
[Business Impact Estimate](#)

ORDINANCE 2026-21

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING ORDINANCE NO. 2025-41 TO AUTHORIZE THE BORROWING OF MONEY FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STATE REVOLVING FUND LOAN PROGRAM PLANNING, DESIGN AND CONSTRUCTION LOAN PROGRAM IN THE AMENDED AGGREGATE PRINCIPAL AMOUNT OF \$19,166,503; PROVIDING THAT SUCH LOAN IS ESTIMATED TO BE FORGIVEN IN ACCORDANCE WITH THE LOAN AGREEMENTS AND ANY AMENDMENTS THERETO; AUTHORIZING EXECUTION OF ONE OR MORE LOAN AGREEMENTS AND AMENDMENTS THERETO; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING ASSURANCE; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Florida Statutes provide for loans administered by the Florida Department of Environmental Protection ("DEP") to local government agencies to finance the construction of municipal collection system improvements and wastewater reclamation facility improvements (the "SRF Loan Program"); and

WHEREAS, the Florida Administrative Code requires authorization to (i) apply for loans, (ii) designate an authorized representative, (iii) provide assurances of compliance with loan program requirements, and (iv) enter into loan agreements; and

WHEREAS, pursuant to Ordinance No. 2025-41, the City of Largo ("City") applied for financing for City of Largo Project Number WW5202H (Project No. WW5202H") and the terms for financing for that project required revenues of the wastewater system be pledged for repayment of the loan amount; and

WHEREAS, upon evaluation of Project No. WW5202H, the DEP determined that proposed project meets the requirements for a loan and principal forgiveness to address immediate health and safety needs attributed to Hurricanes Helene and Milton and has re-numbered the City project from WW5202H to WW5202J, to indicate the eligibility of the Loan and Principal Forgiveness; and

WHEREAS, the SRF Loan Programs list the City of Largo Project Number WW5202J; and

WHEREAS, the City intends to enter into one or more loan agreements (the "SRF Loan Agreements") with the DEP under the SRF Loan Program to finance the Project; and

WHEREAS, Section 5.06 of the Charter of the City (the "City Charter") requires the aforementioned loans to be approved by ordinance.

NOW THEREFORE, BE IT ORDAINED AND ENACTED BY THE CITY COMMISSION OF THE CITY OF LARGO, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

SECTION 1. That the above recitals are true, correct, and incorporated herein by reference as the findings of fact of the City.

SECTION 2. That this ordinance is adopted pursuant to the provisions of Article VIII, Section 2 of

the Constitution of the State of Florida, Chapter 166, Florida Statutes. the City Charter and other applicable provisions of law. and complies with the provisions of Section 5.06 of the City Charter.

SECTION 3. That the City is authorized to apply for loans for financing of the Project in an aggregate principal amount of \$19,166,503 with an estimated amount of principal forgiveness of \$19,166,503.

SECTION 4. That Section 4 of Ordinance No. 2025-41 shall be amended as follows¹:

~~That the revenues pledged for the repayment of each of the SRF Loans are net revenues of the City's wastewater system (the "Pledged Revenues"). Further, in order to induce the DEP to enter into the SRF Loans with the City and to the extent Pledged Revenues are insufficient in any fiscal year to pay the debt service due on each respective SRF Loan in such fiscal year, the City shall covenant, in each of the SRF Loan Agreements, to budget and appropriate legally available non-ad valorem revenues in the amount of the deficiency. Notwithstanding any provisions of this ordinance or the SRF Loan Agreements to the contrary, the SRF Loan Agreements and the indebtedness evidenced thereby shall not constitute a lien upon any real or personal property of the City, or any part thereof, or any other tangible personal property of or in the City, but shall constitute a lien only on funds budgeted, appropriated and deposited for the repayment of the SRF Loans, all in the manner and to the extent provided in this ordinance and in the SRF Loan Agreements. In addition, the City shall never be obligated to maintain or continue any of the activities of the City which generate user service charges, regulatory fees or any non-ad valorem revenues.~~

In order to induce the DEP to enter into the SRF Loans with the City, the City shall covenant to not permit connections to, or furnish any services afforded by the Utility System without making a charge based on the City's uniform schedule of rates, fees, and charges. The City shall further covenant to use its best efforts to collect all rates, fees, and other charges due to the City's Utility System, and to establish liens on premises served by the Utility System for the amount of all delinquent rates, fees, and other charges where such actions are permitted by law. Further, the City shall covenant to operate and maintain the Utility System in a proper, sound, and economical manner and make all necessary repairs, renewals, and replacements.

SECTION 5. That the City Manager is hereby designated as the authorized representative to provide the assurances and commitments required by the applications for the SRF Loans for the Project.

SECTION 6. That the Mayor is designated as the authorized representative to execute the SRF Loan Agreements or any amendments thereto. The SRF Loan Agreements will become binding obligations of the City and the DEP in accordance with their respective terms when signed by both parties to the agreements.

SECTION 7. That the City Manager is authorized to represent the City in carrying out the City's responsibilities under the SRF Loan Agreements. Th City Manager is further authorized to delegate responsibility to appropriate City staff to carry out technical, financial and administrative activities associated with the SRF Loan Agreements

SECTION 8. That this ordinance shall take effect immediately upon its final passage and adoption.

SECTION 9. That all ordinances, resolutions or parts thereof in conflict with this ordinance are

¹ Deleted text shall be indicated by ~~strike through~~ and added text shall be indicated by underline.

hereby repealed to the extent of such conflict.

SECTION 10. That it is the intention of the Largo City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of the ordinance shall not be affected.

APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

CITY OF LARGO, FLORIDA

Louis (“Woody”) L. Brown, Mayor

REVIEWED AND APPROVED:



Sarah L. Johnston, City Attorney

ATTEST:

Diane Bruner, City Clerk

City of Largo Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

ORDINANCE NUMBER 2026-21

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING ORDINANCE NO. 2025-41 TO AUTHORIZE THE BORROWING OF MONEY FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STATE REVOLVING FUND

LOAN PROGRAM PLANNING, DESIGN AND CONSTRUCTION LOAN PROGRAM IN THE AMENDED AGGREGATE PRINCIPAL AMOUNT OF \$19,166,503; PROVIDING THAT SUCH LOAN IS ESTIMATED TO BE FORGIVEN IN ACCORDANCE WITH THE LOAN AGREEMENTS AND ANY AMENDMENTS THERETO; AUTHORIZING EXECUTION OF ONE OR MORE LOAN AGREEMENTS AND AMENDMENTS THERETO; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING ASSURANCE; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

Question 1. Does the proposed ordinance meet one or more of the exceptions listed below? If so, then please check the applicable exception below and move to Question 2. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by section 166.041(4), Florida Statutes, for the proposed ordinance. If there is no applicable exception, proceed with completing the business impact estimate at Question 3.

- ☐ The proposed ordinance is required for compliance with federal or state law or regulation;
- ☒ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☒ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes, and development agreements, as

Agenda Item #15.

authorized by the Florida Local Government Development Agreement Act under sections 163.3220-163.3243, Florida Statutes;

- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Question 2. Based on the exception you selected above and in accordance with the provisions of the controlling law, please provide an explanation below of why the ordinance meets the exception(s).

The proposed ordinance is authorization of debt issuance as required by Section 5.06 of the City Charter.

Question 3. If there is no applicable exception, proceed with completing the below Business Impact Estimate. In accordance, the City hereby publishes the following information:

A. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals and welfare of the City):

N/A

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B. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

N/A

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

N/A

(3) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

N/A

(4) Any other direct economic impacts of the proposed ordinance on private, for-profit businesses in the City that are not covered by (1), (2), or (3):

N/A

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance:

N/A

Agenda Item #15.

D. Additional information the governing body deems useful (what steps did the City take to answer A, B, and C?):

N/A

Reviewed and Approved:



City Attorney's Office

City Commission AGENDA ITEM REPORT



Meeting: City Commission - 02 Jun 2026
Presenter: Meridy Semones, Assistant City Manager, Administration
Staff Contact: John P. Curp, City Manager Ext. 7600 jcurp@largo.com

TITLE

Award Of RFP No. 26-860, Police Operational Evaluation, To PFM Consulting Group In The Amount Of \$125,000 For FY 2026 And \$71,625 For FY 2027 For A Total Amount Of \$196,675

SUMMARY:

Purpose / Overview

The purpose of this agenda item is to request City Commission approval of a professional services agreement with PFM Group Consulting (PFMGC) for the completion of a comprehensive operational evaluation of the Largo Police Department (LPD) in the amount of \$196,675. The evaluation is intended to provide the City with a data-informed, long-range strategy for police operations, staffing, organizational structure, deployment, technology modernization, and fiscal sustainability.

The proposed engagement will occur in four phases over approximately 7-9 months and is designed to align operational recommendations with the City's Vision 2030 goals and long-term public safety expectations.

Background & Context

The City initiated the Police Operational Evaluation as a strategic initiative sponsored by the City Manager in partnership with the Police Chief to evaluate and plan for the future of police services in Largo. The evaluation is intended to address several longstanding and emerging operational challenges, including chronic staffing pressures, increasing service demands, workload equity concerns, recruitment and retention challenges, growing reliance on overtime, and the need for technology modernization and operational optimization.

As Largo continues to grow and service expectations evolve, the City must ensure that police operations, organizational structure, staffing models, and technology investments are aligned with community needs and long-term fiscal sustainability. The evaluation is also intended to establish a strategic operational roadmap that will support the transition to new leadership within the Police Department, with the anticipated onboarding of a new Police Chief in Fall 2026.

The project was intentionally structured as more than a traditional staffing study. PFMGC's proposal emphasizes a workload-based and demand-driven methodology that evaluates how officers and professional staff actually spend their time and how resources can be aligned to operational demand, rather than relying solely on generalized staffing ratios or national averages.

The evaluation scope includes ten interconnected operational focus areas:

- Benchmarking and continuous improvement
- Team member well-being and retention
- Performance measurement and accountability
- Organizational structure
- Fiscal sustainability and workforce planning
- Alternative response models
- Patrol zone optimization
- Shift scheduling and resource allocation
- Workload equity and staffing needs
- Technology and operational modernization

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The operational evaluation is designed to result in actionable recommendations, long-range staffing and financial planning tools, benchmarking dashboards, and implementation guidance that can be sustained internally after completion of the engagement.

Discussion

PFM Group Consulting was selected following a competitive evaluation process based on the firm’s demonstrated experience, technical expertise, and comprehensive understanding of the City’s operational goals. The firm has completed similar operational, staffing, and organizational assessments for police departments and public safety agencies of comparable and larger size throughout Florida and nationally. Staff determined that PFMGC provided the most comprehensive and analytically rigorous proposal received in response to the City’s solicitation, particularly in the areas of workload-based staffing analysis, performance management, organizational structure, fiscal sustainability, and operational modernization. Additionally, a key member of the project team is Dr. Jeremy Wilson, a nationally recognized expert in police staffing methodology and co-author of the U.S. Department of Justice COPS Office and IACP-supported publication, *A Performance-Based Approach to Police Staffing*, which is widely regarded as a leading framework for modern, data-informed police staffing analysis. [A Performance-Based Approach to Police Staffing](#)

PFMGC proposes a total lump-sum fee of \$196,675 for the engagement, inclusive of all professional services, travel, stakeholder engagement, analytical tools, presentations, and final deliverables.

The project will be completed in four phases:

- 1. Project Launch & Data Collection
- 2. Operational Assessment & Analysis
- 3. Findings & Recommendations Development
- 4. Final Reporting & Presentation

Staff proposes funding the project across two fiscal years to align with the project timeline and deliverables:

- **FY 2026:** Phases 1 and 2 — \$125,000
- **FY 2027:** Phases 3 and 4 — \$71,675

The FY 2026 adopted budget included \$100,000 for the operational evaluation. The additional \$25,000 necessary to complete Phases 1 and 2 is anticipated to be absorbed within the City Administration budget through existing appropriations and expenditure savings.

Structuring the project across two fiscal years also allows the final recommendations and implementation roadmap to coincide with anticipated leadership transition planning within the Police Department and support strategic onboarding and direction-setting for a new Police Chief anticipated to begin in Fall 2026. The proposed timeline also ensures that the City receives early operational and analytical findings during FY 2026 while allowing sufficient time for stakeholder engagement, detailed analysis, and thoughtful development of long-term recommendations.

Fiscal Impact

The total contract amount is \$196,675.

- \$125,000 will be funded in FY 2026 for Phases 1 and 2, with \$100,000 currently budgeted and the remaining \$25,000 anticipated to be absorbed within the City Administration budget.
- \$71,675 will be proposed as part of the FY 2027 budget process for completion of Phases 3 and 4.

Implementation costs associated with future recommendations are not included in this contract and will be evaluated separately through future budget discussions and City Commission consideration.

Recommendation

Approve the professional services agreement with PFM Group Consulting in the amount of \$196,675 for the completion of the Largo Police Department Operational Evaluation and authorize the City Manager to execute the agreement and associated documents.

BUDGET INFORMATION:

BUDGETED AMOUNT: 100,000	AVAILABLE AMOUNT: \$125,000	EXPENDITURE AMOUNT: \$125,000
Additional Budgetary Information: City Administration expects to have the \$25,000 additional funding needed for FY 2026 from unspent operational funds. The budget will continue to be monitored and a budget amendment will be brought forward if funding is	Funding Source(s): General Fund	

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not available. The FY 2027 amount will be included in the annual budget.

CONSISTENT WITH:

Strategic Plan

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE AWARD OF RFP NO. 26-P-860, POLICE OPERATIONAL EVALUATION, TO PFM CONSULTING GROUP IN THE AMOUNT OF \$125,000 FOR FY 2026 AND \$71,625 FOR FY 2027 FOR A TOTAL AMOUNT OF \$196,675.

City Commission
AGENDA ITEM REPORT



Meeting: City Commission - 02 Jun 2026
Presenter: Whitney Clark, Community Development
Staff Contact: Whitney Clark, Planner II Ext. 7233 wclark@largo.com

TITLE
Ordinance No. 2026-06 – First Reading – Amending Several Sections Of The Comprehensive Development Code To Establish Requirements, Definitions, And Formal Procedures For The Review Of Temporary Emergency Housing

SUMMARY:

Purpose/Overview:

The proposed amendment to the Comprehensive Development Code (CDC), Ordinance No. 2026-06, seeks to formalize standards and procedures relating to the regulation of temporary emergency housing uses following a natural disaster.

Background/Context:

During the 2024 storm season, Hurricanes Debby, Helene, and Milton significantly impacted the City of Largo and other areas of Pinellas County. In preparation and in response to these events, several community organizations sought to provide temporary housing accommodation for individuals displaced by the storms or for workers or volunteers aiding with disaster recovery.

Upon receiving requests to establish temporary emergency housing on several properties within the City of Largo, staff reviewed the Comprehensive Development Code (CDC) and Code of Ordinances (COO) to determine applicable review processes. Finding that neither the CDC nor COO provided direct guidance on how to evaluate these use types, staff consulted with the City Attorney’s Office.

Legal staff identified that a 2015 City resolution opted into a Pinellas County ordinance (Exhibit B), which outlines procedures for reviewing several forms of temporary emergency housing uses in the event of a declared housing emergency. However, upon reviewing previous emergency declarations, staff were unable to identify an instance in which a housing emergency had been declared. Consequently, in situations without such declarations, the City lacks a formal process for the review of emergency housing proposals. Recognizing that the period immediately following a natural disaster can often feel disorganized and overwhelming, City staff explored ways existing processes and regulations could be improved to streamline the review of proposed temporary emergency uses, such as housing sites, while continuing to protect public health, safety, and welfare.

To help inform the proposed Comprehensive Development Code (CDC) amendment, staff analyzed what worked well during previous emergency response efforts and identified areas where updates may be beneficial based on community feedback and best practices recommended by the Florida Department of Emergency Management (FDEM) and Federal Emergency Management Agency (FEMA).

Staff also reviewed the existing Pinellas County ordinance to which proposed temporary emergency housing sites have previously been subject, as well as regulations adopted by other communities throughout the Tampa Bay area. Using this research, staff prepared preliminary recommendations and presented them to the City Commission during a Work Session held on September 9, 2025.

Discussion/Analysis:

To provide reasonable flexibility for displaced residents seeking to regain permanent housing following a natural disaster, staff are proposing the subject CDC amendment which would:

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- Expand the applicability of the temporary events section to extend to temporary uses, such as emergency housing.
- Create a new subsection in CDC Chapter 16 to establish general standards, time limits, locational restrictions, and site design regulations for various forms of temporary emergency housing.
- Introduce definitions for terms associated with emergency housing in addition to temporary uses and structures.

Staff have provided the proposed ordinance to and met with several organizations who have previously served as a tremendous resource for the community in times of need. To further strengthen partnerships between the City of Largo and these groups, staff also shared that concept plans for temporary emergency uses could be pre-approved prior to natural disasters to allow for a more proactive approach and encourage efficiency.

Recommendation:

The City of Largo Planning Board reviewed the subject amendment on May 7, 2026, and recommended approval of the ordinance by a vote of 6–0. Pursuant to a recommendation discussed at the meeting, staff revised the terminology in Subsection 16.6.4, changing “site plan” to “concept plan.” Ultimately, staff recommend approval of the proposed ordinance, finding it consistent with the goals, objectives, and policies outlined in the Comprehensive Plan.

CITY ATTORNEY REVIEWED:

Yes

CONSISTENT WITH:

Comprehensive Plan

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE ORDINANCE NO. 2026-06 ON FIRST READING AND SCHEDULE A SECOND READING AND PUBLIC HEARING ON JULY 7, 2026.

ATTACHMENTS:

[Ordinance No. 2026-06](#)
[Business Impact Estimate](#)
[Planning Staff Report](#)

ORDINANCE NO. 2026-06

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE BY AMENDING SECTION 16.6 TO ADD TEMPORARY EMERGENCY HOUSING AS AN ALLOWABLE TEMPORARY USE AND APPLYING MAXIMUM TIME LIMITS AND SUBMITTAL REQUIREMENTS FOR SUCH USE; CREATING SECTION 16.15 TO PROVIDE STANDARDS FOR THE REGULATION OF TEMPORARY EMERGENCY HOUSING FOLLOWING AN EMERGENCY; AND, AMENDING SECTION 20.1 TO ADD DEFINITIONS IN ACCORDANCE WITH THE PROPOSED AMENDMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, this ordinance is adopted pursuant to the authority provided by Part II of Chapter 163, Florida Statutes; and

WHEREAS, Section 166.0335, Florida Statutes, preempts local governments from prohibiting temporary housing structures on residential property for up to 36 months, provided that the structure is connected to water and electric utilities, is occupied by the property owner, and there is a demonstrated good faith effort toward rebuilding or renovating the damaged permanent residential structure; and

WHEREAS, the City of Largo (the "City") recognizes the need for flexible and responsive housing options for residents displaced by disasters, including hurricanes, fires, and other declared emergencies; and

WHEREAS, on November 18, 2014, Pinellas County adopted Ordinance No. 14-46, establishing standards and procedures for temporary emergency housing; and

WHEREAS, the City has determined that the County's ordinance does not address recent legislative changes and desires to opt-out of the County's temporary emergency housing regulations adopted in Ordinance No. 14-46; and

WHEREAS, the current Comprehensive Development Code ("CDC") does not adequately address or define temporary use types related to emergency housing; and

WHEREAS, the City has identified a need to clarify the standards, procedures, and review criteria within the CDC to address temporary emergency housing uses following a house being deemed uninhabitable as the result of a disaster; and

WHEREAS, the City Commission finds it necessary to clarify the standards, procedures and review criteria for temporary emergency housing in the CDC to ensure the safety, health, and welfare of displaced individuals and surrounding communities; and

WHEREAS, the City Commission finds it in the best interest of the City to opt out of the Pinellas County Emergency Housing Ordinance No. 14-46 and to amend the Comprehensive Development Code, to provide for temporary emergency housing standards, align with state requirements, and provide consistent guidance within City boundaries during emergency response efforts.

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

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

SECTION 2. That Section 16.6 of the Comprehensive Development Code is amended as follows:

16.6.1 – Purpose

~~This Section provides for the orderly and effective management of temporary events allowed for limited periods and provides for the administrative review of these special types of land uses. These provisions are designed to allow certain temporary events while minimizing adverse impact upon the public health and welfare by ensuring that temporary events do not obstruct traffic circulation, create a negative impact upon adjacent uses, or interfere with the use and enjoyment of a site by a properly licensed business.~~

This Section is intended to regulate temporary events and uses of limited duration to mitigate adverse impacts on the public health, safety, and welfare. Such events shall be reviewed to ensure they do not obstruct traffic circulation or interfere with the use and enjoyment of adjacent properties.

16.6.2 – Applicability

A Temporary Event Permit shall be required for all temporary events and uses, including temporary emergency housing, except where expressly exempted by this Section or by Section 16.15.

16.6.23 – Required Permits

- ~~A. A Temporary Event Permit shall be required for all temporary events except as provided herein.~~
- ~~B.~~ A. The following temporary events and uses are authorized and shall require a permit allowed upon approval of a Temporary Event Permit:
- (1) Temporary sales including but not limited to:
 - a. Outdoor seasonal sales in advance of specific yearly holidays.
 - b. ~~Roadside vendors—Temporary retail sales and display of merchandise or food, other than seasonal sales, and selling or displaying merchandise or food that is~~ not associated with the principal use of the lot.
 - c. On-site promotional events associated with a business located on the property. ~~The cost of a Temporary Event Permit and Grand Opening/Promotional Sign Permit is waived for a new business or development having a grand opening promotional event provided that the business or development has a valid Business Tax Receipt (BTR) or certificate of occupancy (CO), if applicable.~~
 - (2) Special events, such as live entertainment, carnivals, educational events, religious events, sports events, or similar activities.
 - (3) Temporary emergency housing, including individual temporary housing units and community sites, as regulated by Section 16.15.
- C. The following temporary events and uses are exempt from the requirement to obtain a Temporary Event Permit:
- (1) Temporary events or uses conducted on City-owned property are exempt from the requirements to obtain a Temporary Event Permit. All applicable building permits and other regulatory approvals shall still be obtained.
 - (2) Private events that are not open to the public, are located on a site with a single user or tenant, and that will not generate noise, traffic, or other negative impacts on adjacent properties. Private events could include outdoor weddings, employee parties, or other informal gatherings.
 - (3) The City of Largo Library Bookmobile and not-for-profit mobile blood donation banks.
- ~~C. Events held on City property shall not be required to obtain a temporary events permit, however, all required building permits shall be obtained.~~

- ~~D. Events held on single family, duplex and triplex residential properties shall not be required to obtain a temporary events permit. All such events shall conform with the use standards applicable to the property.~~
- ~~E. Private events shall not be required to obtain a special event permit, provided that all required Building Permits are obtained and provided that the event:~~
- ~~(1) Is not open to the public, such as outdoor weddings and employee parties;~~
- ~~(2) Is located on a site with a single user and/or tenant; and~~
- ~~(3) Will not generate noise, traffic, or other negative impacts on adjacent properties.~~
- ~~F. The City of Largo Library Bookmobile and not for profit mobile blood donation banks shall not be required to obtain a temporary events permit.~~

16.6.34 – Restrictions

The following restrictions shall apply:

- A. Temporary events and uses shall be subject to the time limitations ~~for each property~~, listed in Table 16-1.

Table 16-1: Temporary Events <u>and Uses</u> , Maximum Allowable Timetable	
Temporary Event	Maximum Allowable Time Period for Each Separate Use (per site, per calendar year or absolute time limitation, as applicable)
Outdoor Seasonal Sales	45 consecutive days per event, not to exceed 90 days per calendar year
Roadside Vendors	15 consecutive days per event, not to exceed 45 days total per calendar year
On-site Promotional Events	15 consecutive days per event, not to exceed 45 days total per calendar year (Except for new businesses or development having a grand opening may have 30 days of one-time continuous display)
Special Events	7 consecutive days per event, not to exceed 45 days total per calendar year
<u>Temporary Emergency Housing, including individual temporary housing units, community sites, and communal accommodations</u>	<u>As provided for in Section 16.15.4.</u>

- B. Approval from the property management or property owner is required for events on ~~to be located within~~ properties with multiple tenants. The approval must include a statement that the property management will be responsible for notifying all tenants and responding to any complaints.
- C. Approval must be obtained from the Community Development Department, Fire Marshal, Police Department, ~~and~~ Solid Waste Division, and Environmental Services (if required).

16.6.45 – Required Submissions

- A. A Temporary Event Permit application shall include a concept site plan depicting the location and details of the event, the total number of existing parking spaces, the existing tenant mix, and total square footage of the property ~~must be provided~~.
- B. In accordance with Appendix B, Section 4 of the Code of Ordinances, a fee shall be paid upon submission of a Temporary Event Permit application. This fee shall be waived for the following:
 - (1) Temporary emergency housing authorized pursuant to Section 16.15.
 - (2) New businesses or developments having a grand opening promotional event, provided said business or development has a valid Business Tax Receipt (BTR) or Certificate of Occupancy (CO), if applicable.
- C. Temporary emergency housing uses authorized pursuant to Section 16.15 that require a Temporary Event Permit shall also provide the following:
 - (1) An application signed by the property owner or an authorized agent;
 - (2) A concept plan drawn to scale, depicting the location and exterior dimensions of the existing and proposed structures, labeled to indicate intended use; the distance between structures on the site; setback distances from property lines; and driveways/sidewalks/site circulation;
 - (3) A letter of intent outlining the expected duration of the housing site, types and dimensions of housing units proposed, the number of individuals to be served, and plans to connect to utilities (e.g. generators, electrical hookups, and sewer connections). Community Sites with more than ten (10) temporary housing units or with Communal Accommodations shall also include plans to address physical and behavioral health concerns for people and animals; plans to address the transition of individuals remaining displaced after site closure; and personnel, site, and neighborhood security measures.

16.6.56 – Standards

The following standards shall apply:

- A. *Land use compatibility* - Temporary events shall be compatible with the uses allowed in the Future Land Use Classification of the property where the event is permitted. Non-compatible uses may be allowed at the discretion of the DCO.
- B. *Development order compliance* - Properties must be in full compliance with all applicable Development Orders.
- C. *Parking obstruction* - No more than twenty (20) percent of the total required parking spaces may be obstructed during the event.
- D. *Restroom location* - The location of restroom facilities to serve the event must be depicted on the ~~site~~concept plan.
- E. *Traffic and visibility triangle obstruction* - Traffic circulation and the visibility triangle must not be obstructed, unless approved by those City staff listed in Section 16.6.34.C. Any changes to the traffic circulation pattern must be clearly depicted on the ~~site~~concept plan.
- F. *Stormwater obstruction* - Stormwater flow shall not be obstructed unless approved by the City Engineer.
- G. *Sign standards* - Signs for the event must comply with the standards of this CDC (See Chapter 12).
- H. *Setback standards* - The event must comply with setback standards for the property, unless otherwise specified.
- I. *Code of Ordinances* - The event must not violate any provisions of the City Code of Ordinances.
- J. *Business Tax Receipt and vendor's license* - If applicable, the applicant shall have an active vendor's license and the property on which the event will occur shall have an active business tax receipt.
- K. *Negative impact generation* - The event shall not generate negative impacts such as excessive noise, electrical interference, fumes, excessive trash, or hazards.

SECTION 3. That Section 16.15 of the Comprehensive Development Code is created:

Section 16.15 – Temporary Emergency Housing

16.15.1 – Purpose

The purpose of these provisions is to provide reasonable flexibility to afford temporary housing options to displaced residents during the aftermath of a disaster that renders existing housing stock uninhabitable while residents work towards regaining permanent housing. This Section seeks to minimize adverse impacts on public health and welfare by ensuring that the use of a property for temporary emergency housing will not obstruct traffic circulation, negatively impact adjacent uses, or interfere with the use and enjoyment of nearby residential properties.

16.15.2 – Applicability and Termination

This Section provides for the orderly and effective management of temporary emergency housing for limited time periods when a home has been damaged and deemed uninhabitable due to a natural disaster.

16.15.3 – General Standards

- A. Building permits for temporary structures must be obtained from the City of Largo Building Division, if applicable.
- B. Water services and wastewater services must be properly connected to a functioning water service and sanitary sewer system or septic system in accordance with the applicable City and technical codes in effect at the time.
 - (1) If connection to functioning water and wastewater service is not feasible, other temporary water and wastewater services may be utilized.
- C. Adequate, functional electrical service with proper connections for temporary housing units and other temporary structures shall be utilized and approved by the City of Largo Building Division.
- D. Only a state or locally licensed contractor or an owner-builder may apply for permits and perform work related to plumbing, electrical and mechanical connections.
- E. In the case where a manufactured housing unit or a modular dwelling unit is permitted by the applicable future land use designation as a permanent housing structure, and if said structure is intended to become permanent, all applicable setback and other land development regulations shall be met at the time when the housing unit becomes permanent.
- F. Temporary emergency housing uses shall be subject to the time limitations listed in Table 16-3.

16.15.4 – Time Limits

<u>Table 16-3: Temporary Emergency Housing, Maximum Allowable Timetable</u>	
<u>Temporary Housing Type</u>	<u>Maximum Allowable Time Period for Each Event</u>
<u>Up to one temporary housing unit placed on a residential property for use by the resident where the residential structure is uninhabitable following a declaration of a State of Emergency.</u>	<u>36 months after the date a state of emergency is declared or upon the issuance of the certificate of occupancy for the damaged on-site residence, whichever occurs first</u>
<u>One – three temporary housing units</u>	<u>12 months after Temporary Event Permit approval has been obtained, unless granted additional time by the City Manager, or their designee</u>
<u>Community sites (including communal accommodations)</u>	<u>60 days after Temporary Event Permit approval has been obtained, unless granted additional time by the City Manager, or their designee</u>

16.15.5 – Locational Restrictions

- A. Up to three (3) individual temporary housing units, except as provided for in Section 16.15.6.C, shall be permitted on all properties, excluding the following:
- 1) Properties with a Preservation (P) or Recreation/Open Space (R/OS) Future Land Use Map classification;
 - 2) Environmentally sensitive lands;
 - 3) In Special Flood Hazard Areas (velocity zone or 100-year floodplain);
 - 4) In Coastal High Hazard Areas; or
 - 5) Any area in the federal, state, county, or City of Largo resource-based park or open space system that is determined by the agency with jurisdiction to be of critical environmental significance.
- B. Community sites shall be permitted on all properties, excluding the following:
- 1) Properties with a Preservation (P), Recreation/Open Space (R/OS), Residential Estate (RE), Residential Rural (RR), Residential Suburban (RS), or Residential Low (RL) Future Land Use Map classification;
 - 2) Properties developed with single family homes, duplexes, or triplexes;
 - 3) Environmentally sensitive lands;
 - 4) In Special Flood Hazard Areas (velocity zone or 100-year floodplain);
 - 5) In Coastal High Hazard Areas; or
 - 6) Any area in the federal, state, county, or City of Largo resource-based park or open space system that is determined by the agency with jurisdiction to be of critical environmental significance.

16.15.6 – Temporary Housing Units and Community Site Regulations

- A. Individual Temporary Housing Units – Up to three (3) temporary housing units may be permitted, subject to the following:
- (1) A determination has been made that existing housing unit(s) have been rendered uninhabitable due to a natural disaster;
 - (2) A Temporary Event Permit is obtained in accordance with Section 16.6;
 - (3) Temporary housing units comply with the general standards provided for in Section 16.15.3;
 - (4) The proposed location complies with the locational restrictions contained in Section 16.15.5;
 - (5) Properties with single family homes, duplexes, or triplexes shall only be permitted to place one temporary housing unit per permanent dwelling unit; and
 - (6) Setback requirements are waived for the duration that the temporary housing units are permitted; however, temporary housing units may not extend into any public rights-of-way, conservation or drainage easements, floodways, preservation areas, or onto adjacent property not owned by a resident of the temporary housing unit, unless:
 - i. An applicable permit is obtained from the appropriate jurisdiction; or
 - ii. Written authorization is provided by the adjacent property owner.
- B. Community Sites – Community Sites are those hosting more than three (3) temporary housing units or properties providing communal accommodations, as defined in Section 20.1. Community Sites may be permitted subject to the following:
- (1) A determination has been made that existing housing unit(s) have been rendered uninhabitable due to a natural disaster;
 - (2) A Temporary Event Permit is obtained in accordance with Section 16.6;
 - (3) The use complies with the general standards provided for in Section 16.15.3;
 - (4) The location complies with the locational restrictions contained in Section 16.15.5;

- (5) Setback requirements are waived for the duration that the temporary housing units are permitted; however, temporary housing units may not extend into any public rights-of-way, conservation or drainage easements, floodways, preservation areas, or onto adjacent property not owned by a resident of the temporary housing unit, unless:
 - i. An applicable permit is obtained from the appropriate jurisdiction; or
 - ii. Written authorization is provided by the adjacent property owner.
 - (6) Community sites with communal accommodations or more than ten (10) temporary housing units, shall comply with the following additional requirements:
 - i. Outdoor areas designated for pets, including outdoor pens or runs, shall be located at least seventy-five (75) feet from abutting residential properties as measured in a straight line from the real property line of the residential property nearest to the outer boundary of the area to be used by pets; and
 - ii. Where a community site abuts a residential property, animals shall not be permitted in open run areas between the hours of 9:00 pm and 7:00 am; and
 - iii. An animal waste management plan shall be submitted with the application for a Temporary Event Permit.
 - (7) Accessory uses or structures serving community sites, including but not limited to, portable shower trailers, generators, mobile laundry units, portable toilets, wash stations, and tents, shall be indicated on a concept plan and shall be placed in a way that mitigates negative impacts, such as excessive noise, fumes, excessive trash, or hazards on nearby properties.
- C. Exception. One temporary housing unit may be permitted on a residential property without a Temporary Event Permit, subject to the following:
- (1) The permanent residential structure was damaged and rendered uninhabitable following a declaration of a state of emergency issued by the Governor for a natural emergency;
 - (2) The resident makes a good faith effort to rebuild or renovate the damaged permanent residential structure, including but not limited to, applying for a building permit, submitting a plan or design to the City, or obtaining a construction loan;
 - (3) The temporary housing unit shall be connected to water and electric utilities and does not present a threat to health and human safety; and
 - (4) The resident resides in the temporary housing unit.

SECTION 4. That Section 20.1.C is amended to read as follows:

Section 20.1.C – Definitions and Acronyms Use

* * *

- (15) Communal Accommodations: A facility or portion of a property where multiple individuals or families reside together and share living spaces, including but not limited to sleeping areas, food preparation and dining areas, restrooms, and bathing facilities. Communal Accommodations are intended to provide short-term housing for individuals or families affected by emergencies or disasters and are considered a type of Community Site as defined in 20.1.C.
- ~~(15)~~ (16) Communication Tower: A monopole, self-supporting lattice, or guyed structure situated on a site, the purpose of which is to serve as the support for one (1) or more antennas or antenna arrays. This term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, and similar telecommunication structures excluding those used exclusively for dispatch communications (see "antenna or antenna array" and "satellite service reception antenna").

- ~~(16)~~(17) *Community Residential Homes*: A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. Some facilities included in this category are group care homes, recovery homes, elderly housing and similar uses.
- (18) *Community Site*: A property or portion of a property used to provide more than three (3) temporary housing units or communal accommodations where more than three individuals or three (3) families reside in a coordinated manner to serve several displaced individuals or families. Community Sites may also include accessory facilities such as shower or laundry units, generators, portable toilets, and pet areas.
- ~~(17)~~(19) *Comprehensive Plan*: The compilation of goals, objectives, policies, and maps for the physical, social, and economic development within the City of Largo, adopted by ordinance pursuant to Chapter 163, F.S., and containing all statutorily required elements.
- ~~(18)~~(20) *Concurrency*: The statutory requirement that public facilities and services to maintain the adopted level of service standards for utilities, recreation and open space, and drainage are in place at the time of development.
- ~~(19)~~(21) *Conditional Use*: A use that, because of special requirements or characteristics, may be allowed in a particular land use designation or character district only upon completion of a conditional use review and subject to the limitations and conditions specified therein. All proposed development must meet the review criteria contained in this CDC. It shall be permitted only upon the approval of the Planning Board after due notice and public hearing.
- ~~(20)~~(22) *Condominium*: A building or group of buildings in which units are owned individually, and common areas and facilities are owned by all the unit owners on a proportional basis. A condominium is a legal form of ownership and not a specific building style.
- ~~(21)~~(23) *Conforming*: A lawful, existing, properly permitted use which conforms to the provisions, requirements and/or regulations of this CDC.
- ~~(22)~~(24) *Cottage Court*: A group of two (2) to four (4) small detached structures on a single lot arranged around a shared green space that is open to the street. Shared green spaces include land that is partly or completely covered with grass, trees, shrubs, or other vegetation, such as community gardens and park areas.
- ~~(23)~~(25) *Contractor Yard*: Storage yard operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's business type.
- ~~(24)~~(26) *County*: Pinellas County, Florida
- ~~(25)~~(27) *Countywide Future Land Use Plan (FLUP)*, also known as *Countywide Land Use Plan*: Future Land Use Plan adopted as part of the Pinellas County Comprehensive Plan pursuant to Chapter 88-464, Florida Statutes. The accompanying "Rules Governing Administration of the Countywide Future Land Use Plan, As Amended" are included by reference. The future land use map that designates general categories of land use by type and location to guide the future development pattern and use of land throughout the county, as adopted by the Pinellas Planning Council and Countywide Planning Authority. The Countywide Plan Map may consist of a single map or map series as approved by the PPC and CPA and filed with the Clerk of the Board of County Commissioners.

- ~~(26)~~(28) *Courtyard Building*: A residential structure that consists of five (5) to twelve (12) attached dwelling units accessed from a central common courtyard that opens to the street. The courtyard can include a shared green space which includes lands that is partly or completely covered with grass, trees, shrubs, or other vegetation, such as community gardens and park areas.
- ~~(27)~~(29) *Critical Root Zone*: The greater area between the ground area within a tree's dripline or an area equivalent to a radius from the tree trunk of nine (9) inches for each diameter inch of trunk measured at fifty-four (54) inches above grade.
- ~~(28)~~(30) *CRD*: Community Redevelopment District.
- ~~(29)~~(31) *Crown*: All tree branch parts including all twigs and foliage.
- ~~(30)~~(32) *Currently Available Revenue Sources*: An existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of revenue source which is contingent upon ratification by public referendum.

SECTION 5. That Section 20.1.T is amended as follows:

Section 20.1.T – Definitions and Acronyms Use

* * *

- ~~(6)~~ (6) *Temporary Emergency Housing*: Temporary accommodations for individuals or families whose homes have been damaged and deemed uninhabitable due to a natural disaster. Such accommodations are designed to meet the essential needs of the household, including access to essential utilities, areas for food preparation, and bathing facilities, in a manner that allows a family to live together with a reasonable amount of privacy.
- ~~(6)~~(7) *Temporary Event*: A temporary outdoor use on private property that extends beyond the normal uses and standards allowed by the City. A temporary event includes, but is not limited to, art shows, sidewalk sales, pumpkin and Christmas tree sales, haunted houses, carnivals (major and minor), special auto sales, grand openings, festivals, home exhibitions, and church bazaars.
- ~~(8)~~ (8) *Temporary Housing Unit*: A housing unit that is not permanently affixed to a foundation and that is used while a resident's permanent unit is undergoing home repair or replacement following a disaster. The following may be used as temporary emergency housing units: manufactured homes, recreational vehicles, or modular units.
- ~~(9)~~ (9) *Temporary Structures*: A structure erected or placed as a nonpermanent installation to serve a temporary need, including but not limited to construction, educational, or emergency housing purposes. The temporary placement or erection of such a structure does not exempt it from compliance with all applicable requirements of the Florida Building Code or this Comprehensive Development Code (CDC).
- ~~(7)~~(10) *Temporary Tent Sale*: Any sale made by a person, firm, or corporation engaging in the temporary business of selling goods, wares, or merchandise from a tent, truck, vending cart, or other area outside of a permanent structure on property owned or leased by the person, firm, or corporation.
- ~~(11)~~ (11) *Temporary Uses*: Types of activities that are not regularly conducted from a permanent structure or location and that are conducted for only a short period of time. Temporary uses may include a special event.
- ~~(8)~~(12) *Ten-Year Storm*: The amount of rainfall which is precipitated on the land in the amount of three and fifteen-hundredths (3.15) inches during a one (1) hour period.
- ~~(9)~~(13) *Topping*: Method of pruning that reduces the height of a tree by making heading cuts through stems more than two (2) years old or removing leaders back to lateral branches that are less than one third the size of the cut stem.

- ~~(10)~~(14) *Townhome (medium)*: A single-family dwelling unit on one (1) lot, which has primary ground floor access to the outside and which are attached by means of a common wall for five (5) to twelve (12) attached units per building.
- ~~(11)~~(15) *Townhome (small)*: A single-family dwelling unit on one (1) lot, which has primary ground floor access to the outside and which are attached to another dwelling unit by means of a common wall for a total of up to four (4) attached units per building.
- ~~(12)~~(16) *Tract of Land*: See "Parcel."
- ~~(13)~~(17) *Trade School, Commercial*: A Commercial Trade School is a facility operated for profit that provides specialized instruction or training in a specific skill, craft, or discipline. This includes, but is not limited to, dance studios, martial arts schools, diving instruction centers, and arts and crafts studios such as pottery, painting, or sculpture. These facilities may offer individual or group instruction, workshops, or classes, and may include accessory retail sales of related materials or equipment. This use does not include academic institutions offering K-12 or post-secondary degrees, nor does it include vocational-technical schools that are part of a public education system.
- ~~(14)~~(18) *Transfer of Development Rights*: A development technique which allows a land owner to separate the rights to develop his land from the land itself and transfer those rights to other land (see "Development Right").
- a. *Sending Zone*: An area of land (zone) from which the rights to develop may be conveyed to other Property (*Receiving Zone*).
 - b. *Receiving Zone*: An area of land to which additional development rights may be conveyed.
- ~~(15)~~(19) *Transient Accommodation Unit*: An individual room or rooms within a Transient Accommodation Use designed to be rented as a single unit for temporary occupancy of a limited duration, and without independent cooking or kitchen facilities.
- ~~(16)~~(20) *Transient Accommodation Use*: A facility offering transient lodging accommodations for tourists; such as hotels, motels, inns, resorts, and recreational vehicle parks. The occupancy of transient accommodation uses occurs, or is offered or advertised as being available, for a term of less than one (1) month, more than three (3) times in any consecutive twelve (12) month period. In determining whether a property is used as a temporary lodging use, such determination shall be made without regard to the form of ownership of the Property or unit, or whether the occupant has a direct or indirect ownership interest in the Property or unit; and without regard to whether the right of occupancy arises from a rental agreement, other agreement, or the payment of consideration.
- ~~(17)~~(21) *Transient Guest*: A person renting, using, or occupying a room in a hotel for sleeping accommodations.
- ~~(18)~~(22) *Transit*: Passenger services provided by public, private, or nonprofit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.
- ~~(19)~~(23) *Transit Corridor*: An existing or planned route for public transit service in the local or regional transportation plan or the plan of the relevant transit service provider.
- ~~(20)~~(24) *Transitional Housing*: A residence that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living, typically within twenty-four (24) months.
- ~~(21)~~(25) *Transplanting [Tree]*: The act of removing a tree from one (1) location and planting the same tree at another location.
- ~~(22)~~(26) *Transportation Management Plan*: A Plan developed by an applicant representing a proposed development, that is submitted in conjunction with individual site plans seeking to utilize transportation management strategies to address their development impacts, improve the efficiency and safety of the transportation system, and increase the mobility for all users. These strategies include, but are not limited to, density/intensity reductions, project phasing, access controls, capital improvements, and/or incentives encouraging mass transit, bicycle or pedestrian travel, and ride-sharing.

~~(23)~~(27) *Tree*: An erect standing woody plant, together with its trunk, crown, and root system, of a species that normally attains a minimum overall height at maturity of at least fifteen (15) feet.

~~(24)~~(28) *Tree Barricade*: A physical structure placed around a tree that complies with the specifications and requirements relative to tree barricades as defined herein.

~~(25)~~(29) *Tree Cluster*: A stand of trees in which two (2) or more primary tree trunks are within three (3) feet of one another measured at four and one-half (4.5) feet above grade.

~~(26)~~(30) *Tree Fund*: The City tree fund shall accrue funds from mitigation payments made to the City under the terms of Chapter 10 of this CDC. Tree fund funds are expressly reserved for the purchase and installation of trees on public properties within the corporate limits of the City. Funds may also be used for projects that enhance the City's urban forestry program provided proper approval is granted.

~~(27)~~(31) *Tree Inventory*: A written report listing all protected trees on a site by trunk diameter size at DBH, species, location, and overall condition.

~~(28)~~(32) *Tree Preservation Plan*: A plan showing all of the measurements that will be utilized to help ensure that trees designated for preservation will remain in a healthy growing condition.

~~(29)~~(33) *Tree Protection Zone (TPZ)*: The fenced in area around a tree or group of trees in which no grading, excavation, or construction activity may occur without written approval, and generally under the supervision of, an Approved Arborist.

~~(30)~~(34) *Tree Root Plate*: See "Critical Root Zone."

~~(31)~~(35) *Trip*: A single- or one-way vehicle movement (see "trip end").

~~(32)~~(36) *Trip End*: The origin or destination of a trip. Each Trip has two (2) ends which constitute a two (2)-direction vehicle movement at the origin or destination of the Trip.

~~(33)~~(37) *Trip Generation*: The total number of Trip Ends produced by a specific use or activity.

~~(34)~~(38) *Triplex*: A structure containing three (3) attached dwelling units on one (1) lot.

~~(35)~~(39) *Twenty-Five Year Storm*: The amount of rainfall which is precipitated on the land in the amount of three and seven-tenths (3.7) inches during a one (1) hour period.

SECTION 6. That this ordinance shall take effect immediately upon its final passage and adoption.

SECTION 7. That it is the intention of the Largo City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of the ordinance shall not be affected.

APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

CITY OF LARGO, FLORIDA

Louis ("Woody") L. Brown, Mayor

REVIEWED AND APPROVED:



Sarah L. Johnston, City Attorney

ATTEST:

Diane Bruner, City Clerk

City of Largo **Business Impact Estimate**

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE BY AMENDING SECTION 16.6 TO ADD TEMPORARY EMERGENCY HOUSING AS AN ALLOWABLE TEMPORARY USE AND APPLYING MAXIMUM TIME LIMITS AND SUBMITTAL REQUIREMENTS FOR SUCH USE; CREATING SECTION 16.15 TO PROVIDE STANDARDS FOR THE REGULATION OF TEMPORARY EMERGENCY HOUSING FOLLOWING AN EMERGENCY; AND, AMENDING SECTION 20.1 TO ADD DEFINITIONS IN ACCORDANCE WITH THE PROPOSED AMENDMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

Question 1. Does the proposed ordinance meet one or more of the exceptions listed below? If so, then please check the applicable exception below and move to Question 2. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by section 166.041(4), Florida Statutes, for the proposed ordinance. If there is no applicable exception, proceed with completing the business impact estimate at Question 3.

- ☐ The proposed ordinance is required for compliance with federal or state law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes, and development agreements, as

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authorized by the Florida Local Government Development Agreement Act under sections 163.3220-163.3243, Florida Statutes;

- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Question 2. Based on the exception you selected above and in accordance with the provisions of the controlling law, please provide an explanation below of why the ordinance meets the exception(s).

Not applicable.

Question 3. If there is no applicable exception, proceed with completing the below Business Impact Estimate. In accordance, the City hereby publishes the following information:

A. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals and welfare of the City):

The proposed ordinance serves the public health, safety and welfare by updating the City of Largo Comprehensive Development Code (CDC) to provide reasonable flexibility to afford temporary housing options to displaced residents during the aftermath of a disaster that renders existing housing stock uninhabitable, while residents work towards regaining permanent housing.

The ordinance also minimizes adverse impacts on public health and welfare by ensuring that the use of a property for temporary emergency housing will not obstruct traffic circulation, negatively impact adjacent uses, or interfere with the use and enjoyment of nearby residential properties.

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B. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

None

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

None

(3) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

None

(4) Any other direct economic impacts of the proposed ordinance on private, for-profit businesses in the City that are not covered by (1), (2), or (3):

None

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance:

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None

D. Additional information the governing body deems useful (what steps did the City take to answer A, B, and C?):

N/A

Reviewed and Approved:



City Attorney's Office

Comprehensive Development Code Amendment **PLANNING STAFF REPORT**



Planning and Development Services Division | 201 Highland Avenue, P.O. Box 296, Largo, FL 33779
(727) 587-6749 ext. 7301 | askaplanner@largo.com

Memo Date: Mar 12, 2026 **Agenda Date:** Planning Board - 07 May 2026
To: Community Development
Staff Contact: Whitney Clark, Planner I
Subject/Case: Ordinance No. 2026-06 - Amending Several Sections Of The Comprehensive Development Code To Establish Requirements, Definitions, And Formal Procedures For The Review Of Temporary Emergency Housing Uses

INTRODUCTION:

The proposed amendment to the Comprehensive Development Code (CDC), Ordinance No. 2026-06, seeks to formalize standards and procedures relating to the regulation of temporary emergency housing uses following a natural disaster.

PURPOSE AND INTENT / BACKGROUND:

During the 2024 storm season, Hurricanes Debby, Helene, and Milton significantly impacted the City of Largo and other areas of Pinellas County. In preparation and in response to these events, several community organizations sought to provide temporary housing accommodation for individuals displaced by the storms or for workers or volunteers aiding with disaster recovery.

Upon receiving requests to establish temporary emergency housing on several properties within the City of Largo, staff reviewed the Comprehensive Development Code (CDC) and Code of Ordinances (COO) to determine applicable review processes. Finding that neither the CDC nor COO provided direct guidance on how to evaluate these use types, staff consulted with the City Attorney's Office.

Legal staff identified that a 2015 city resolution opted into a Pinellas County ordinance (Exhibit B), which outlines procedures for reviewing several forms of temporary emergency housing uses in the event of a declared housing emergency. However, upon reviewing previous emergency declarations, staff were unable to identify an instance in which a housing emergency had been declared. Consequently, in situations without such declarations, the City lacks a formal process for the review of emergency housing proposals.

To provide reasonable flexibility for displaced residents seeking to regain permanent housing following a natural disaster, staff are proposing the subject CDC amendment which would:

- Expand the applicability of the temporary events section to extend to temporary uses, such as emergency housing.
- Create a new subsection in CDC Chapter 16 to establish general standards, time limits, locational restrictions, and site design regulations for various forms of temporary emergency housing uses.
- Introduce definitions for terms associated with emergency housing in addition to temporary uses and structures.

The proposed ordinance has been developed to align with Florida Statutes, best practices outlined by the Federal Emergency Management Agency (FEMA) and the Florida Department of Emergency Management (FDEM), and guidance from the City Attorney's Office. These proposed changes ultimately aim to establish a clear and efficient process for the review of temporary emergency uses, thereby supporting public health, safety, and welfare during post-disaster recovery efforts.

PRIOR WORKSHOPS & RECOMMENDATIONS:

City Commission Work Session - **September 9, 2025**

Agenda Item #4.

APPLICABLE CDC CHAPTERS/SECTIONS:

Chapter 16 - ACCESORY USES AND STRUCTURES

Chapter 20 - DEFINITIONS

PUBLIC NOTIFICATION REQUIREMENTS:

PUBLISHED NEWSPAPER NOTIFICATION: April 22, 2026

STAFF RECOMMENDATION:

Staff recommend approval of Ordinance No. 2026-06 updating the City of Largo Comprehensive Development Code to ensure appropriate standards and processes are in place for the review of temporary emergency housing uses for limited time periods when a home has been damaged and deemed uninhabitable due to a natural disaster.

SUGGESTED MOTIONS FOR THE PLANNING BOARD:

I MOVE TO APPROVE ORDINANCE NO. 2026-06.

I MOVE TO APPROVE ORDINANCE NO. 2026-06 WITH CONDITIONS.

I MOVE TO DENY ORDINANCE NO. 2026-06.

RECOMMENDATION:

RECOMMENDATION:

☒ Approval (Vote 6-0)

☐ Approval with conditions (Vote _____)

☐ Denial (Vote _____)


Chairperson

Approved By:

Jared Austin, Planning Manager

Status:

Approved - 12 Mar 2026

SUPPORTING DOCUMENTS:

[Exhibit A - Ordinance No. 2026-06 Temporary Emergency Housing](#)

[Exhibit B - Pinellas County Emergency Housing Ordinance](#)

Agenda Item #17.

APPLICABLE CDC CHAPTERS/SECTIONS:

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RECOMMENDATION:

_____ Approval (Vote _____)

_____ Approval with conditions (Vote _____)

_____ Denial (Vote _____)

Chairperson

Approved By:

Status:

Jared Austin, Planning Manager

Approved - 12 Mar 2026

SUPPORTING DOCUMENTS:

Exhibit A - Ordinance No. 2026-06 Temporary Emergency Housing

Exhibit B - Pinellas County Emergency Housing Ordinance

ORDINANCE NO. 2026-06

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE BY AMENDING SECTION 16.6 TO ADD TEMPORARY EMERGENCY HOUSING AS AN ALLOWABLE TEMPORARY USE AND APPLYING MAXIMUM TIME LIMITS AND SUBMITTAL REQUIREMENTS FOR SUCH USE; CREATING SECTION 16.15 TO PROVIDE STANDARDS FOR THE REGULATION OF TEMPORARY EMERGENCY HOUSING FOLLOWING AN EMERGENCY; AND, AMENDING SECTION 20.1 TO ADD DEFINITIONS IN ACCORDANCE WITH THE PROPOSED AMENDMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, this ordinance is adopted pursuant to the authority provided by Part II of Chapter 163, Florida Statutes; and

WHEREAS, Section 166.0335, Florida Statutes, preempts local governments from prohibiting temporary housing structures on residential property for up to 36 months, provided that the structure is connected to water and electric utilities, is occupied by the property owner, and there is a demonstrated good faith effort toward rebuilding or renovating the damaged permanent residential structure; and

WHEREAS, the City of Largo (the "City") recognizes the need for flexible and responsive housing options for residents displaced by disasters, including hurricanes, fires, and other declared emergencies; and

WHEREAS, on November 18, 2014, Pinellas County adopted Ordinance No. 14-46, establishing standards and procedures for temporary emergency housing; and

WHEREAS, the City has determined that the County's ordinance does not address recent legislative changes and desires to opt-out of the County's temporary emergency housing regulations adopted in Ordinance No. 14-46; and

WHEREAS, the current Comprehensive Development Code ("CDC") does not adequately address or define temporary use types related to emergency housing; and

WHEREAS, the City has identified a need to clarify the standards, procedures, and review criteria within the CDC to address temporary emergency housing uses following a house being deemed uninhabitable as the result of a disaster; and

WHEREAS, the City Commission finds it necessary to clarify the standards, procedures and review criteria for temporary emergency housing in the CDC to ensure the safety, health, and welfare of displaced individuals and surrounding communities; and

WHEREAS, the City Commission finds it in the best interest of the City to opt out of the Pinellas County Emergency Housing Ordinance No. 14-46 and to amend the Comprehensive Development Code, to provide for temporary emergency housing standards, align with state requirements, and provide consistent guidance within City boundaries during emergency response efforts.

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

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

SECTION 2. That Section 16.6 of the Comprehensive Development Code is amended as follows¹:

16.6.1 – Purpose

~~This Section provides for the orderly and effective management of temporary events allowed for limited periods and provides for the administrative review of these special types of land uses. These provisions are designed to allow certain temporary events while minimizing adverse impact upon the public health and welfare by ensuring that temporary events do not obstruct traffic circulation, create a negative impact upon adjacent uses, or interfere with the use and enjoyment of a site by a properly licensed business.~~

This Section is intended to regulate temporary events and uses of limited duration to mitigate adverse impacts on the public health, safety, and welfare. Such events shall be reviewed to ensure they do not obstruct traffic circulation or interfere with the use and enjoyment of adjacent properties.

16.6.2 – Applicability

A Temporary Event Permit shall be required for all temporary events and uses, including temporary emergency housing, except where expressly exempted by this Section or by Section 16.15.

16.6.23 – Required Permits

- ~~A. A Temporary Event Permit shall be required for all temporary events except as provided herein.~~
- ~~B.~~ A. The following temporary events and uses are authorized and shall require a permit allowed upon approval of a Temporary Event Permit:
- (1) Temporary sales including but not limited to:
 - a. Outdoor seasonal sales in advance of specific yearly holidays.
 - b. ~~Roadside vendors—Temporary retail sales and display of merchandise or food, other than seasonal sales, and selling or displaying merchandise or food that is~~ not associated with the principal use of the lot.
 - c. On-site promotional events associated with a business located on the property. ~~The cost of a Temporary Event Permit and Grand Opening/Promotional Sign Permit is waived for a new business or development having a grand opening promotional event provided that the business or development has a valid Business Tax Receipt (BTR) or certificate of occupancy (CO), if applicable.~~
 - (2) Special events, such as live entertainment, carnivals, educational events, religious events, sports events, or similar activities.
 - (3) Temporary emergency housing, including individual temporary housing units and community sites, as regulated by Section 16.15.
- C. The following temporary events and uses are exempt from the requirement to obtain a Temporary Event Permit:
- (1) Temporary events or uses conducted on City-owned property are exempt from the requirements to obtain a Temporary Event Permit. All applicable building permits and other regulatory approvals shall still be obtained.
 - (2) Private events that are not open to the public, are located on a site with a single user or tenant, and that will not generate noise, traffic, or other negative impacts on adjacent properties. Private events could include outdoor weddings, employee parties, or other informal gatherings.

¹ New text shall be indicated by underline and deleted text shall be indicated by ~~strike through~~, new text added between first and second reading shall be indicated by double underline and deleted text between first and second reading shall be indicated by ~~double strike through~~.

(3) The City of Largo Library Bookmobile and not-for-profit mobile blood donation banks.

- ~~C. Events held on City property shall not be required to obtain a temporary events permit; however, all required building permits shall be obtained.~~
- ~~D. Events held on single family, duplex and triplex residential properties shall not be required to obtain a temporary events permit. All such events shall conform with the use standards applicable to the property.~~
- ~~E. Private events shall not be required to obtain a special event permit, provided that all required Building Permits are obtained and provided that the event:~~
- ~~(1) Is not open to the public, such as outdoor weddings and employee parties;~~
- ~~(2) Is located on a site with a single user and/or tenant; and~~
- ~~(3) Will not generate noise, traffic, or other negative impacts on adjacent properties.~~
- ~~F. The City of Largo Library Bookmobile and not for profit mobile blood donation banks shall not be required to obtain a temporary events permit.~~

16.6.34 – Restrictions

The following restrictions shall apply:

- A. Temporary events and uses shall be subject to the time limitations ~~for each property~~, listed in Table 16-1.

Table 16-1: Temporary Events <u>and Uses</u>, Maximum Allowable Timetable	
Temporary Event	Maximum Allowable Time Period for Each Separate Use (per site, per calendar year or absolute time limitation, as applicable)
Outdoor Seasonal Sales	45 consecutive days per event, not to exceed 90 days per calendar year
Roadside Vendors	15 consecutive days per event, not to exceed 45 days total per calendar year
On-site Promotional Events	15 consecutive days per event, not to exceed 45 days total per calendar year (Except for new businesses or development having a grand opening may have 30 days of one-time continuous display)
Special Events	7 consecutive days per event, not to exceed 45 days total per calendar year
<u>Temporary Emergency Housing, including individual temporary housing units, community sites, and communal accommodations</u>	<u>As provided for in Section 16.15.4.</u>

- B. Approval from the property management or property owner is required for events on ~~to be located within~~ properties with multiple tenants. The approval must include a statement that the property management will be responsible for notifying all tenants and responding to any complaints.

- C. Approval must be obtained from the Community Development Department, Fire Marshal, Police Department, ~~and~~ Solid Waste Division, and Environmental Services (if required).

16.6.45 – Required Submissions

- A. A Temporary Event Permit application shall include a site plan depicting the location and details of the event, the total number of existing parking spaces, the existing tenant mix, and total square footage of the property ~~must be provided.~~
- B. In accordance with Appendix B, Section 4 of the Code of Ordinances, a fee shall be paid upon submission of a Temporary Event Permit application. This fee shall be waived for the following:
 - (1) Temporary emergency housing authorized pursuant to Section 16.15.
 - (2) New businesses or developments having a grand opening promotional event, provided said business or development has a valid Business Tax Receipt (BTR) or Certificate of Occupancy (CO), if applicable.
- C. Temporary emergency housing uses authorized pursuant to Section 16.15 that require a Temporary Event Permit shall also provide the following:
 - (1) An application signed by the property owner or an authorized agent;
 - (2) A site plan drawn to scale, depicting the location and exterior dimensions of the existing and proposed structures, labeled to indicate intended use; the distance between structures on the site; setback distances from property lines; and driveways/sidewalks/site circulation;
 - (3) A letter of intent outlining the expected duration of the housing site, types and dimensions of housing units proposed, the number of individuals to be served, and plans to connect to utilities (e.g. generators, electrical hookups, and sewer connections). Community Sites with more than ten (10) temporary housing units or with Communal Accommodations shall also include plans to address physical and behavioral health concerns for people and animals; plans to address the transition of individuals remaining displaced after site closure; and personnel, site, and neighborhood security measures.

16.6.56 – Standards

The following standards shall apply:

- A. *Land use compatibility* - Temporary events shall be compatible with the uses allowed in the Future Land Use Classification of the property where the event is permitted. Non-compatible uses may be allowed at the discretion of the DCO.
- B. *Development order compliance* - Properties must be in full compliance with all applicable Development Orders.
- C. *Parking obstruction* - No more than twenty (20) percent of the total required parking spaces may be obstructed during the event.
- D. *Restroom location* - The location of restroom facilities to serve the event must be depicted on the site plan.
- E. *Traffic and visibility triangle obstruction* - Traffic circulation and the visibility triangle must not be obstructed, unless approved by those City staff listed in Section 16.6.34.C. Any changes to the traffic circulation pattern must be clearly depicted on the site plan.
- F. *Stormwater obstruction* - Stormwater flow shall not be obstructed unless approved by the City Engineer.
- G. *Sign standards* - Signs for the event must comply with the standards of this CDC (See Chapter 12).
- H. *Setback standards* - The event must comply with setback standards for the property, unless otherwise specified.
- I. *Code of Ordinances* - The event must not violate any provisions of the City Code of Ordinances.
- J. *Business Tax Receipt and vendor's license* - If applicable, the applicant shall have an active vendor's license and the property on which the event will occur shall have an active business tax receipt.

- K. *Negative impact generation* - The event shall not generate negative impacts such as excessive noise, electrical interference, fumes, excessive trash, or hazards.

SECTION 3. That Section 16.15 of the Comprehensive Development Code is created:

Section 16.15 – Temporary Emergency Housing

16.15.1 – Purpose

The purpose of these provisions is to provide reasonable flexibility to afford temporary housing options to displaced residents during the aftermath of a disaster that renders existing housing stock uninhabitable while residents work towards regaining permanent housing. This Section seeks to minimize adverse impacts on public health and welfare by ensuring that the use of a property for temporary emergency housing will not obstruct traffic circulation, negatively impact adjacent uses, or interfere with the use and enjoyment of nearby residential properties.

16.15.2 – Applicability and Termination

This Section provides for the orderly and effective management of temporary emergency housing for limited time periods when a home has been damaged and deemed uninhabitable due to a natural disaster.

16.15.3 – General Standards

- A. Building permits for temporary structures must be obtained from the City of Largo Building Division, if applicable.
- B. Water services and wastewater services must be properly connected to a functioning water service and sanitary sewer system or septic system in accordance with the applicable City and technical codes in effect at the time.
 - (1) If connection to functioning water and wastewater service is not feasible, other temporary water and wastewater services may be utilized.
- C. Adequate, functional electrical service with proper connections for temporary housing units and other temporary structures shall be utilized and approved by the City of Largo Building Division.
- D. Only a state or locally licensed contractor or an owner-builder may apply for permits and perform work related to plumbing, electrical and mechanical connections.
- E. In the case where a manufactured housing unit or a modular dwelling unit is permitted by the applicable future land use designation as a permanent housing structure, and if said structure is intended to become permanent, all applicable setback and other land development regulations shall be met at the time when the housing unit becomes permanent.
- F. Temporary emergency housing uses shall be subject to the time limitations listed in Table 16-3.

16.15.4 – Time Limits

<u>Table 16-3: Temporary Emergency Housing, Maximum Allowable Timetable</u>	
<u>Temporary Housing Type</u>	<u>Maximum Allowable Time Period for Each Event</u>
<u>Up to one temporary housing unit placed on a residential property for use by the resident where the residential structure is uninhabitable following a declaration of a State of Emergency.</u>	<u>36 months after the date a state of emergency is declared or upon the issuance of the certificate of occupancy for the damaged on-site residence, whichever occurs first</u>
<u>One – three temporary housing units</u>	<u>12 months after Temporary Event Permit approval has been obtained, unless granted additional time by the City Manager, or their designee</u>

Community sites (including communal accommodations)	60 days after Temporary Event Permit approval has been obtained, unless granted additional time by the City Manager, or their designee
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16.15.5 – Locational Restrictions

- A. Up to three (3) individual temporary housing units, except as provided for in Section 16.15.6.C, shall be permitted on all properties, excluding the following:
- 1) Properties with a Preservation (P) or Recreation/Open Space (R/OS) Future Land Use Map classification;
 - 2) Environmentally sensitive lands;
 - 3) In Special Flood Hazard Areas (velocity zone or 100-year floodplain);
 - 4) In Coastal High Hazard Areas; or
 - 5) Any area in the federal, state, county, or City of Largo resource-based park or open space system that is determined by the agency with jurisdiction to be of critical environmental significance.
- B. Community sites shall be permitted on all properties, excluding the following:
- 1) Properties with a Preservation (P), Recreation/Open Space (R/OS), Residential Estate (RE), Residential Rural (RR), Residential Suburban (RS), or Residential Low (RL) Future Land Use Map classification;
 - 2) Properties developed with single family homes, duplexes, or triplexes;
 - 3) Environmentally sensitive lands;
 - 4) In Special Flood Hazard Areas (velocity zone or 100-year floodplain);
 - 5) In Coastal High Hazard Areas; or
 - 6) Any area in the federal, state, county, or City of Largo resource-based park or open space system that is determined by the agency with jurisdiction to be of critical environmental significance.

16.15.6 – Temporary Housing Units and Community Site Regulations

- A. Individual Temporary Housing Units – Up to three (3) temporary housing units may be permitted, subject to the following:
- (1) A determination has been made that existing housing unit(s) have been rendered uninhabitable due to a natural disaster;
 - (2) A Temporary Event Permit is obtained in accordance with Section 16.6;
 - (3) Temporary housing units comply with the general standards provided for in Section 16.15.3;
 - (4) The proposed location complies with the locational restrictions contained in Section 16.15.5;
 - (5) Properties with single family homes, duplexes, or triplexes shall only be permitted to place one temporary housing unit per permanent dwelling unit; and
 - (6) Setback requirements are waived for the duration that the temporary housing units are permitted; however, temporary housing units may not extend into any public rights-of-way, conservation or drainage easements, floodways, preservation areas, or onto adjacent property not owned by a resident of the temporary housing unit, unless:
 - i. An applicable permit is obtained from the appropriate jurisdiction; or
 - ii. Written authorization is provided by the adjacent property owner.
- B. Community Sites – Community Sites are those hosting more than three (3) temporary housing units or properties providing communal accommodations, as defined in Section 20.1. Community Sites may be permitted subject to the following:

- (1) A determination has been made that existing housing unit(s) have been rendered uninhabitable due to a natural disaster;
 - (2) A Temporary Event Permit is obtained in accordance with Section 16.6;
 - (3) The use complies with the general standards provided for in Section 16.15.3;
 - (4) The location complies with the locational restrictions contained in Section 16.15.5;
 - (5) Setback requirements are waived for the duration that the temporary housing units are permitted; however, temporary housing units may not extend into any public rights-of-way, conservation or drainage easements, floodways, preservation areas, or onto adjacent property not owned by a resident of the temporary housing unit, unless:
 - i. An applicable permit is obtained from the appropriate jurisdiction; or
 - ii. Written authorization is provided by the adjacent property owner.
 - (6) Community sites with communal accommodations or more than ten (10) temporary housing units, shall comply with the following additional requirements:
 - i. Outdoor areas designated for pets, including outdoor pens or runs, shall be located at least seventy-five (75) feet from abutting residential properties as measured in a straight line from the real property line of the residential property nearest to the outer boundary of the area to be used by pets; and
 - ii. Where a community site abuts a residential property, animals shall not be permitted in open run areas between the hours of 9:00 pm and 7:00 am; and
 - iii. An animal waste management plan shall be submitted with the application for a Temporary Event Permit.
 - (7) Accessory uses or structures serving community sites, including but not limited to, portable shower trailers, generators, mobile laundry units, portable toilets, wash stations, and tents, shall be indicated on a site plan and shall be placed in a way that mitigates negative impacts, such as excessive noise, fumes, excessive trash, or hazards on nearby properties.
- C. Exception. One temporary housing unit may be permitted on a residential property without a Temporary Event Permit, subject to the following:
- (1) The permanent residential structure was damaged and rendered uninhabitable following a declaration of a state of emergency issued by the Governor for a natural emergency;
 - (2) The resident makes a good faith effort to rebuild or renovate the damaged permanent residential structure, including but not limited to, applying for a building permit, submitting a plan or design to the City, or obtaining a construction loan;
 - (3) The temporary housing unit shall be connected to water and electric utilities and does not present a threat to health and human safety; and
 - (4) The resident resides in the temporary housing unit.

SECTION 4. That Section 20.1.C is amended to read as follows:

Section 20.1 – Definitions and Acronyms Use

* * *

- (15) Communal Accommodations: A facility or portion of a property where multiple individuals or families reside together and share living spaces, including but not limited to sleeping areas, food preparation and dining areas, restrooms, and bathing facilities. Communal Accommodations are intended to provide short-term housing for individuals or families affected by emergencies or disasters and are considered a type of Community Site as defined in 20.1.C.

- ~~(15)~~(16) *Communication Tower*: A monopole, self-supporting lattice, or guyed structure situated on a site, the purpose of which is to serve as the support for one (1) or more antennas or antenna arrays. This term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, and similar telecommunication structures excluding those used exclusively for dispatch communications (see "antenna or antenna array" and "satellite service reception antenna").
- ~~(16)~~(17) *Community Residential Homes*: A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. Some facilities included in this category are group care homes, recovery homes, elderly housing and similar uses.
- (18) *Community Site*: A property or portion of a property used to provide more than three (3) temporary housing units or communal accommodations where more than three individuals or three (3) families reside in a coordinated manner to serve several displaced individuals or families. Community Sites may also include accessory facilities such as shower or laundry units, generators, portable toilets, and pet areas.
- ~~(17)~~(19) *Comprehensive Plan*: The compilation of goals, objectives, policies, and maps for the physical, social, and economic development within the City of Largo, adopted by ordinance pursuant to Chapter 163, F.S., and containing all statutorily required elements.
- ~~(18)~~(20) *Concurrency*: The statutory requirement that public facilities and services to maintain the adopted level of service standards for utilities, recreation and open space, and drainage are in place at the time of development.
- ~~(19)~~(21) *Conditional Use*: A use that, because of special requirements or characteristics, may be allowed in a particular land use designation or character district only upon completion of a conditional use review and subject to the limitations and conditions specified therein. All proposed development must meet the review criteria contained in this CDC. It shall be permitted only upon the approval of the Planning Board after due notice and public hearing.
- ~~(20)~~(22) *Condominium*: A building or group of buildings in which units are owned individually, and common areas and facilities are owned by all the unit owners on a proportional basis. A condominium is a legal form of ownership and not a specific building style.
- ~~(21)~~(23) *Conforming*: A lawful, existing, properly permitted use which conforms to the provisions, requirements and/or regulations of this CDC.
- ~~(22)~~(24) *Cottage Court*: A group of two (2) to four (4) small detached structures on a single lot arranged around a shared green space that is open to the street. Shared green spaces include land that is partly or completely covered with grass, trees, shrubs, or other vegetation, such as community gardens and park areas.
- ~~(23)~~(25) *Contractor Yard*: Storage yard operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's business type.
- ~~(24)~~(26) *County*: Pinellas County, Florida
- ~~(25)~~(27) *Countywide Future Land Use Plan (FLUP)*, also known as *Countywide Land Use Plan*: Future Land Use Plan adopted as part of the Pinellas County Comprehensive Plan pursuant to Chapter 88-464, Florida Statutes. The accompanying "Rules Governing Administration of the Countywide Future Land Use Plan, As Amended" are included by reference. The future land use map that designates general categories of land

use by type and location to guide the future development pattern and use of land throughout the county, as adopted by the Pinellas Planning Council and Countywide Planning Authority. The Countywide Plan Map may consist of a single map or map series as approved by the PPC and CPA and filed with the Clerk of the Board of County Commissioners.

- ~~(26)~~(28) *Courtyard Building*: A residential structure that consists of five (5) to twelve (12) attached dwelling units accessed from a central common courtyard that opens to the street. The courtyard can include a shared green space which includes lands that is partly or completely covered with grass, trees, shrubs, or other vegetation, such as community gardens and park areas.
- ~~(27)~~(29) *Critical Root Zone*: The greater area between the ground area within a tree's dripline or an area equivalent to a radius from the tree trunk of nine (9) inches for each diameter inch of trunk measured at fifty-four (54) inches above grade.
- ~~(28)~~(30) *CRD*: Community Redevelopment District.
- ~~(29)~~(31) *Crown*: All tree branch parts including all twigs and foliage.
- ~~(30)~~(32) *Currently Available Revenue Sources*: An existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of revenue source which is contingent upon ratification by public referendum.

SECTION 5. That Section 20.1.T is amended as follows:

Section 20.1 – Definitions and Acronyms Use

* * *

- ~~(6)~~ (6) *Temporary Emergency Housing*: Temporary accommodations for individuals or families whose homes have been damaged and deemed uninhabitable due to a natural disaster. Such accommodations are designed to meet the essential needs of the household, including access to essential utilities, areas for food preparation, and bathing facilities, in a manner that allows a family to live together with a reasonable amount of privacy.
- ~~(6)~~(7) *Temporary Event*: A temporary outdoor use on private property that extends beyond the normal uses and standards allowed by the City. A temporary event includes, but is not limited to, art shows, sidewalk sales, pumpkin and Christmas tree sales, haunted houses, carnivals (major and minor), special auto sales, grand openings, festivals, home exhibitions, and church bazaars.
- ~~(7)~~ (8) *Temporary Housing Unit*: A housing unit that is not permanently affixed to a foundation and that is used while a resident's permanent unit is undergoing home repair or replacement following a disaster. The following may be used as temporary emergency housing units: manufactured homes, recreational vehicles, or modular units.
- ~~(8)~~ (9) *Temporary Structures*: A structure erected or placed as a nonpermanent installation to serve a temporary need, including but not limited to construction, educational, or emergency housing purposes. The temporary placement or erection of such a structure does not exempt it from compliance with all applicable requirements of the Florida Building Code or this Comprehensive Development Code (CDC).
- ~~(7)~~(10) *Temporary Tent Sale*: Any sale made by a person, firm, or corporation engaging in the temporary business of selling goods, wares, or merchandise from a tent, truck, vending cart, or other area outside of a permanent structure on property owned or leased by the person, firm, or corporation.
- ~~(10)~~ (11) *Temporary Uses*: Types of activities that are not regularly conducted from a permanent structure or location and that are conducted for only a short period of time. Temporary uses may include a special event.

~~(8)(12)~~ (9)(12) *Ten-Year Storm*: The amount of rainfall which is precipitated on the land in the amount of three and fifteen-hundredths (3.15) inches during a one (1) hour period.

~~(9)(13)~~ (10)(13) *Topping*: Method of pruning that reduces the height of a tree by making heading cuts through stems more than two (2) years old or removing leaders back to lateral branches that are less than one third the size of the cut stem.

~~(10)(14)~~ (11)(14) *Townhome (medium)*: A single-family dwelling unit on one (1) lot, which has primary ground floor access to the outside and which are attached by means of a common wall for five (5) to twelve (12) attached units per building.

~~(11)(15)~~ (12)(15) *Townhome (small)*: A single-family dwelling unit on one (1) lot, which has primary ground floor access to the outside and which are attached to another dwelling unit by means of a common wall for a total of up to four (4) attached units per building.

~~(12)(16)~~ (13)(16) *Tract of Land*: See "Parcel."

~~(13)(17)~~ (14)(17) *Trade School, Commercial*: A Commercial Trade School is a facility operated for profit that provides specialized instruction or training in a specific skill, craft, or discipline. This includes, but is not limited to, dance studios, martial arts schools, diving instruction centers, and arts and crafts studios such as pottery, painting, or sculpture. These facilities may offer individual or group instruction, workshops, or classes, and may include accessory retail sales of related materials or equipment. This use does not include academic institutions offering K-12 or post-secondary degrees, nor does it include vocational-technical schools that are part of a public education system.

~~(14)(18)~~ (15)(18) *Transfer of Development Rights*: A development technique which allows a land owner to separate the rights to develop his land from the land itself and transfer those rights to other land (see "Development Right").

- a. *Sending Zone*: An area of land (zone) from which the rights to develop may be conveyed to other Property (*Receiving Zone*).
- b. *Receiving Zone*: An area of land to which additional development rights may be conveyed.

~~(15)(19)~~ (16)(19) *Transient Accommodation Unit*: An individual room or rooms within a Transient Accommodation Use designed to be rented as a single unit for temporary occupancy of a limited duration, and without independent cooking or kitchen facilities.

~~(16)(20)~~ (17)(20) *Transient Accommodation Use*: A facility offering transient lodging accommodations for tourists; such as hotels, motels, inns, resorts, and recreational vehicle parks. The occupancy of transient accommodation uses occurs, or is offered or advertised as being available, for a term of less than one (1) month, more than three (3) times in any consecutive twelve (12) month period. In determining whether a property is used as a temporary lodging use, such determination shall be made without regard to the form of ownership of the Property or unit, or whether the occupant has a direct or indirect ownership interest in the Property or unit; and without regard to whether the right of occupancy arises from a rental agreement, other agreement, or the payment of consideration.

~~(17)(21)~~ (18)(21) *Transient Guest*: A person renting, using, or occupying a room in a hotel for sleeping accommodations.

~~(18)(22)~~ (19)(22) *Transit*: Passenger services provided by public, private, or nonprofit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

~~(19)(23)~~ (20)(23) *Transit Corridor*: An existing or planned route for public transit service in the local or regional transportation plan or the plan of the relevant transit service provider.

~~(20)(24)~~ (21)(24) *Transitional Housing*: A residence that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living, typically within twenty-four (24) months.

~~(21)(25)~~ (22)(25) *Transplanting [Tree]*: The act of removing a tree from one (1) location and planting the same tree at another location.

~~(22)~~(26) *Transportation Management Plan*: A Plan developed by an applicant representing a proposed development, that is submitted in conjunction with individual site plans seeking to utilize transportation management strategies to address their development impacts, improve the efficiency and safety of the transportation system, and increase the mobility for all users. These strategies include, but are not limited to, density/intensity reductions, project phasing, access controls, capital improvements, and/or incentives encouraging mass transit, bicycle or pedestrian travel, and ride-sharing.

~~(23)~~(27) *Tree*: An erect standing woody plant, together with its trunk, crown, and root system, of a species that normally attains a minimum overall height at maturity of at least fifteen (15) feet.

~~(24)~~(28) *Tree Barricade*: A physical structure placed around a tree that complies with the specifications and requirements relative to tree barricades as defined herein.

~~(25)~~(29) *Tree Cluster*: A stand of trees in which two (2) or more primary tree trunks are within three (3) feet of one another measured at four and one-half (4.5) feet above grade.

~~(26)~~(30) *Tree Fund*: The City tree fund shall accrue funds from mitigation payments made to the City under the terms of Chapter 10 of this CDC. Tree fund funds are expressly reserved for the purchase and installation of trees on public properties within the corporate limits of the City. Funds may also be used for projects that enhance the City's urban forestry program provided proper approval is granted.

~~(27)~~(31) *Tree Inventory*: A written report listing all protected trees on a site by trunk diameter size at DBH, species, location, and overall condition.

~~(28)~~(32) *Tree Preservation Plan*: A plan showing all of the measurements that will be utilized to help ensure that trees designated for preservation will remain in a healthy growing condition.

~~(29)~~(33) *Tree Protection Zone (TPZ)*: The fenced in area around a tree or group of trees in which no grading, excavation, or construction activity may occur without written approval, and generally under the supervision of, an Approved Arborist.

~~(30)~~(34) *Tree Root Plate*: See "Critical Root Zone."

~~(31)~~(35) *Trip*: A single- or one-way vehicle movement (see "trip end").

~~(32)~~(36) *Trip End*: The origin or destination of a trip. Each Trip has two (2) ends which constitute a two (2)-direction vehicle movement at the origin or destination of the Trip.

~~(33)~~(37) *Trip Generation*: The total number of Trip Ends produced by a specific use or activity.

~~(34)~~(38) *Triplex*: A structure containing three (3) attached dwelling units on one (1) lot.

~~(35)~~(39) *Twenty-Five Year Storm*: The amount of rainfall which is precipitated on the land in the amount of three and seven-tenths (3.7) inches during a one (1) hour period.

SECTION 6. That this ordinance shall take effect immediately upon its final passage and adoption.

SECTION 7. That it is the intention of the Largo City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of the ordinance shall not be affected.

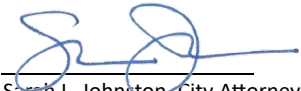
APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

CITY OF LARGO, FLORIDA

Louis ("Woody") L. Brown, Mayor

REVIEWED AND APPROVED:



Sarah L. Johnston, City Attorney

ATTEST:

Diane Bruner, City Clerk

PART II - PINELLAS COUNTY CODE
Chapter 34 - CIVIL EMERGENCIES
ARTICLE II. - STATES OF EMERGENCY AND EMERGENCY RESTRICTIONS
DIVISION 2. EMERGENCY HOUSING

Exhibit B

DIVISION 2. EMERGENCY HOUSING

Sec. 34-36. Housing emergency declaration.

- (a) *Purpose.* The purpose of this division is to provide reasonable flexibility in land development regulations to afford temporary housing options to otherwise displaced residents during the aftermath of a disaster that rendered existing housing stock uninhabitable.
 - (b) *Activation.* Upon declaration of a state of emergency pursuant to division 1 of this article, and during the pendency thereof, the board of county commissioners, as a part of the original declaration or at any time during the duration of a declared state of emergency, may declare a state of housing emergency for all or any part of the incorporated and/or unincorporated areas of Pinellas County.
 - (c) *Areas embraced.*
 - (1) A housing emergency declaration must define the boundaries of all areas subject to the provisions of this section 34-36 and section 34-37. The areas embraced may include the entire unincorporated and incorporated areas of Pinellas County or any part thereof.
 - (2) On its own initiative or upon petition by the governing body of a municipality, and based on findings regarding the status of housing stock in the areas being considered, the board of county commissioners or an official authority may amend the housing emergency declaration resolution to expand or contract the areas embraced.
 - (d) *Termination.*
 - (1) A housing emergency declaration survives the termination of the article ii, division 1 emergency declaration and may only terminate, in whole or in part, by formal action of the board of county commissioners or an official authority to amend or terminate the areas embraced by the housing emergency declaration.
 - (2) The status of the housing emergency declaration shall be evaluated 90 days after its declaration and every 90 days thereafter as long as the housing emergency declaration is in effect to determine if formal action by the board of county commissioners or an official authority is warranted to amend or terminate the declaration.
 - (e) *Effect of a housing emergency declaration.* Upon the activation of a housing emergency declaration, the provisions of section 34-37, below, become applicable in all the areas embraced by the housing emergency declaration. If there is a disaster housing plan adopted as a part of the county's comprehensive emergency management plan, the disaster housing plan shall be compatible with section 34-37, below.
- (Ord. No. 14-46, § 1, 11-18-14)

Sec. 34-37. Regulatory provisions.

- (a) *Definitions.* [The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:]

Community sites means sites where three or more temporary housing units are provided. These sites can include, but are not limited to, existing mobile home parks and mobile home subdivisions, and areas where extensive construction and building of an entire community is involved, which may include such things as building roads; laying water, sewer, electrical, and telecommunications lines; and arranging for public transportation, police, fire, and emergency medical services.

Essential services means services necessary to a basic standard of living and the general welfare of society. Services may include, but are not limited to, the following: electrical services, gas services, and water and wastewater treatment services.

Manufactured home means a structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes plumbing, heating, air conditioning and electrical systems contained therein; except that such term shall include any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (U.S. Department of Housing and Urban Development) and complies with the standards established under this title. For mobile homes built prior to June 15, 1976, a label certifying compliance to the Standards for Mobile Homes, National Fire Protection Association (NFPA) 501, is required. For the purposes of these provisions, a mobile home shall be considered a manufactured home.

Modular dwelling unit means any residential unit, constructed to the standards promulgated by the Florida Building Commission, away from the installation site, and which bears a department of economic opportunity insignia.

Nonresidential means, on applicable future land use maps and zoning maps, future land use designations and zoning categories where residential uses are normally not permitted.

Owner-builder means owners of property when acting as their own contractor and providing direct, on-site supervision themselves when building or improving single-family or two-family residences on such property for the occupancy or use of such owners and not offered for sale or lease.

Recreational vehicle means a vehicle built on a single chassis, 400 square feet or less, designed to be self-propelled or permanently towable by a light duty truck, and designed as temporary living quarters for recreational, camping, travel, or seasonal use.

Temporary housing means temporary accommodations for individuals or families whose homes are made uninhabitable by an emergency or a major disaster that meets the physical accessibility needs of the household and includes essential utilities, access to areas for food preparation, and bath facilities in a context that allows a family to live together with a reasonable amount of privacy for a period generally from 12 to 18 months.

Temporary housing unit means manufactured home, recreational vehicle, or modular dwelling unit.

Wrap-around services means the delivery of infrastructure and additional essential services to address disaster-related needs of affected residents living in community sites. These services go beyond the physical need for housing and typically include basic social services and access to utilities, transportation, grocery stores, medical facilities, and employment opportunities.

- (b) *Single-family or two-family residential parcels.* Upon the activation of a housing emergency declaration and subject to the conditions contained in this subsection, temporary housing may be provided by placing temporary housing units on parcels of land where the existing primary residence is declared uninhabitable due to damage from a disaster. The damaged primary residence must be located on a parcel designated by the applicable future land use map and/or by the applicable zoning map for use as a detached, single-family residence or a two-family (duplex) residence.

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- (1) A permit for a temporary housing unit must be obtained through the Pinellas County Planning and Development Services Department or the applicable municipal department or official.
 - (2) The permit for a temporary housing unit shall be issued for no more than 12 months. A temporary housing unit shall be removed no later than 12 months after the date of the issuance of the temporary housing building permit, or the temporary housing unit shall be removed upon the issuance of the certificate of occupancy following the repair or replacement of the damaged on-site residence, whichever occurs first, unless an appropriate extension of the temporary housing permit has been granted by the applicable department or official, provided that repair or replacement of the damaged primary residence has commenced within the validity period of the temporary housing permit and continues in good faith.
 - (3) A maximum of one temporary housing unit (or two (2) in the case of a two-family residence) will be allowed on a parcel containing an existing home site provided:
 - a. The home located on the parcel has been declared uninhabitable by the Pinellas County Planning and Development Services Department or designee or the applicable municipal department or official.
 - b. The water service and wastewater service must be properly connected to a functioning water service and sanitary sewer system or septic system in accordance with codes in effect at the time. However, if connection to a functioning service is not feasible, other temporary water and wastewater services may be utilized subject to Pinellas County Health Department approval.
 - c. Setback requirements will be waived during the duration that the temporary housing unit is permitted. However, the temporary housing unit cannot extend into any public right-of-way, conservation/drainage easement, floodway, preservation area, or onto any adjacent property that is not owned by the household who will be residing in the temporary housing unit unless an applicable permit is obtained from the appropriate jurisdiction allowing the temporary housing unit to extend into the public right-of-way or there is written authorization from the adjacent property owner allowing the temporary housing unit to extend into the adjacent property.
 - d. An adequate, functional electrical service with proper connection for temporary housing units shall be utilized, if feasible, and approved by the Pinellas County Planning and Development Services Department or applicable municipal department or official.
 - e. Only a state or locally licensed contractor or an owner-builder will be allowed to apply for a permit and perform any work related to the connection of plumbing, electrical and mechanical service systems at the site. Contractors must be registered with the Pinellas County Construction Licensing Board.
 - (4) In the case where a manufactured housing unit or a modular dwelling unit is permitted by the applicable zoning district or future land use designation as a permanent housing structure, and if said structure is intended to become permanent, all applicable setback and other land development regulations shall be met at the time when the housing unit becomes permanent.
- (c) *Multifamily residential parcels and nonresidential parcels.* Upon the activation of a housing emergency declaration, up to two temporary housing units may be used as temporary housing on a parcel in any zoning district that permits multifamily residential use or nonresidential use, with the exception of parcels designated as preservation, conservation, or comparable designation for environmentally sensitive lands on the applicable future land use map and parcels covered under subsection (b) of this section, subject to the following conditions:
- (1) Temporary housing units shall not be permitted in the preservation, conservation, preservation-resource management and similar applicable zoning districts that designate environmentally-sensitive land. Temporary housing units shall not be permitted on environmental lands that are owned or

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managed by Pinellas County, in special flood hazard areas (velocity zone or 100-year floodplain), in the coastal high hazard area as defined in the local government comprehensive plan (or coastal storm area, if adopted by the local government), or in any area in the federal, state, county, or municipal resource-based park or open space system that is determined by that agency to be of critical environmental significance.

- (2) To further economic development policies and strategies supporting job creation and retention, which would be particularly imperative in post-disaster situations, properties that have an industrial or employment zoning and/or future land use designation on a jurisdiction's respective zoning or future land use map shall not be considered appropriate locations for temporary emergency housing unless other suitable locations are not available. Properties having an industrial or employment designation shall be considered properties of last resort for locating temporary emergency housing.
 - (3) A permit for a temporary housing unit must be obtained through the Pinellas County Planning and Development Services Department or the applicable municipal department or official.
 - (4) The permit for a temporary housing unit shall be issued for no more than 12 months. A temporary housing unit shall be removed no later than 12 months after the date of the issuance of the temporary housing building permit, unless an appropriate extension of the temporary housing permit has been granted by the applicable department or official.
 - (5) Functioning public water and wastewater services shall be utilized if feasible. However, if connection to functioning public services is not feasible, other water and wastewater services may be utilized subject to Pinellas County Health Department approval.
 - (6) An adequate, functional electrical service with proper connection for temporary housing units shall be utilized, if feasible, and approved by the Pinellas County Planning and Development Services Department or applicable municipal department or official.
 - (7) Only a state or locally licensed contractor will be allowed to apply for a permit and perform any work related to the connection of plumbing, electrical and mechanical service systems at the site. Contractors must be registered with the Pinellas County Construction Licensing Board.
 - (8) Setback requirements will be waived during the duration that the temporary housing unit is permitted. However, the temporary housing unit cannot extend into any public right-of-way, conservation/drainage easement, floodway, preservation area, or onto any adjacent property that is not owned by the household who will be residing in the temporary housing unit unless an applicable permit is obtained from the appropriate jurisdiction allowing the temporary housing unit to extend into the public right-of-way or there is written authorization from the adjacent property owner allowing the temporary housing unit to extend into the adjacent property.
 - (9) In the case where a manufactured housing unit or a modular dwelling unit is permitted by the applicable zoning district or future land use designation as a permanent housing structure, and if said structure is intended to become permanent, all applicable setback and other land development regulations shall apply at the time when the housing unit becomes permanent.
- (d) *Community sites.* Upon the activation of a housing emergency declaration, temporary housing units may be used as temporary housing in a community site regardless of the property's applicable zoning and/or future land use map designation, with the exception of parcels designated as preservation, conservation, or comparable designation for environmentally sensitive lands on the applicable future land use map, subject to the following conditions:
- (1) Any zoning district except preservation, conservation, preservation-resource management and similar applicable zoning districts that designate environmentally-sensitive lands may be considered for a community site. A community site shall not be permitted on environmental lands that are owned or managed by Pinellas County, in special flood hazard areas (velocity zone or 100-year floodplain), in the

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coastal high hazard area as defined in the local government comprehensive plan (or coastal storm area, if adopted by the local government), or in any area in the federal, state, county, or municipal resource-based park or open space system that is determined by that agency to be of critical environmental significance.

- (2) The suitability of properties for community sites will be prioritized based on criteria to be established by Pinellas County in cooperation with the municipalities.
- (3) To further economic development policies and strategies supporting job creation and retention, which would be particularly imperative in post-disaster situations, properties that have an industrial or employment zoning and/or future land use designation shall not be considered appropriate locations for temporary emergency housing unless other suitable locations are not available. Properties having an industrial or employment designation shall be considered properties of last resort for locating temporary emergency housing.
- (4) Authorization from the Pinellas County Administrator (for unincorporated areas or county-owned property) or from the respective chief administrative official of a municipality of Pinellas County, or their designee, must be provided before arranging for the establishment of a community site.
- (5) A concept plan for a community site of more than ten temporary housing units shall be approved by the Pinellas County Planning and Development Services Department or the applicable municipal department or official prior to the issuance of permits for locating temporary housing units on the community site.
- (6) Permits must be obtained for the temporary housing units through the Pinellas County Planning and Development Services Department or the applicable municipal department or official.
- (7) The permit for a temporary housing unit shall be issued for no more than 12 months. Permit extensions may be granted by the applicable department or official as appropriate.
- (8) Functioning public water and wastewater services shall be utilized if feasible. If connection to functioning public services is not feasible, other water and wastewater services may be utilized subject to Pinellas County Health Department approval.
- (9) An adequate, functional electrical service with proper connection for temporary housing units shall be utilized, if feasible, and approved by the Pinellas County Planning and Development Services Department or applicable municipal department or official.
- (10) Only a state or locally licensed contractor will be allowed to apply for a permit and perform any work related to the connection of plumbing, electrical and mechanical service systems at the site. Contractors must be registered with the Pinellas County Construction Licensing Board.
- (11) Minimum setbacks shall be in compliance with the host parcel's zoning designation, unless otherwise approved by the respective municipality.
- (12) In the case where a manufactured housing unit or a modular dwelling unit is permitted, by the applicable zoning district or future land use designation as a permanent housing structure, and if said structure is intended to become permanent, all applicable setback and other land development regulations shall apply at the time when the housing unit becomes permanent.

(Ord. No. 14-46, § 1, 11-18-14)

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Sec. 34-38. Implementation through comprehensive plan and countywide plan rule amendment.

The Pinellas County Comprehensive Plan, municipal comprehensive plans, and the countywide rules shall be reviewed and amended as necessary to facilitate the implementation of the requirements of sections 34-36 and 34-37.

(Ord. No. 14-46, § 1, 11-18-14)

Sec. 34-39. Areas embraced.

Pursuant to section 2.04(k) of the Pinellas County Charter and F.S. ch. 252, this division shall be effective in the incorporated as well as unincorporated areas of the county.

(Ord. No. 14-46, § 1, 11-18-14)

Secs. 34-40—34-60. Reserved.

City Commission AGENDA ITEM REPORT



Meeting: City Commission - 02 Jun 2026
Presenter: Whitney Clark, Community Development
Staff Contact: Whitney Clark, Planner II

Ext. 7233 wclark@largo.com

TITLE

Ordinance No. 2026-15 – First Reading – Amending Several Sections Of The Comprehensive Development Code To Comply With Section 397.487, Florida Statutes Regarding Certified Recovery Residences

SUMMARY:

Purpose/Overview:

The proposed amendment to the Comprehensive Development Code (CDC), Ordinance No. 2026-15, establishes procedures for the review and approval of certified recovery residences in accordance with Section 397.487, Florida Statutes. The amendment also establishes an administrative review process for applicants requesting reasonable accommodation from provisions of the CDC that could otherwise hinder the establishment of recovery residences.

Background/Context:

In 2025, Section 397.487, Florida Statutes, was amended to require municipalities to adopt an ordinance establishing procedures for the review and approval of certified recovery residences within their jurisdiction.

Certified recovery residences are defined in Section 397.311, Florida Statutes, as facilities that provide drug- and alcohol-free living accommodations, maintain a valid certificate of compliance, and are managed by a certified recovery residence administrator. Recovery residences may be categorized into several levels depending on the intensity of care provided.

The updated statute also requires municipalities to establish a written process for requesting reasonable accommodation from local land use regulations that could prohibit the establishment of recovery residences. If an applicant seeks such accommodation, the City must confirm receipt of a complete application and approve, approve with conditions, or deny the request. If a request is denied, the City must provide specific, objective, evidence-based reasons for the denial and identify any deficiencies or actions necessary for reconsideration. If confirmation of receipt is not issued within 60 days of receiving a complete application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time.

Discussion/Analysis:

To address these statutory requirements, staff are proposing amendments to several sections of the City of Largo Comprehensive Development Code. Section 15.2 would be expanded to formally categorize certified recovery residences as residential care facilities and to establish a process for applicants seeking reasonable accommodation from applicable CDC standards. Section 6.2 would be amended to create several levels of certified recovery residence uses based on the number of residents served. These uses are proposed to be permitted within the same Future Land Use Map classifications as assisted living facilities of comparable size. Lastly, Section 20.1.C would be amended to add a definition for certified recovery residences and to update the definition of community residential homes to better align with applicable Florida Statutes.

Recommendation:

The City of Largo Planning Board reviewed the subject amendment on May 7, 2026, and recommended approval of the ordinance by a vote of 6–0. It should be noted that since Planning Board, staff have updated "Exhibit A" to reflect changes

Agenda Item #18.

made through several recently passed ordinances. Additionally, staff corrected where certified recovery residences serving over 14 clients are permitted to ensure consistency with where assisted living facilities are permitted. Ultimately, staff recommend approval of the proposed ordinance, finding it consistent with the goals, objectives, and policies outlined in the Comprehensive Plan.

CITY ATTORNEY REVIEWED:

Yes

CONSISTENT WITH:

Comprehensive Plan

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE ORDINANCE NO. 2026-15 ON FIRST READING AND SCHEDULE A SECOND READING AND PUBLIC HEARING ON AUGUST 4, 2026.

ATTACHMENTS:

[Ordinance No. 2026-15](#)

[Exhibit A - Certified Recovery Residences](#)

[Business Impact Estimate](#)

[Planning Staff Report](#)

ORDINANCE 2026-15

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE TO COMPLY WITH SECTION 397.487, FLORIDA STATUTES, BY AMENDING SUBSECTIONS 15.2.1, 15.2.2, 15.2.3, 15.2.4, AND 15.2.5; CREATING SUBSECTION 15.2.6; AMENDING SECTION 6.2; AND AMENDING SECTION 20.1 TO REVISE DEFINITIONS IN ACCORDANCE WITH THE PROPOSED AMENDMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Senate Bill 954 from the 2025 regular session of the Legislature of the State of Florida took effect on July 1, 2025, as Chapter 2025-182, Laws of Florida; and

WHEREAS, Senate Bill 954 amended section 397.487, Florida Statutes, pertaining to the establishment of a process for review and approval of certified recovery residences; and

WHEREAS, the amendments to section 397.487, Florida Statutes, require that, by January 1, 2026, the City of Largo ("City") adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction and that such ordinance must include a process for requesting reasonable accommodation from any local land use regulations that serve to prohibit the establishment of a certified recovery residence; and

WHEREAS, City staff have recommended certain changes to the City's Comprehensive Development Code to meet the requirements of section 397.487, Florida Statutes, and to make other related changes; and

WHEREAS, the recommendations of staff have been found meritorious by the City Commission; and

WHEREAS, the City Commission finds that enacting this Ordinance is consistent with its Comprehensive Plan; and

WHEREAS, the City Commission finds that enacting this Ordinance is consistent with its powers and in the public interest.

NOW THEREFORE, BE IT ORDAINED AND ENACTED BY THE CITY COMMISSION OF THE CITY OF LARGO, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

SECTION 1. RECITALS. That the above recitals are true, correct, and incorporated herein by reference as the findings of the City.

SECTION 2. That Section 6.2 of the Comprehensive Development is amended as shown in Exhibit A.

SECTION 3. That Section 15.2 of the Comprehensive Development Code is amended as follows:

15.2.1 Purpose

To set forth standards for the protection of the health, safety, and welfare of the residents of a facility and the community at large. Residential Care Facilities allow persons who are unable to live independently to remain in the community. Nothing contained herein is intended nor shall be construed to discriminate against any particular race, religious view, sex, national origin, familial status, or any person with a disability as that term is defined in 42 U.S.C. § 12102, or to treat similarly situated property differently based on the abilities or disabilities of potential

occupants, nor shall it be construed as a policy against or refusal to make reasonable accommodations in City rules, policies, practices, or services when such accommodations are requested and when such accommodations would be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. All requests for reasonable accommodation to these standards shall be ~~made submitted by the applicant~~ in writing to the ~~City Manager and the City Manager~~ Development Controls Officer (DCO) who may, after determining that the request qualifies for a reasonable accommodation, grant such accommodations which would not fundamentally alter the nature of the City's ~~zoning and development~~ regulations, and would not impose an undue financial or administrative burden. All requests for reasonable accommodations will be determined on a case-by-case basis.

15.2.2 Applicability

These standards are supplementary to the performance standards of this CDC. Included among Residential Care Facilities are Assisted Living Facilities, Community Residential Homes, Halfway Houses/Rehabilitation Facilities, Certified Recovery Residences, and similar uses. These uses may be predominantly residential in nature, providing care to a small number of persons in a single-family home or institutional-type facilities. All facilities, regardless of the number of clients, are subject to the City's Business Tax Receipt requirements, applicable State of Florida Regulatory agency requirements, and all applicable construction standards included in Chapter 18 of this CDC. If the development consists of bonafide dwelling units, rather than sleeping quarters only, and does not provide the types of personal care normally associated with a Residential Care Facility, such as shared dining, transportation, recreational programs, on-site medical treatment, social services, then it is not subject to these supplemental standards, but must comply with the requirements for residential developments of this CDC.

15.2.3 Restrictions

- A. Residential Care Facilities with seven (7) or more clients are not allowed in coastal high hazard areas, regardless of the number of clients served.
- B. Facilities located in or adjacent to residential areas shall conform to the character of the surrounding neighborhood. This applies to design, density, lot size, landscaping, or other factors affecting the neighborhood character. This will prevent disruption of a neighborhood due to the introduction of a dissimilar structure.
- C. Locational restrictions, which apply depending on the total number of clients served by the facility, are set forth in Table 6-1 and Table 6-2.
- D. The Development Controls Officer (DCO) may waive any provision of this section upon determination that the waiver is necessary to be compliant with the regulations in the Fair Housing Act and Title II of the Americans with Disabilities Act.

15.2.4 Review Procedures

- A. Six (6) or fewer clients - Facilities licensed under Chapter 419, F.S., ~~provides that a facility provide housing for~~ is are the functional equivalent of a single-family home and ~~is are~~, therefore, allowable in a single- or multi-family residential area and ~~is are~~ not subject to either a Level I or II administrative review. If the facility is not licensed under Chapter 419, F.S., and is conditionally allowed, it shall be subject to review by the Planning Board (Level III).
- B. *Seven (7) to fourteen (14) clients* - Where allowable, these facilities shall be administratively reviewed (Level I or II). If the facility is conditionally allowed, it shall be subject to review by the Planning Board (Level III).
- C. *More the fourteen (14) clients* - Where allowable, facilities housing more than fourteen (14) clients shall be subject to review by the Planning Board (Level III).

15.2.5 Additional Standards

- A. *Density* - Densities shall be calculated using a residential equivalency standard of two and one-half (2.5) beds equals one dwelling unit.
- B. *Parkland and Recreation Facilities Impact Fee* - The required impact fee for Residential Care Facilities shall be due as provided for in Chapter 8 Section 8.7-2.
- C. *Signs* - All signs ~~off for~~ for a Residential Care Facility with six (6) or fewer clients shall conform to the same sign regulations and requirements for residential uses within the land use category applied to the property.
- D. *Parking* - The DCO may authorize a reasonable reduction in the total number of required parking spaces upon submittal of a parking demand analysis which is based upon the mobility of the clients served and the medical accommodations provided. The following conditions must be met:
 - (1) Sufficient data to demonstrate limited access and usage of vehicles by clients must be submitted to the City and found to be valid by the City Engineer. The information submitted shall include the following:
 - a. The marketing of the facility, i.e., type of clients expected to be housed;
 - b. The types of medical care services provided;
 - c. The expected mobility of residents;
 - d. Number of employees on the largest working shift; and
 - e. Expected visitation rate and visitor policies.
 - (2) Although the number of parking spaces may be initially reduced, a land area sufficient to provide the total required number of parking spaces shall be reserved in case of the future conversion or modification of the facility. In no case shall the reserved area be used as the minimum required buffer, parkland, or retention area accommodations.
 - (3) Retention area requirements shall be calculated based upon the assumption that the required parking area is to be paved. An allowable alternative is to reserve an area to accommodate retention, in the event of paving.
- E. *Accessory use* - Residential Care Facilities having more than fourteen (14) clients may include on-site medical offices to serve the health care needs of both on-site residents and off-site patients of the resident physician(s) subject to review by the Planning Board as a conditional use. In addition, the following restrictions shall apply:
 - (1) The on-site medical offices must be clearly incidental to the Residential Care Facility. The maximum floor area devoted to the on-site medical offices shall be no more than ten (10) percent of the gross floor area of the Residential Care Facility assisted living facility, or 3,500 square feet, whichever is less;
 - (2) Signage shall be limited to Address/Occupant Identification Displays, as required by Chapter 12, and shall be located on the wall only. No freestanding signs identifying the occupants shall be allowed;
 - (3) The Residential Care Facility shall dedicate parking spaces to the on-site medical offices based on the parking requirements for medical offices provided in Section 9.5; ~~and~~
 - (4) The addition of on-site medical offices to an existing Residential Care Facility having more than fourteen (14) clients must receive site plan approval as per Chapter 3; and
 - (5) The Development Controls Officer may waive any provision of this section upon determination that the waiver is necessary to be compliant with all regulations in the Fair Housing Act and Title II of the Americans With Disabilities Act.

15.2.6 Certified Recovery Residences (CRR)

- A. A request by an applicant for reasonable accommodation from any of the City's regulations that may prohibit the establishment of a certified recovery residence in a Future Land Use Map classification that they would typically be allowed by right or conditionally allowed, shall be submitted by the applicant, in writing, to the Development Controls Officer (DCO) on a form prescribed by the Community Development Department.
- B. Application contents shall include, at a minimum, the following information:
 - (1) The name and contact information of the applicant or the applicant's authorized representative;
 - (2) The property address and parcel identification number;
 - (3) A description of the accommodation requested and the specific regulation or policy from which relief is sought;
 - (4) A statement of compliance with the restrictions outlined in Section 15.2.3; and
 - (5) A statement explaining how the sought accommodation may be necessary to afford the applicant an equal opportunity to use and enjoy the property.
- C. The City shall date-stamp the application upon receipt and, if additional information is required, notify the applicant in writing within thirty (30) days. The applicant then shall have at least thirty (30) days to respond.
- D. A final determination on the application shall be issued within sixty (60) days after receipt of the completed application. If a final determination is not issued within this timeframe, the request is deemed approved, unless the applicant and the City agree, in writing, to a reasonable extension of time.
- E. The final determination must approve the request in whole or in part, with or without conditions or deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration. All final determinations for reasonable accommodation will be made by the DCO.
- F. In determining whether the accommodation request is reasonable, the DCO will consider:
 - (1) The necessity of the accommodation to afford the applicant an equal opportunity to use and enjoy the property;
 - (2) Whether the reasonable accommodation would fundamentally alter the nature of the City's land use regulations; and
 - (3) Any undue financial or administrative burden the accommodation would impose on the City.

SECTION 4. That Section 20.1.A(31) of the Comprehensive Development Code is amended as follows:

20.1.A

- (31) *Assisted Living Facility (ALF):* Any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, regardless of whether operated for profit, which through its ownership or management provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. ~~A licensed entity, which provides or arranges for housing, onsite monitoring, and personal care services and/or home care services (either directly or indirectly), to one or more adults who are not relatives of the owner or administrator in a homelike setting, for a period exceeding twenty-four (24) hours.~~

SECTION 5. That Section 20.1.C of the Comprehensive Development Code is amended as follows:

20.1.C

- (1) *Caliper*: The standard nursery measurement for diameter in inches of a single-stemmed tree trunk measured twelve (12) inches above grade for trees four (4) inches diameter at breast height (DBH) or greater and six (6) inches above grade for trees less than four (4) inches in DBH.
- (2) *Canopy*: In architecture - a roof-like structure, regardless of material, generally located above a door, window, or extending across a building facade which is attached to and projects from a building wall.
- (3) *Canopy Tree*: A self-supporting, protected woody plant that normally grows to a minimum height of thirty-five (35) feet and has a trunk that can be maintained with over eight (8) feet of clear wood.
- (4) *Capacity-To-Serve Determination*: An evaluation made by the City that sufficient capacity for public facilities and/or services is available to serve a proposed development.
- (5) *Certified Recovery Residence*: A recovery residence, as defined in Section 397.311, Florida Statutes, that holds a valid certificate of compliance issued pursuant to Chapter 397, Florida Statutes, and is actively managed by a certified recovery residence administrator. Licensed halfway houses and rehabilitation facilities that provide training, care, supervision, treatment, or rehabilitation to the aged, persons with disabilities, persons convicted of crimes, or persons suffering from substance abuse disorders shall be considered Certified Recovery Residences as defined herein, only when all applicable requirements in Chapter 397, Laws of Florida are met. This use type does not include day care centers, family day care homes, foster homes, schools, hospitals, jails, or prisons.
- ~~(5)~~(6) *Change Out*: The replacement of an existing utility pole, communications tower, or other telecommunications or utility facility with a new structure similar in type, but different in height, bulk, or attachments.
- ~~(6)~~(7) *City*: The City of Largo, Florida.
- ~~(7)~~(8) *Class II Use*: See "Conditional Use."
- ~~(8)~~(9) *CLR-CRD*: The Clearwater-Largo Road Community Redevelopment District.
- ~~(9)~~(10) *City Manager*: The City Manager for the City of Largo, or any such person designated to act in his/her stead.
- ~~(10)~~(11) *Coastal Construction Control Line*: The line established by the State of Florida pursuant to Section 161.053, F.S., and recorded in the official records of the community, which defines that portion of the beach-dune system subject to severe fluctuations based on a 100-year storm surge, storm waves or other predictable weather conditions.
- ~~(11)~~(12) *Coastal High Hazard Area (CHHA)*: A special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal high hazard areas are also referred to as "high hazard areas subject to high velocity wave action" or "V Zones" and are designated on Flood Insurance Rate Maps (FIRM) as Zone V1-V30, VE, or V.
- ~~(12)~~(13) *Commercial Campground*: A place set aside and offered for temporary accommodations, (i.e., no permanent installation of dwelling units on individual lots), for recreational purposes or travel by a person or public body, for remuneration of the owner, lessor, or operator of such place, including all appurtenances and associated facilities.
- ~~(13)~~(14) *Commercial Message*: Any sign, wording or the company trademark and/or logo that are synonymous with the company in question that directly advertises the company in question.
- ~~(14)~~(15) *Communication Tower*: A monopole, self-supporting lattice, or guyed structure situated on a site, the purpose of which is to serve as the support for one (1) or more antennas or antenna arrays. This

term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, and similar telecommunication structures excluding those used exclusively for dispatch communications (see "antenna or antenna array" and "satellite service reception antenna").

- ~~(15)~~(16) *Community Residential Homes*: A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. Some facilities included in this category are group care homes, recovery homes, elderly housing and similar uses. For purposes of this section "resident" means any of the following: a frail elder as defined in section 429.65, Florida Statutes; a person who has a disability as defined in section. 760.22(3)(a), Florida Statutes; a person who has a developmental disability as defined in section 393.063, Florida Statutes; a nondangerous person who has a mental illness as defined in section 394.455, Florida Statutes; or a child who is found to be dependent as defined in section 39.01, Florida Statutes, or a child in need of services as defined in section 984.03, Florida Statutes. Homes of six or fewer residents which otherwise meet the definition of a community residential home shall be considered the functional equivalent of a single-family unit.
- ~~(16)~~(17) *Comprehensive Plan*: The compilation of goals, objectives, policies, and maps for the physical, social, and economic development within the City of Largo, adopted by ordinance pursuant to Chapter 163, F.S., and containing all statutorily required elements.
- ~~(17)~~(18) *Concurrency*: The statutory requirement that public facilities and services to maintain the adopted level of service standards for utilities, recreation and open space, and drainage are in place at the time of development.
- ~~(18)~~(19) *Conditional Use*: A use that, because of special requirements or characteristics, may be allowed in a particular land use designation or character district only upon completion of a conditional use review and subject to the limitations and conditions specified therein. All proposed development must meet the review criteria contained in this CDC. It shall be permitted only upon the approval of the Planning Board after due notice and public hearing.
- ~~(19)~~(20) *Condominium*: A building or group of buildings in which units are owned individually, and common areas and facilities are owned by all the unit owners on a proportional basis. A condominium is a legal form of ownership and not a specific building style.
- ~~(20)~~(21) *Conforming*: A lawful, existing, properly permitted use which conforms to the provisions, requirements and/or regulations of this CDC.
- ~~(21)~~(22) *Contractor Yard*: Storage yard operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's business type.
- ~~(22)~~(23) *County*: Pinellas County, Florida
- ~~(23)~~(24) *Countywide Future Land Use Plan (FLUP)*, also known as *Countywide Land Use Plan*: Future Land Use Plan adopted as part of the Pinellas County Comprehensive Plan pursuant to Chapter 88-464, Florida Statutes. The accompanying "Rules Governing Administration of the Countywide Future Land Use Plan, As Amended" are included by reference. The future land use map that designates general categories of land use by type and location to guide the future development pattern and use of land throughout the county, as adopted by the Pinellas Planning Council and Countywide Planning Authority. The Countywide Plan Map may consist of a single map or map series as approved by the PPC and CPA and filed with the Clerk of the Board of County Commissioners.

- ~~(24)~~(25) *Critical Root Zone:* The greater area between the ground area within a tree's dripline or an area equivalent to a radius from the tree trunk of nine (9) inches for each diameter inch of trunk measured at fifty-four (54) inches above grade.
- ~~(25)~~(26) *CRD:* Community Redevelopment District.
- ~~(26)~~(27) *Crown:* All tree branch parts including all twigs and foliage.
- ~~(29)~~(28) *Currently Available Revenue Sources:* An existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of revenue source which is contingent upon ratification by public referendum.

SECTION 6. That this ordinance shall take effect immediately upon its final passage and adoption.

SECTION 7. That it is the intention of the Largo City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of the ordinance shall not be affected.

APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

CITY OF LARGO, FLORIDA

Louis ("Woody") L. Brown, Mayor

REVIEWED AND APPROVED:

ATTEST:

Sarah L. Johnston, City Attorney

Diane Bruner, City Clerk

Exhibit A

Section 6.2 Classification of Non-Allowable Uses

Uses classified as "Not Allowed" in Tables 6-1 and 6-2 are considered incompatible with the existing land use and are not permitted.

Table 6-1 Allowable Uses Within Land Use Classifications																				
A = Allowable C = Conditionally Allowed N = Not Allowed																				
DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	CR	P	TU
Residential Uses																				
Accessory Dwelling Unit	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	N	N	N	A ²⁷	N	N
Manufactured Home	N	N	N	A ³	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Medium-type Housing (Townhome (medium), Courtyard Building, Multiplex)	N	N	N	N	N	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ^{28,31}	A ²⁸	A ^{28, 31}	A ^{1, 28}	A ^{28, 33}	N	N	N	N	N
Multifamily	A	A	A	A	A	A	A	A ²	A	A	A ³¹	A	A ³¹	N	A ³³	N	N	N	N	N
Single-Family Detached	A	A	A	A	A	A	A	A ²	A	A	A	A	A	A ¹	N	N	N	N	N	N

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Small-type Housing (Duplex, Triplex, Quadplex, Cottage Court, Townhome (small))	N	N	N	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ^{28, 31}	A ²⁸	A ^{28, 31}	A ^{1, 28}	N	N	N	N	N	N
Commercial and Offices Uses																					
Adult Uses	N	N	N	N	N	N	N	N	N	A ⁴	N	A ⁴	N	N	N	N	N	N	N	N	N
Animal Grooming	N	N	N	N	N	N	N	N	A ^{18,19}	A ^{18,19}	A ^{18,19}	A ^{18,19}	N	N	N	N	N	N	N	N	N
Banks, Credit Union	N	N	N	N	N	N	N	N	A ⁵	A ⁵	N	A ⁵	A ⁵	N	A ⁵	N	N	N	N	N	N
Bars, Taverns, Lounges, Nightclubs	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N	A ⁶	N	A ⁶	A ^{6,33}	N	N	N	N	N	N	N	N
Car Wash	N	N	N	N	N	N	N	N	C ⁵	A ⁵	N	A ⁵	N	N	C ⁵	A ⁵	N	N	N	N	N
Convenience Store	N	N	N	N	N	N	N	N	A	A	N	A	C ¹⁷	N	N	N	N	N	N	N	N
Dry Cleaners (Store Front Only)	N	N	N	N	N	N	N	N	A	A	N	A	C ¹⁷	N	A	N	N	N	N	N	N

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Table 6-1 Allowable Uses Within Land Use Classifications

A = Allowable C = Conditionally Allowed N = Not Allowed

DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	CR	P	TU
Flea Markets, Outdoor Markets	N	N	N	N	N	N	N	N	A	A	N	N	N	N	A	N	N	N	N	N
Funeral Homes	N	N	N	N	N	N	N	N	N	A	N	A	C ¹⁷	A	C	C	N	N	N	N
Gas Stations	N	N	N	N	N	N	N	N	N	A	N	A	C ¹⁷	N	N	N	N	N	N	N
Greenhouse/ Nursery	N	N	N	N	N	N	N	N	N	N	N	N	N	N	A	N	N	C	N	N
Home Improvement Store	N	N	N	N	N	N	N	N	N	A ⁹	N	A ⁹	C ^{9,17}	N	C ⁹	N	N	N	N	N
Home Office of Convenience	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	N	N	N	N	N	N	N
Light Repair Shop (shoes, furniture, bicycle)	N	N	N	N	N	N	N	N	N	A	N	A	C ¹⁷	N	A	A	N	N	N	N
Microbrewery , Micro- distillery	N	N	N	N	N	N	N	N	A ²¹	A ²¹	N	A ²¹	A ^{21,33}	N	A ²¹	N	N	N	N	N
Mechanical Repair Shops	N	N	N	N	N	N	N	N	N	A	N	A	C ¹⁷	N	A	A	N	N	N	N

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(boat, car)																				
Office (professional or business)	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A	A ^{13,34}	A ⁸	A ⁸	N	A ⁸
Personal Service (hairstylist, tailors, catering, massage)	N	N	N	N	N	N	N	N	A	A	A	A	A ²⁴	N	A ^{17,33}	N	N	N	N	N
Pet Stores	N	N	N	N	N	N	N	N	N	A	N	A	N	N	C	N	N	N	N	N
Produce Stands/Outdo or Markets	N	N	N	N	N	N	N	N	A	A	N	A	N	N	A	N	N	A ⁸	N	N

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Table 6-1 Allowable Uses Within Land Use Classifications																				
A = Allowable C = Conditionally Allowed N = Not Allowed																				
DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	C N	CG	ROL	ROR	ROG	I	IL	IG	ROS	CR	P	TU
Recycling Centers	N	N	N	N	N	N	N	N	N	A	N	A	N	N	A	A	N	N	N	N
Rental – Large Goods (machinery)	N	N	N	N	N	N	N	N	N	A	N	N	N	N	A	A	N	N	N	N
Restaurants, Sit- Down	N	N	N	N	N	N	N	N	C	A	A	A	A ³³	N	A ⁸	A ⁸	N	A ⁸	N	N
Restaurants with Drive-Thru	N	N	N	N	N	N	N	N	N	A ⁵	N	A	N	N	N	N	N	N	N	N
Retail Stand Alone	N	N	N	N	N	N	N	N	N	A	A	A	C ¹⁷	N	C	A ⁸	N	N	N	N
Retail in Existing Shopping Center	N	N	N	N	N	N	N	N	N	A	A	A	C ¹⁷	N	C	A ⁸	N	N	N	N
Supermarket, Deli	N	N	N	N	N	N	N	N	A ⁹	A ⁹	A ⁹	A ⁹	N	N	A ⁸	A ⁸⁹	N	N	N	N
Telecommunications Towers	N	N	N	N	N	N	N	N	N	A ¹¹	N	A ¹¹	A ¹¹	A ¹¹	A ¹¹	A ¹¹	A ¹¹	A ¹¹	N	A ¹¹

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Vehicle Sales or Rental (car, boat, RV)	N	N	N	N	N	N	N	N	N	A	N	A	N	N	N	N	N	N	N	N
Warehouse Shopping Store	N	N	N	N	N	N	N	N	N	A ^{9,22}	N	C	N	N	A	A	N	N	N	N
Wholesale Business	N	N	N	N	N	N	N	N	N	A	N	A ²²	N	N	A	A	N	N	N	N

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Table 6-1 Allowable Uses Within Land Use Classifications																				
A = Allowable C = Conditionally Allowed N = Not Allowed																				
DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	CR	P	TU
Institutional and Medical-Related Uses																				
Assisted Living Facility (6 or fewer clients)	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	N	N	N	N	N	N
Assisted Living Facility (7 to 14 clients)	N	N	N	N	N	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	N	N	N	N	N	N
Assisted Living Facility (more than 14 clients)	N	N	N	N	N	N	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	N	N	N	N	N	N
Cemeteries	N	N	N	N	N	N	N	N	N	A	N	A	C	A	A	A	N	N	N	N
<u>Certified Recovery Residences (6 or fewer clients)</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Certified Recovery Residences (7 to 14 clients)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>A¹³</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

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<u>Certified Recovery Residences (more than 14 clients)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹₃</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
College/Universities	N	N	N	N	N	N	N	N	A	A	N	A	C	A	C	N	N	N	N	N
Commercial Trade Schools (dance, martial arts, diving, crafts)	N	N	N	N	N	N	N	N	A	A	A	A	C ³⁵	C	C ³⁵	C ^{35, 37}	N	N	N	N
Community/Youth Centers	N	N	N	N	N	N	N	N	A	A	A	A	C	A	C	C	N	C	N	N
Community Residential Home (6 or fewer clients)	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	N	N	N	N	N	N
Community Residential Home (7 to 14 clients)	N	N	N	N	N	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	A ¹²	N	N	N	N	N	N
Community Residential Home (more than 14 clients)	N	N	N	N	N	N	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	N	N	N	N	N	N
Correctional Facilities (youth	N	N	N	N	N	N	N	N	N	C	N	A	C	A	C	C	N	N	N	N

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Table 6-1 Allowable Uses Within Land Use Classifications																				
A = Allowable C = Conditionally Allowed N = Not Allowed																				
DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	CR	P	TU
Daycare Centers, Pre-Schools	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A	A	A	A	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	N	N	N
Emergency Response/Public Safety Services	N	N	N	N	N	N	N	N	C	A	C	A	C	A	C	C	A ⁸	A ⁸	N	A
Halfway Houses/Rehab Facilities (6 or fewer clients)	N	N	N	N	N	N	N	N	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	A ¹²	N	N	N	N	N	N
Halfway Houses/Rehab Facilities (7 or more clients)	N	N	N	N	N	N	N	N	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	N	N	N	N	N	N
Hospitals	N	N	N	N	N	N	N	N	C	A	A	C	C	A	N	N	N	N	N	N
Libraries, Museums, Auditoriums	N	N	N	N	N	N	N	N	A	A	A	A	C	A	C	N	N	A ⁸	N	N
Medical/Dental Laboratories	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A ¹³	N	N	N	N	N

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Medical or Dental Office/Clinic	N	N	N	N	N	N	N	N	N	A	A	A	A	A	A	C ¹⁷	N	N	N	N	N
Parking Garage	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A	A	A	A	A ⁸	N	A
Private Clubs, Lodges and Fraternal Orders	N	N	N	N	N	N	N	N	N	A	A	A	A	C	A	C	N	N	C	N	N
Private Schools	A ³⁰	A ³⁰	A ³⁰	A ³⁰	A ³⁰	A ³⁰	A ³⁰	A ³⁰	A ³⁰	A ³⁰	A ³⁰	A ³⁰	A ³⁰	A ³⁰	A ³	A ³⁰	A ³⁰	A ³⁰	A ³⁰	N	N
Public Schools	A	A	A	A	A	A	A	A	A	A	A	C	A	C	A	C	N	N	N	N	N
Religious Institutions	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	A ¹⁴	C ¹⁴	N	N	N	N	N
Technical Schools	N	N	N	N	N	N	N	N	N	A	A	N	A	A ¹⁷	A	A ¹⁷	A ¹⁷	N	N	N	N

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Table 6-1 Allowable Uses Within Land Use Classifications																				
A = Allowable C = Conditionally Allowed N = Not Allowed																				
DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	CR	P	TU
Transfer Station, Bus	N	N	N	N	N	N	N	N	N	A	N	N	A	N	A	A	N	N	N	N
Veterinary Clinic	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A	A ¹³	N	N	N	N
Agricultural, Industrial, Manufacturing and Warehousing Uses																				
Asphalt & Concrete Mixing Plants	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	A	N	N	N	N
Borrow Pit ¹⁸	N	N	N	N	N	N	N	N	N	C	N	N	N	N	C	A	N	N	N	C
Bulk Sales of Fuel Oil, Propane	N	N	N	N	N	N	N	N	N	C	N	N	N	N	A	A	N	N	N	N
Contractor Yard (building, electrical, plumbing, roofing)	N	N	N	N	N	N	N	N	N	A	N	N	N	N	A	A	N	N	N	N
Crematories	N	N	N	N	N	N	N	N	N	N	N	N	N	N	A ¹⁵	A ¹⁵	N	N	N	N
Dry Cleaner Plant	N	N	N	N	N	N	N	N	N	C	N	N	N	N	A	A	N	N	N	N
Firing Ranges	N	N	N	N	N	N	N	N	N	C	N	C	N	N	A	A	N	C	N	N

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Food Process/Packing Plants	N	N	N	N	N	N	N	N	N	C	N	C	C	N	A	A	N	N	N	N
Freestanding Broadcast Facilities	N	N	N	N	N	N	N	N	N	C	N	C	N	N	A	A	N	N	N	N
Industrial Parks	N	N	N	N	N	N	N	N	N	C	N	N	N	N	A	A	N	N	N	N
Kennels	N	N	N	N	N	N	N	N	N	A ¹⁸	N	A ¹⁸	C	N	A	A	N	N	N	N
Livestock, Feedlots, Pasteurizing, Grazing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	C
Manufacturing – Light	N	N	N	N	N	N	N	N	N	A ^{20,35}	N	A ^{20,35}	A ^{20,35}	N	A	A	N	N	N	N
Manufacturing - Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	A	N	N	N	N
Research & Development (R&D) - Light	N	N	N	N	N	N	N	N	N	A ^{20,35}	N	A ^{20,35}	A ^{20,35}	N	A ²⁰	A ²⁰	N	N	N	N
Research & Development (R&D) - Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ²⁰	A ²⁰	N	N	N	N
Regional Brewery	N	N	N	N	N	N	N	N	N	A ^{20,25}	N	N	N	N	A ^{20,25}	A ^{20,25}	N	N	N	N
Resource Recovery Facilities	N	N	N	N	N	N	N	N	N	A	N	N	N	N	A	A	N	N	N	N

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Table 6-1 Allowable Uses Within Land Use Classifications																				
A = Allowable C = Conditionally Allowed N = Not Allowed																				
DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	CR	P	TU
Stables	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	N	N	N	N	N	N	A	A	A	A	N	N
Truck Terminals, Airports, Heliports	N	N	N	N	N	N	N	N	N	C	N	C ¹⁷	N	N	C	A	N	N	N	N
Storage Facilities (including self-Storage)	N	N	N	N	N	N	N	N	N	A	N	C ¹⁷	N	N	A	A	N	N	N	N
Urban Agriculture	N	N	N	N	N	N	N	N	N	A	N	N	N	N	A ¹⁷	A ¹⁷	N	N	N	N
Warehouse	N	N	N	N	N	N	N	N	N	N	N	C	N	N	A ⁹	A ⁹	N	N	N	N
Arts, Recreation and Entertainment Uses																				
Active Recreation Facilities (golf courses, pools, courts, tracks, skateparks)	C	C	C	C	C	C	C	C	A	C	A	A	C	N	C	C	A	A	N	N
Boat Ramps, Slips, Docks	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A	A ⁸	N	A ⁸	A ⁸	A	A	N	N
Indoor Recreation	N	N	N	N	N	N	N	N	N	A	N	A	A ³³	N	C ³⁵	C	N	A ⁸	N	N

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(bowling, gym, arcade, bingo, game room, movie theater, billiards)																				
Marinas and Boat Storage Facilities	N	N	N	N	N	N	N	N	N	A	N	A	C	N	A ⁸	C	N	A	N	N
Passive Recreation Parks (trails, picnicking, nature areas)	A	A	A	A	A	A	A	A	A	C	A	A	C	N	C	C	A	A	A	N
Race Tracks	N	N	N	N	N	N	N	N	N	A	N	C	N	N	C	A	N	C	N	N
Sports Arenas & Stadiums	N	N	N	N	N	N	N	N	N	A	N	C	N	N	C	C	N	C	N	N

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Table 6-1 Allowable Uses Within Land Use Classifications																				
A = Allowable C = Conditionally Allowed N = Not Allowed																				
DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	CR	P	TU
Youth Centers (YMCA, Boy Scouts)	N	N	N	N	N	N	N	N	A	A	A	A	C	N	C	N	A	C	N	N
Lodging																				
Bed & Breakfasts	C	C	C	C	C	A	A	A	A	A	A	A	A	N	N	N	N	C	N	N
Rooming House	C	C	C	C	C	A	A	A	A	A	A	A	A	N	N	N	N	N	N	N
Commercial Campgrounds	N	N	N	N	N	N	N	N	N	A ¹⁶	N	A ¹⁶	N	N	N	N	A ¹⁶	A ¹⁶	N	N
Dormitory	N	N	N	N	N	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ²⁹	N	N	N	N	N
Hotels	N	N	N	N	N	N	N	N	A ^{17,26}	A ²⁶	N	A ²⁶	A ^{17,26}	N	A ^{17,26}	N	N	C ²⁶	N	N
Motels	N	N	N	N	N	N	N	N	A	A	N	A	C	N	N	N	N	C	N	N
Seasonal RV Parks	N	N	N	A ¹⁶	N	N	N	N	N	A ¹⁶	N	A ¹⁶	N	N	N	N	N	A ¹⁶	N	N

Other provisions:

¹ Allowed only for Senior Housing and Supportive Housing for Persons with Special Needs (as defined in Section 20.1.5)

² Must comply with supplemental standards, Section 15.8

³ Must comply with supplemental standards, Section 15.3

⁴ Must comply with the provisions of Chapter 7, Part II of the City Code of Ordinances

⁵ Must comply with supplemental standards, Section 15.9, if applicable

⁶ Must comply with the minimum distance separation requirements from religious institutions and schools in accordance with Chapter 4 of the City Code of Ordinances

⁷ Permitted within golf courses with residential designation and residential facilities that meet the criteria of F.S. 561.20(2)(a)(2) and (2)(a)(3)

⁸ Allowable only as an accessory use

⁹ Must comply with provisions of Chapter 13, if applicable

¹⁰ Must comply with provisions of Section 16.5

¹¹ Must comply with supplemental standards, Section 15.5

- ¹² Must comply with supplemental standards, Section 15.2
- ¹³ Allowable only as an accessory use, max floor area shall not exceed 25% of the principal structure's floor area. Allowable as a principal use within the TEC Overlays.
- ¹⁴ Must comply with the supplemental standards of Section 15.6
- ¹⁵ Subject to a minimum distance separation of 500 feet between any crematory and any residential property. Such distance is to be measured from the nearest outer edge or wall of the crematory facility to the nearest residential property line.
- ¹⁶ Must comply with supplemental standards, Section 15.4
- ¹⁷ Must comply with provisions of Section 6.1.3
- ¹⁸ Must comply with provisions of Section 15.15
- ¹⁹ No outside storage
- ²⁰ Must comply with supplemental standards Section 15.7
- ²¹ Must comply with supplemental standards Section 15.13
- ²² Outside storage is limited to 20% of the area of the building to which it is an accessory
- ²³ No business may be operated from these facilities
- ²⁴ Must comply with provisions of Section 5.2.N
- ²⁵ Must comply with supplemental standards 15.14
- ²⁶ Must comply with supplemental standards of Section 15.19
- ²⁷ An accessory dwelling unit (ADU) is allowed if the unit complies with all requirements in Section 16.14. An ADU is not permitted on multi-family residential developments.
- ²⁸ Must comply with provisions of Section 8.6
- ²⁹ Permitted only as an accessory use for educational or public institutions including religious institutions, public health institutions, colleges, universities, boarding schools, orphanages, convents, monasteries, or other similar institutional uses
- ³⁰ A private school may use facilities on property owned or leased by, or purchased from, a library, community service organization, museum, performing arts venue, theater, cinema or church facility under Section 170.201, Florida Statutes, which is or was actively used as such within 5 years of any executed agreement with a private school to use the facilities; any facility or land owned by a Florida College System institution or university; any similar public institutional facilities; and any facility recently used to house a school or child care facility licensed under Section 402.305, Florida Statutes, under any such facility's preexisting land use designations without obtaining a special exception or a land use change, and without complying with any mitigation requirements or conditions. The facility must be located on property used solely for purposes described in this paragraph, and must meet applicable state and local health, safety, and welfare laws, codes, and rules, including fire safety and building safety.
- ³¹ Residential developments on properties classified as Residential/Office General (R/OG) and Residential/Office Limited (R/OL) is restricted to five (5) acres in accordance with the Countywide Plan Rules.
- ³² The property may not exceed three (3) acres in a residential or mixed use land use classification or more than five (5) acres in a commercial or industrial land use classification.
- ³³ Permitted only within the TEC-SO subdistrict of the TEC Overlays provided for in Section 7.3.2.
- ³⁴ If located in the TEC-SI subdistrict of the TEC Overlays and included as part of a cohesive development intended to serve a target employment use, the use may be allowed in excess of the 25% floor area limitation for accessory uses. Refer to Section 7.3.2 for target employment use requirements.
- ³⁵ Permitted only within the TEC Overlays provided for in Section 7.3.2.
- ³⁶ Indoor recreation developments on properties classified as Industrial Limited (IL) are restricted to five (5) acres in accordance with the Countywide Plan Rules.
- ³⁷ Commercial Trade School developments on properties classified as Industrial General (IG) are restricted to five (5) acres in accordance with the Countywide Plan Rules.

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Table 6-2: Allowable Uses Within the Character Districts of the Community Redevelopment Districts*							
A = Allowable		C = Conditionally Allowed			N = Not Allowed		
DESCRIPTION	NR	CH	MUC	PO-FE	MA	CLR MUC-ALT 19	WBD MUC-ALT 19
Residential Uses							
Accessory Dwelling Unit	A ¹²	A ¹²	N-A	N	N A	A	A
Live/Work Housing	N	A ⁴	N-A	N	N	A	A
Manufactured Home	N ¹	N ¹	N	N	N	N	N
Medium-type Housing (Townhome (medium), Courtyard Building, Multiplex)	A ⁶	A ⁶	A ⁶	N	A ⁶	A ⁶	A ⁶
Multi-family	N	A	A	N	A	A	A
Single-Family, Detached	A	A	N	N	N	N	N
Small-type Housing (Duplex, Triplex, Quadplex, Cottage Court, Townhome (small))	A ⁶	A ⁶	A ⁶	N	A ⁶	A ⁶	A ⁶
Commercial and Office Uses							
Adult Use	N	N	N	N	N	A ²³	N
Animal Grooming	N	N	A ¹⁶	A ¹⁶	A ¹⁶	A ¹⁶	A ¹⁶
Bank, Credit Union	N	N	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵
Bars, Lounges, Nightclubs	N ^{7,11}	N ^{7,11}	A ¹¹	A ¹¹	A ¹¹	A ¹¹	A ¹¹
Car Wash	N	N	N	C ⁵	N	A ⁵	N
Convenience Store/Neighborhood-scale Grocery	N	A ²⁴	A ¹⁸	N	A ¹⁸	A	A ¹⁸
Dry Cleaners (store front only)	N	N	A	A	A	A	A
Flea Markets, Outdoor Markets	N	N	A	A	N	A	A
Funeral Homes	N	N	A	A	A	A	A
Gas Stations	N	N	A ¹⁹	N	A ¹⁹	A ³⁸	A ¹⁹
Greenhouse/Nursery	N	N	C	A	N	C	C
Home Improvement Store	N	N	A ¹⁹	N	N	A ²⁵	A ¹⁹
Home Office of Convenience (HOC)	A ¹⁰	A ¹⁰	A ¹⁰	N	A	A ¹⁰	A ¹⁰
Light Repair Shops (shoe repair, furniture)	N	N	A	A	N	A	A

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upholstery, bikes)							
Microbrewery, Micro distillery	N	N	A ¹⁷	A ¹⁷	N	A ¹⁷	A ¹⁷
Mechanical Repair Shops (cars, boats)	N	N	A ²⁰	A ²⁶	A ²⁰	A	A ²⁰
Office (professional or business)	N	A ²	A	A	A	A	A
Personal Services (hairstylist, tailors, catering)	N	A ²	A	A	A	A	A
Pet Stores	N	N	A	N	N	A	A
Produce Stands	N	N	N	A	N	A	N
Recycling Center	N	N	N	A	N	A	N
Rental Large Goods (cars, machinery)	N	N	N	A	N	A	A
Restaurant with Drive-Thru	N	N	C ^{3,27}	N	C ³	A ³	C ³
Retail in existing shopping centers	N	A ²	A	A	N	A	A
Retail Stand Alone	N	A ²	A	A	N	A	A
Shared-flex Commercial Space	N	N	A	A	A	A	A
Shopping, Warehouse Store	N	N	N	A	N	A ^{25,28}	N
Sit-down Restaurant	N	A ²⁴	A	A	A	A	A
Supermarket, Deli	N	N	A	A ⁸	A	A	A
Telecommunications Tower	N	N	N	A ³⁰	N	A ³⁰	N
Outdoor Seasonal Sales	N	N	N	N	N	A ²⁹	N
Urban Agriculture	N	N	A	A	N	A ⁸	A ⁸
Vehicle Sales or Rental (car, boat, RV)	N	N	N	N	N	A	N
Vehicle, Large Repair	N	N	N	N	N	N	N
Wholesale Business	N	N	A ^{8,18}	A	A ^{8,18}	A	A ^{8,18}
Institutional and Medical Related Use							
Assisted Living Facility (6 or fewer clients)	A ¹³	A ¹³	A ¹³	C ¹³	A ¹³	A ¹³	A ¹³
Assisted Living Facility (7—14 clients)	N	A ¹³	A ¹³	C ¹³	A ¹³	A ¹³	A ¹³
Assisted Living Facility (more than 14 clients)	N	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³
Cemetery	N	N	N	A	N	A	N
Certified Recovery Residences (6 or fewer	A ¹³	A ¹³	A ¹³	C ¹³	A ¹³	A ¹³	A ¹³

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clients)							
Certified Recovery Residences (7–14 clients)	N	A ¹³	A ¹³	C ¹³	A ¹³	A ¹³	A ¹³
Certified Recovery Residences (more than 14 clients)	N	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³
College or University	N	N	A	A	A	A	A
Commercial/Trade School (dance, martial arts, diving, crafts)	N	N	A	A	A	A	A
Community/Youth Center	N	A	A	A	A	A	A
Community Residential Home (6 or fewer clients)	A ¹³	A ¹³	A ¹³	C ¹³	A ¹³	A ¹³	A ¹³
Community Residential Home (7-14 clients)	N	A ¹³	A ¹³	C ¹³	A ¹³	A ¹³	A ¹³
Community Residential Home (More than 14 Clients)	N	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³
Correctional Facility (jails, youth ranch)	N	N	N	C	N	C	N
Day Care Center/Preschool	A ¹⁹	A ¹⁹	A	A	A	A	A
Emergency Response/ Public Safety Services	N	C	A	A	A	A	A
Halfway House/Rehab Facility (6 or fewer clients)	N	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³
Halfway House/Rehab Facility (7 or more clients)	N	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³
Hospital or Emergency Clinic	N	N	A	A	A	A	A
Library, Museum, Auditorium	N	N	A	A	A	A	A
Medical/Dental Lab	N	N	A	A	A	A	A
Medical/Dental Office or Clinic	N	N	A	A	A	A	A
Parking Garage/Structure	N	A ⁸	A	A	A	A	A
Private Club, Lodges, Fraternal Orders	N	N	A	A	A	A	A
Private School	N	N	A	A	A	A	A
Public School	N	N	A	A	A	A	A
Religious Institution	N	A ¹⁹	A	A ¹⁹	A ¹⁹	A	A
Technical School	N	N	A	A	A	A	A
Transfer Station, Bus	N	N	A	A	N	A	A

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Veterinary Clinic (No outside Runs in CRD's)	N	N	A	A	A	A ³²	A ³²
Kennels	N	N	N	A ³¹	N	A ³¹	N
Agricultural, Industrial, Manufacturing and Warehousing Uses							
Asphalt & Concrete Mixing	N	N	N	C	N	N	N
Borrow Pits	N	N	N	C	N	C	N
Bulk Sales of Fuel Oil, Propane	N	N	N	A	N	C	N
Contractor's Yard (building, electrical, plumbing, roofing)	N	N	N	A ²⁶	N	A	N
Crematory	N	N	N	A ³³	N	N	N
Firing Range	N	N	N	C	N	A	N
Food Processing/Packing Plant	N	N	N	A	N	C	N
Freestanding Broadcast Facility	N	N	N	C	N	C	N
Industrial Park	N	N	N	A	N	C	
Livestock, processing, feedlots, grazing	N	N	N	N	N	N	N
Manufacturing - Light	N	N	A ⁹	A ^{34, 35}	A ⁹	A ³⁵	A ^{9,35}
Manufacturing - Heavy	N	N	N	A	N	N	N
Plant, Mill, Refinery (dry cleaning, lumber plant)	N	N	N	N	N	N	N
Regional Brewery	N	N	N	A ³⁶	N	A ³⁶	N
Research & Development (R&D) - Light	N	N	N	A	A	N	N
Research & Development (R&D) - Heavy	N	N	N	A	N	N	N
Resources Recovery Facility	N	N	N	A	N	A	N
Stables	N	N	N	A	N	N	N
Trade Shop (carpentry, refinishing)	N	N	N	A	N	A	N
Truck Terminal, Airport, Heliport	N	N	N	C	A ¹⁴	C	N
Warehouse or Storage Facility (includes self-storage)	N	N	N	A	N	A	N
Art, Recreation and Entertainment Uses							
Active Recreation Facility (playground, golf course, pool)	N	N	A	N	N	A	A

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Indoor Recreation (bowling, gym, arcade, bingo, game room, movie theater, billiards)	N	N	A	C	C	A	A
Boat Ramps and Slips and Docks	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸
Event Space (Banquet Hall, Community Assembly, Event Venue)	N	N	A	N	N	A	A
Marinas and Boat Storage Facility	N	N	N	A ⁸	N	A	N
Race Track	N	N	N	C	N	A	N
Lodging Uses							
Bed and Breakfast	N	A ¹⁹	A	N	N	A	A
Rooming House	N	A	A	A	A	A	A
Commercial Campground	N	N	N	N	N	A ³⁷	N
Dormitory	N	A	A ²²	A ²²	A	A ²²	A ²²
Hotel	N	N	A ²¹	A ²¹	A ²¹	A ²¹	A ²¹
Motel	N	N	A	N	A	A	A
Seasonal RV Parks	N	N	N	N	N	A ³⁷	A

*Refer to Table 6-1: Allowable Uses Within Land Use Classifications if land use type not present in chart.

Other Provisions:

- ¹ Allowed only as a replacement unit of a manufactured home in an existing manufactured home development
- ² Allowable space is limited to 500 sq. ft. or less
- ³ Must comply with supplemental standards Section 15.9
- ⁴ Allowable work space limited to 500 sq. ft. per live-work unit and work component must be an allowable use
- ⁵ Must comply with supplemental standards Section 15.9, if applicable
- ⁶ Must comply with the provisions in Section 8.6.
- ⁷ Permitted within golf courses with residential designation and residential facilities that meet the criteria of F.S. 561.20(2)(a)(2) and (2)(a)(3)
- ⁸ Allowable only as an accessory use
- ⁹ Light manufacturing uses which have no exterior impact are allowed but limited to 15,000 sq. ft. of gross floor area
- ¹⁰ Must comply with provisions of Section 16.5
- ¹¹ Must comply with the minimum distance separation requirements from religious institutions and schools in accordance with Chapter 4 of the City Code of Ordinances

¹² An accessory dwelling unit (ADU) is allowed if the unit complies with all requirements in Section 16.14. An ADU is not permitted on multi-family residential developments.

¹³ Must also comply with the provisions of Section 15.2

¹⁴ Allowable only as an accessory use, max floor area shall not exceed 20% of the principle structure's floor area

¹⁵ Must comply with the supplementary standards of Section 15.6

¹⁶ Must comply with supplemental standards, Section 15.16

¹⁷ Must comply with supplemental standards Section 15.13

¹⁸ 2,700 Max GFA

¹⁹ Must comply with supplemental standards Section 15.17

²⁰ No outdoor repairs or repairs visible from abutting properties. No outdoor overnight storage.

²¹ Must comply with supplemental standards of Section 15.19

²² Permitted only as an accessory use for educational or public institutions including religious institutions, public health institutions, colleges, universities, boarding schools, orphanages, convents, monasteries, or other similar institutional uses

²³ Must comply with the provisions of Chapter 7, Part II of the City Code of Ordinances

²⁴ Allowable space is limited to 1000 sq. ft. or less

²⁵ Must comply with provisions of Chapter 13, if applicable

²⁶ Outdoor storage is limited to 50% of the property

²⁷ Allowed for properties within the CLR-CRD

²⁸ Outside storage is limited to 20% of the area of the building to which it is an accessory

²⁹ A temporary event permit must be obtained in accordance with section 16.6

³⁰ Must comply with supplemental standards, Section 15.5

³¹ Must comply with supplemental standards, Section 15.15

³² Outside runs allowed within the CLR and WBD MUC-ALT 19 Character District

³³ Subject to a minimum distance separation of 500 feet between any crematory and any residential property. Such distance is to be measured from the nearest outer edge or wall of the crematory facility to the nearest residential property line.

³⁴ No exterior/outdoor storage is allowed. See Manufacturing – Light in Chapter 20 Definitions.

³⁵ Must comply with supplemental standards Section 15.7

³⁶ Must comply with supplemental standards Section 15.14

³⁷ Must comply with supplemental standards Section 15.4

³⁸ Supplemental standards outlined in Section 15.17.7 do not apply

City of Largo **Business Impact Estimate**

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

ORDINANCE NO. 2026-15 – AN ORDINANCE OF THE CITY OF LARGO, FLORIDA AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE TO COMPLY WITH SECTION 397.487, FLORIDA STATUTES, BY AMENDING SUBSECTIONS 15.2.1, 15.2.2, 15.2.3, 15.2.4, AND 15.2.5; CREATING SUBSECTION 15.2.6; AMENDING SECTION 6.2; AND AMENDING SECTION 20.1 TO REVISE DEFINITIONS IN ACCORDANCE WITH THE PROPOSED AMENDMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

Question 1. Does the proposed ordinance meet one or more of the exceptions listed below? If so, then please check the applicable exception below and move to Question 2. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by section 166.041(4), Florida Statutes, for the proposed ordinance. If there is no applicable exception, proceed with completing the business impact estimate at Question 3.

- ☒ The proposed ordinance is required for compliance with federal or state law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes, and development agreements, as authorized by the Florida Local Government Development Agreement Act under sections 163.3220-163.3243, Florida Statutes;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;

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- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Question 2. Based on the exception you selected above and in accordance with the provisions of the controlling law, please provide an explanation below of why the ordinance meets the exception(s).

In 2025, Section 397.487, Florida Statutes, was amended to require municipalities to adopt an ordinance establishing procedures for the review and approval of certified recovery residences within their jurisdiction. The proposed ordinance seeks to amend several sections of the City of Largo Comprehensive Development Code (CDC) to ensure compliance with the recently updated statute.

Question 3. If there is no applicable exception, proceed with completing the below Business Impact Estimate. In accordance, the City hereby publishes the following information:

A. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals and welfare of the City):

Not applicable.

B. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

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(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

None

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

None

(3) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

None

(4) Any other direct economic impacts of the proposed ordinance on private, for-profit businesses in the City that are not covered by (1), (2), or (3):

None

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance:

None

Agenda Item #18.

D. Additional information the governing body deems useful (what steps did the City take to answer A, B, and C?):

N/A

Reviewed and Approved:

A handwritten signature in blue ink, consisting of stylized loops and a horizontal line extending to the right, positioned above a solid horizontal line.

City Attorney's Office

Comprehensive Development Code Amendment **PLANNING STAFF REPORT**



Planning and Development Services Division | 201 Highland Avenue, P.O. Box 296, Largo, FL 33779
(727) 587-6749 ext. 7301 | askaplanner@largo.com

Memo Date: Mar 12, 2026 **Agenda Date:** Planning Board - 07 May 2026
To: Community Development
Staff Contact: Whitney Clark, Planner I
Subject/Case: Ordinance No. 2026-15 – Amending Several Sections Of The Comprehensive Development Code To Comply With Section 397.487, Florida Statutes Regarding Certified Recovery Residences

INTRODUCTION:

The proposed amendment to the Comprehensive Development Code (CDC), Ordinance No. 2026-15, establishes procedures for the review and approval of certified recovery residences in accordance with Section 397.487, Florida Statutes. The amendment also establishes an administrative review process for applicants requesting reasonable accommodation from provisions of the CDC that could otherwise hinder the establishment of recovery residences.

PURPOSE AND INTENT / BACKGROUND:

In 2025, Section 397.487, Florida Statutes, was amended to require municipalities to adopt an ordinance establishing procedures for the review and approval of certified recovery residences within their jurisdiction.

Certified recovery residences are defined in Section 397.311, Florida Statutes, as facilities that provide drug- and alcohol-free living accommodations, maintain a valid certificate of compliance, and are managed by a certified recovery residence administrator. Recovery residences may be categorized into several levels depending on the intensity of care provided.

The updated statute also requires municipalities to establish a written process for requesting reasonable accommodation from local land use regulations that could prohibit the establishment of recovery residences. If an applicant seeks such accommodation, the City must confirm receipt of a complete application and approve, approve with conditions, or deny the request. If a request is denied, the City must provide specific, objective, evidence-based reasons for the denial and identify any deficiencies or actions necessary for reconsideration. If confirmation of receipt is not issued within 60 days of receiving a complete application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time.

To address these statutory requirements, staff propose amendments to several sections of the City of Largo Comprehensive Development Code. Section 15.2 would be expanded to formally categorize certified recovery residences as residential care facilities and to establish a process for applicants seeking reasonable accommodation from applicable CDC standards. Section 6.2 would be amended to create several levels of certified recovery residence uses based on the number of residents served. These uses are proposed to be permitted within the same Future Land Use Map classifications as assisted living facilities of comparable size. Lastly, Section 20.1.C would be amended to add a definition for certified recovery residences and to update the definition of community residential homes to better align with applicable Florida Statutes.

APPLICABLE CDC CHAPTERS/SECTIONS:

Chapter 6 - ALLOWABLE USES, Section 6.2
Chapter 15 - SUPPLEMENTAL STANDARDS, Section 15.2
Chapter 20 - DEFINITIONS, Section 20.1.C

PUBLIC NOTIFICATION REQUIREMENTS:

PUBLISHED NEWSPAPER NOTIFICATION: **April 22, 2026**

Agenda Item #4.

APPLICABLE CDC CHAPTERS/SECTIONS:

Chapter 16 - ACCESORY USES AND STRUCTURES

Chapter 20 - DEFINITIONS

PUBLIC NOTIFICATION REQUIREMENTS:

PUBLISHED NEWSPAPER NOTIFICATION: April 22, 2026

STAFF RECOMMENDATION:

Staff recommend approval of Ordinance No. 2026-06 updating the City of Largo Comprehensive Development Code to ensure appropriate standards and processes are in place for the review of temporary emergency housing uses for limited time periods when a home has been damaged and deemed uninhabitable due to a natural disaster.

SUGGESTED MOTIONS FOR THE PLANNING BOARD:

I MOVE TO APPROVE ORDINANCE NO. 2026-06.

I MOVE TO APPROVE ORDINANCE NO. 2026-06 WITH CONDITIONS.

I MOVE TO DENY ORDINANCE NO. 2026-06.

RECOMMENDATION:

RECOMMENDATION:

☒ Approval (Vote 6-0)

☐ Approval with conditions (Vote _____)

☐ Denial (Vote _____)


Chairperson

Approved By:

Jared Austin, Planning Manager

Status:

Approved - 12 Mar 2026

SUPPORTING DOCUMENTS:

[Exhibit A - Ordinance No. 2026-06 Temporary Emergency Housing](#)

[Exhibit B - Pinellas County Emergency Housing Ordinance](#)

ORDINANCE NO. 2026-15

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE TO COMPLY WITH SECTION 397.487, FLORIDA STATUTES, BY AMENDING SUBSECTIONS 15.2.1, 15.2.2, 15.2.3, 15.2.4, AND 15.2.5; CREATING SUBSECTION 15.2.6; AMENDING SECTION 6.2; AND AMENDING SECTION 20.1 TO REVISE DEFINITIONS IN ACCORDANCE WITH THE PROPOSED AMENDMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Senate Bill 954 from the 2025 regular session of the Legislature of the State of Florida took effect on July 1, 2025, as Chapter 2025-182, Laws of Florida; and

WHEREAS, Senate Bill 954 amended section 397.487, Florida Statutes, pertaining to the establishment of a process for review and approval of certified recovery residences; and

WHEREAS, the amendments to section 397.487, Florida Statutes, require that, by January 1, 2026, the City of Largo ("City") adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction and that such ordinance must include a process for requesting reasonable accommodation from any local land use regulations that serve to prohibit the establishment of a certified recovery residence; and

WHEREAS, City staff have recommended certain changes to the City's Comprehensive Development Code to meet the requirements of section 397.487, Florida Statutes, and to make other related changes; and

WHEREAS, the recommendations of staff have been found meritorious by the City Commission; and

WHEREAS, the City Commission finds that enacting this Ordinance is consistent with its Comprehensive Plan; and

WHEREAS, the City Commission finds that enacting this Ordinance is consistent with its powers and in the public interest.

NOW THEREFORE, BE IT ORDAINED AND ENACTED BY THE CITY COMMISSION OF THE CITY OF LARGO, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

SECTION 1. RECITALS. That the above recitals are true, correct, and incorporated herein by reference as the findings of the City.

SECTION 2. That Section 6.2 of the Comprehensive Development is amended as shown in Exhibit A.

SECTION 3. That Section 15.2 of the Comprehensive Development Code is amended as follows:

15.2.1 Purpose

To set forth standards for the protection of the health, safety, and welfare of the residents of a facility and the community at large. Residential Care Facilities allow persons who are unable to live independently to remain in the community. Nothing contained herein is intended nor shall be construed to discriminate against any particular race, religious view, sex, national origin, familial status, or any person with a disability as that term is defined in 42 U.S.C. § 12102, or to treat similarly situated property differently based on the abilities or disabilities of potential

occupants, nor shall it be construed as a policy against or refusal to make reasonable accommodations in City rules, policies, practices, or services when such accommodations are requested and when such accommodations would be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. All requests for reasonable accommodation to these standards shall be ~~made submitted by the applicant~~ in writing to the ~~City Manager and the City Manager~~ Development Controls Officer (DCO) who may, after determining that the request qualifies for a reasonable accommodation, grant such accommodations which would not fundamentally alter the nature of the City's ~~zoning and development~~ regulations, and would not impose an undue financial or administrative burden. All requests for reasonable accommodations will be determined on a case-by-case basis.

15.2.2 Applicability

These standards are supplementary to the performance standards of this CDC. Included among Residential Care Facilities are Assisted Living Facilities, Community Residential Homes, Halfway Houses/Rehabilitation Facilities, Certified Recovery Residences, and similar uses. These uses may be predominantly residential in nature, providing care to a small number of persons in a single-family home or institutional-type facilities. All facilities, regardless of the number of clients, are subject to the City's Business Tax Receipt requirements, applicable State of Florida Regulatory agency requirements, and all applicable construction standards included in Chapter 18 of this CDC. If the development consists of bonafide dwelling units, rather than sleeping quarters only, and does not provide the types of personal care normally associated with a Residential Care Facility, such as shared dining, transportation, recreational programs, on-site medical treatment, social services, then it is not subject to these supplemental standards, but must comply with the requirements for residential developments of this CDC.

15.2.3 Restrictions

- A. Residential Care Facilities with seven (7) or more clients are not allowed in coastal high hazard areas, regardless of the number of clients served.
- B. Facilities located in or adjacent to residential areas shall conform to the character of the surrounding neighborhood. This applies to design, density, lot size, landscaping, or other factors affecting the neighborhood character. This will prevent disruption of a neighborhood due to the introduction of a dissimilar structure.
- C. Locational restrictions, which apply depending on the total number of clients served by the facility, are set forth in Table 6-1 and Table 6-2.
- D. The Development Controls Officer (DCO) may waive any provision of this section upon determination that the waiver is necessary to be compliant with the regulations in the Fair Housing Act and Title II of the Americans with Disabilities Act.

15.2.4 Review Procedures

- A. Six (6) or fewer clients - Facilities licensed under Chapter 419, F.S., ~~provides that a facility provide housing for~~ is are the functional equivalent of a single-family home and ~~is are~~, therefore, allowable in a single- or multi-family residential area and ~~is are~~ not subject to either a Level I or II administrative review. If the facility is not licensed under Chapter 419, F.S., and is conditionally allowed, it shall be subject to review by the Planning Board (Level III).
- B. *Seven (7) to fourteen (14) clients* - Where allowable, these facilities shall be administratively reviewed (Level I or II). If the facility is conditionally allowed, it shall be subject to review by the Planning Board (Level III).
- C. *More the fourteen (14) clients* - Where allowable, facilities housing more than fourteen (14) clients shall be subject to review by the Planning Board (Level III).

15.2.5 Additional Standards

- A. *Density* - Densities shall be calculated using a residential equivalency standard of two and one-half (2.5) beds equals one dwelling unit.
- B. *Parkland and Recreation Facilities Impact Fee* - The required impact fee for Residential Care Facilities shall be due as provided for in Chapter 8 Section 8.7-2.
- C. *Signs* - All signs ~~off for~~ for a Residential Care Facility with six (6) or fewer clients shall conform to the same sign regulations and requirements for residential uses within the land use category applied to the property.
- D. *Parking* - The DCO may authorize a reasonable reduction in the total number of required parking spaces upon submittal of a parking demand analysis which is based upon the mobility of the clients served and the medical accommodations provided. The following conditions must be met:
 - (1) Sufficient data to demonstrate limited access and usage of vehicles by clients must be submitted to the City and found to be valid by the City Engineer. The information submitted shall include the following:
 - a. The marketing of the facility, i.e., type of clients expected to be housed;
 - b. The types of medical care services provided;
 - c. The expected mobility of residents;
 - d. Number of employees on the largest working shift; and
 - e. Expected visitation rate and visitor policies.
 - (2) Although the number of parking spaces may be initially reduced, a land area sufficient to provide the total required number of parking spaces shall be reserved in case of the future conversion or modification of the facility. In no case shall the reserved area be used as the minimum required buffer, parkland, or retention area accommodations.
 - (3) Retention area requirements shall be calculated based upon the assumption that the required parking area is to be paved. An allowable alternative is to reserve an area to accommodate retention, in the event of paving.
- E. *Accessory use* - Residential Care Facilities having more than fourteen (14) clients may include on-site medical offices to serve the health care needs of both on-site residents and off-site patients of the resident physician(s) subject to review by the Planning Board as a conditional use. In addition, the following restrictions shall apply:
 - (1) The on-site medical offices must be clearly incidental to the Residential Care Facility. The maximum floor area devoted to the on-site medical offices shall be no more than ten (10) percent of the gross floor area of the Residential Care Facility assisted living facility, or 3,500 square feet, whichever is less;
 - (2) Signage shall be limited to Address/Occupant Identification Displays, as required by Chapter 12, and shall be located on the wall only. No freestanding signs identifying the occupants shall be allowed;
 - (3) The Residential Care Facility shall dedicate parking spaces to the on-site medical offices based on the parking requirements for medical offices provided in Section 9.5; ~~and~~
 - (4) The addition of on-site medical offices to an existing Residential Care Facility having more than fourteen (14) clients must receive site plan approval as per Chapter 3; and
 - (5) The Development Controls Officer may waive any provision of this section upon determination that the waiver is necessary to be compliant with all regulations in the Fair Housing Act and Title II of the Americans With Disabilities Act.

15.2.6 Certified Recovery Residences (CRR)

- A. A request by an applicant for reasonable accommodation from any of the City's regulations that may prohibit the establishment of a certified recovery residence in a Future Land Use Map classification that they would typically be allowed by right or conditionally allowed, shall be submitted by the applicant, in writing, to the Development Controls Officer (DCO) on a form prescribed by the Community Development Department.
- B. Application contents shall include, at a minimum, the following information:
 - (1) The name and contact information of the applicant or the applicant's authorized representative;
 - (2) The property address and parcel identification number;
 - (3) A description of the accommodation requested and the specific regulation or policy from which relief is sought;
 - (4) A statement of compliance with the restrictions outlined in Section 15.2.3; and
 - (5) A statement explaining how the sought accommodation may be necessary to afford the applicant an equal opportunity to use and enjoy the property.
- C. The City shall date-stamp the application upon receipt and, if additional information is required, notify the applicant in writing within thirty (30) days. The applicant then shall have at least thirty (30) days to respond.
- D. A final determination on the application shall be issued within sixty (60) days after receipt of the completed application. If a final determination is not issued within this timeframe, the request is deemed approved, unless the applicant and the City agree, in writing, to a reasonable extension of time.
- E. The final determination must approve the request in whole or in part, with or without conditions or deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration. All final determinations for reasonable accommodation will be made by the DCO.
- F. In determining whether the accommodation request is reasonable, the DCO will consider:
 - (1) The necessity of the accommodation to afford the applicant an equal opportunity to use and enjoy the property;
 - (2) Whether the reasonable accommodation would fundamentally alter the nature of the City's zoning regulations; and
 - (3) Any undue financial or administrative burden the accommodation would impose on the City.

SECTION 4. That Section 20.1.A(31) of the Comprehensive Development Code is amended as follows:

20.1.A

- (31) *Assisted Living Facility (ALF):* Any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, regardless of whether operated for profit, which through its ownership or management provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. ~~A licensed entity, which provides or arranges for housing, onsite monitoring, and personal care services and/or home care services (either directly or indirectly), to one or more adults who are not relatives of the owner or administrator in a homelike setting, for a period exceeding twenty-four (24) hours.~~

SECTION 5. That Section 20.1.C of the Comprehensive Development Code is amended as follows:

20.1.C

- (1) *Caliper*: The standard nursery measurement for diameter in inches of a single-stemmed tree trunk measured twelve (12) inches above grade for trees four (4) inches diameter at breast height (DBH) or greater and six (6) inches above grade for trees less than four (4) inches in DBH.
- (2) *Canopy*: In architecture - a roof-like structure, regardless of material, generally located above a door, window, or extending across a building facade which is attached to and projects from a building wall.
- (3) *Canopy Tree*: A self-supporting, protected woody plant that normally grows to a minimum height of thirty-five (35) feet and has a trunk that can be maintained with over eight (8) feet of clear wood.
- (4) *Capacity-To-Serve Determination*: An evaluation made by the City that sufficient capacity for public facilities and/or services is available to serve a proposed development.
- (5) *Certified Recovery Residence*: A recovery residence, as defined in Section 397.311, Florida Statutes, that holds a valid certificate of compliance issued pursuant to Chapter 397, Florida Statutes, and is actively managed by a certified recovery residence administrator. Licensed halfway houses and rehabilitation facilities that provide training, care, supervision, treatment, or rehabilitation to the aged, persons with disabilities, persons convicted of crimes, or persons suffering from substance abuse disorders shall be considered Certified Recovery Residences as defined herein, only when all applicable requirements in Chapter 397, Laws of Florida are met. This use type does not include day care centers, family day care homes, foster homes, schools, hospitals, jails, or prisons.
- ~~(5)~~(6) *Change Out*: The replacement of an existing utility pole, communications tower, or other telecommunications or utility facility with a new structure similar in type, but different in height, bulk, or attachments.
- ~~(6)~~(7) *City*: The City of Largo, Florida.
- ~~(7)~~(8) *Class II Use*: See "Conditional Use."
- ~~(8)~~(9) *CLR-CRD*: The Clearwater-Largo Road Community Redevelopment District.
- ~~(9)~~(10) *City Manager*: The City Manager for the City of Largo, or any such person designated to act in his/her stead.
- ~~(10)~~(11) *Coastal Construction Control Line*: The line established by the State of Florida pursuant to Section 161.053, F.S., and recorded in the official records of the community, which defines that portion of the beach-dune system subject to severe fluctuations based on a 100-year storm surge, storm waves or other predictable weather conditions.
- ~~(11)~~(12) *Coastal High Hazard Area (CHHA)*: A special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal high hazard areas are also referred to as "high hazard areas subject to high velocity wave action" or "V Zones" and are designated on Flood Insurance Rate Maps (FIRM) as Zone V1-V30, VE, or V.
- ~~(12)~~(13) *Commercial Campground*: A place set aside and offered for temporary accommodations, (i.e., no permanent installation of dwelling units on individual lots), for recreational purposes or travel by a person or public body, for remuneration of the owner, lessor, or operator of such place, including all appurtenances and associated facilities.
- ~~(13)~~(14) *Commercial Message*: Any sign, wording or the company trademark and/or logo that are synonymous with the company in question that directly advertises the company in question.
- ~~(14)~~(15) *Communication Tower*: A monopole, self-supporting lattice, or guyed structure situated on a site, the purpose of which is to serve as the support for one (1) or more antennas or antenna arrays. This

term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, and similar telecommunication structures excluding those used exclusively for dispatch communications (see "antenna or antenna array" and "satellite service reception antenna").

- ~~(15)~~(16) *Community Residential Homes*: A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. Some facilities included in this category are group care homes, recovery homes, elderly housing and similar uses. For purposes of this section "resident" means any of the following: a frail elder as defined in section 429.65, Florida Statutes; a person who has a disability as defined in section 760.22(3)(a), Florida Statutes; a person who has a developmental disability as defined in section 393.063, Florida Statutes; a nondangerous person who has a mental illness as defined in section 394.455, Florida Statutes; or a child who is found to be dependent as defined in section 39.01, Florida Statutes, or a child in need of services as defined in section 984.03, Florida Statutes. Homes of six or fewer residents which otherwise meet the definition of a community residential home shall be considered the functional equivalent of a single-family unit.
- ~~(16)~~(17) *Comprehensive Plan*: The compilation of goals, objectives, policies, and maps for the physical, social, and economic development within the City of Largo, adopted by ordinance pursuant to Chapter 163, F.S., and containing all statutorily required elements.
- ~~(17)~~(18) *Concurrency*: The statutory requirement that public facilities and services to maintain the adopted level of service standards for utilities, recreation and open space, and drainage are in place at the time of development.
- ~~(18)~~(19) *Conditional Use*: A use that, because of special requirements or characteristics, may be allowed in a particular land use designation or character district only upon completion of a conditional use review and subject to the limitations and conditions specified therein. All proposed development must meet the review criteria contained in this CDC. It shall be permitted only upon the approval of the Planning Board after due notice and public hearing.
- ~~(19)~~(20) *Condominium*: A building or group of buildings in which units are owned individually, and common areas and facilities are owned by all the unit owners on a proportional basis. A condominium is a legal form of ownership and not a specific building style.
- ~~(20)~~(21) *Conforming*: A lawful, existing, properly permitted use which conforms to the provisions, requirements and/or regulations of this CDC.
- ~~(21)~~(22) *Contractor Yard*: Storage yard operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's business type.
- ~~(22)~~(23) *County*: Pinellas County, Florida
- ~~(23)~~(24) *Countywide Future Land Use Plan (FLUP)*, also known as *Countywide Land Use Plan*: Future Land Use Plan adopted as part of the Pinellas County Comprehensive Plan pursuant to Chapter 88-464, Florida Statutes. The accompanying "Rules Governing Administration of the Countywide Future Land Use Plan, As Amended" are included by reference. The future land use map that designates general categories of land use by type and location to guide the future development pattern and use of land throughout the county, as adopted by the Pinellas Planning Council and Countywide Planning Authority. The Countywide Plan Map may consist of a single map or map series as approved by the PPC and CPA and filed with the Clerk of the Board of County Commissioners.

- ~~(24)~~(25) *Critical Root Zone:* The greater area between the ground area within a tree's dripline or an area equivalent to a radius from the tree trunk of nine (9) inches for each diameter inch of trunk measured at fifty-four (54) inches above grade.
- ~~(25)~~(26) *CRD:* Community Redevelopment District.
- ~~(26)~~(27) *Crown:* All tree branch parts including all twigs and foliage.
- ~~(29)~~(28) *Currently Available Revenue Sources:* An existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of revenue source which is contingent upon ratification by public referendum.

SECTION 6. That this ordinance shall take effect immediately upon its final passage and adoption.

SECTION 7. That it is the intention of the Largo City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of the ordinance shall not be affected.

APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

CITY OF LARGO, FLORIDA

Louis ("Woody") L. Brown, Mayor

ATTEST:

Diane Bruner, City Clerk



Sarah L. Johnston, City Attorney

Exhibit A

Section 6.2 Classification of Non-Allowable Uses

Uses classified as "Not Allowed" in Tables 6-1 and 6-2 are considered incompatible with the existing land use and are not permitted.

Table 6-1 Allowable Uses Within Land Use Classifications																				
A = Allowable					C = Conditionally Allowed					N = Not Allowed										
DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	CR	P	TU
Residential Uses																				
Accessory Dwelling Unit	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	N	N	N	A ²⁸	N	N
Manufactured Home	N	N	N	A ³	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Medium-type Housing (Townhome (medium), Courtyard Building, Multiplex)	N	N	N	N	N	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ^{1,29}	N	N	N	N	N	N
Multi-family	A	A	A	A	A	A	A	A ²	A	A	A	A	A	A ¹	N	N	N	N	N	N
Single-Family, Detached	A	A	A	A	A	A	A	A ²	A	A	A	A	A	A ¹	N	N	N	N	N	N
Small-type Housing (Duplex, Triplex, Quadplex, Cottage Court, Townhome (small))	N	N	N	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ²⁹	A ^{1,29}	N	N	N	N	N	N
Commercial and Offices Uses																				
Adult Uses	N	N	N	N	N	N	N	N	N	A ⁴	N	A ⁴	N	N	N	N	N	N	N	N
Animal Grooming	N	N	N	N	N	N	N	N	A ^{19,20}	A ^{19,20}	A ^{19,20}	A ^{19,20}	N	N	N	N	N	N	N	N
Banks, Credit Union	N	N	N	N	N	N	N	N	A ⁵	A ⁵	N	A ⁵	C ⁵	N	A ⁵	N	N	N	N	N
Bars, Taverns, Lounges, Nightclubs	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N	A ⁶	N	A ⁶	N	N	N	N	N	N	N	N
Car Wash	N	N	N	N	N	N	N	N	C ⁵	A ⁵	N	A ⁵	N	N	C ⁵	A ⁵	N	N	N	N
Convenience Store	N	N	N	N	N	N	N	N	A	A	N	A	C ¹⁸	N	N	N	N	N	N	N

Dry Cleaners (Store Front Only)	N	N	N	N	N	N	N	N	A	A	N	A	C ¹⁸	N	A	N	N	N	N	N
Flea Markets, Outdoor Markets	N	N	N	N	N	N	N	N	A	A	N	N	N	N	A	N	N	N	N	N
Funeral Homes	N	N	N	N	N	N	N	N	N	A	N	A	C ¹⁸	A	C	C	N	N	N	N
Gas Stations	N	N	N	N	N	N	N	N	N	A	N	A	C ¹⁸	N	N	N	N	N	N	N
Greenhouse/Nursery	N	N	N	N	N	N	N	N	N	N	N	N	N	N	A	N	N	C	N	N
Home Improvement Store	N	N	N	N	N	N	N	N	N	A ⁹	N	A ⁹	C ^{9,18}	N	C ⁹	N	N	N	N	N
Home Office of Convenience	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	N	N	N	N	N	N	N
Indoor Recreation (bowling, gym, game room, movie theater, billiards)	N	N	N	N	N	N	N	N	N	A	N	A	N	N	C	C	N	A ⁶	N	N
Light Repair Shop (shoes, furniture, bicycle)	N	N	N	N	N	N	N	N	N	A	N	A	C ¹⁸	N	A	A	N	N	N	N
Microbrewery, Micro-distillery	N	N	N	N	N	N	N	N	A ²²	A ²²	N	A ²²	N	N	A ²²	N	N	N	N	N
Mechanical Repair Shops (boat, car)	N	N	N	N	N	N	N	N	N	A	N	A	C ¹⁸	N	A	A	N	N	N	N
Office (professional or business)	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A	A ⁸	A ⁸	A ⁸	N	A ⁸
Personal Service (hairstylist, tailors, catering, massage)	N	N	N	N	N	N	N	N	A	A	A	A	A ²⁵	N	N	N	N	N	N	N
Pet Stores	N	N	N	N	N	N	N	N	N	A	N	A	N	N	C	N	N	N	N	N
Produce Stands/Outdoor Markets	N	N	N	N	N	N	N	N	A	A	N	A	N	N	A	N	N	A ⁸	N	N
Recycling Centers	N	N	N	N	N	N	N	N	N	A	N	A	N	N	A	A	N	N	N	N
Rental - Large Goods	N	N	N	N	N	N	N	N	N	A	N	N	N	N	A	A	N	N	N	N

(machinery)																				
Restaurants, Sit-Down	N	N	N	N	N	N	N	N	C	A	A	A	N	N	A ⁸	A ⁸	N	A ⁸	N	N
Restaurants with Drive-Thru	N	N	N	N	N	N	N	N	N	A ⁵	N	A	N	N	N	N	N	N	N	N
Retail Stand Alone	N	N	N	N	N	N	N	N	N	A	A	A	C ¹⁸	N	C	N	N	N	N	N
Retail in Existing Shopping Center	N	N	N	N	N	N	N	N	N	A	A	A	C ¹⁸	N	C	N	N	N	N	N
Supermarket, Deli	N	N	N	N	N	N	N	N	A ⁹	A ⁹	A ⁹	A ⁹	N	N	A ⁸	A ^{8,9}	N	N	N	N
Telecommunications Towers	N	N	N	N	N	N	N	N	N	A ¹¹	N	A ¹¹	A ¹¹	A ¹¹	A ¹¹	A ¹¹	A ¹¹	A ¹¹	N	A ¹¹
Vehicle Sales or Rental (car, boat, RV)	N	N	N	N	N	N	N	N	N	A	N	A	N	N	N	N	N	N	N	N
Warehouse Shopping Store	N	N	N	N	N	N	N	N	N	A ^{18,23}	N	C	N	N	A	A	N	N	N	N
Wholesale Business	N	N	N	N	N	N	N	N	N	A	N	A ²³	N	N	A	A	N	N	N	N
Institutional and Medical-Related Uses																				
Assisted Living Facility (6 or fewer clients)	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	N	N	N	N	N	N
Assisted Living Facility (7 to 14 clients)	N	N	N	N	N	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	N	N	N	N	N	N
Assisted Living Facility (more than 14 clients)	N	N	N	N	N	N	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	N	N	N	N	N	N
Cemeteries	N	N	N	N	N	N	N	N	N	A	N	A	C	A	A	A	N	N	N	N
Certified Recovery Residences (6 or fewer clients)	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	N	N	N	N	N	N
Certified Recovery Residences (7 to 14 clients)	N	N	N	N	N	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	N	N	N	N	N	N

<u>Certified Recovery Residences (more than 14 clients)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>C¹³</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
College/Universities	N	N	N	N	N	N	N	N	A	A	N	A	C	A	C	N	N	N	N	N
Commercial Trade Schools (dance, martial arts, diving, crafts)	N	N	N	N	N	N	N	N	A	A	A	A	C	C	C	N	N	N	N	N
Community/Youth Centers	N	N	N	N	N	N	N	N	A	A	A	A	C	A	C	C	N	C	N	N
Community Residential Home (6 or fewer clients)	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	N	N	N	N	N	N
Community Residential Home (7 to 14 clients)	N	N	N	N	N	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	A ¹³	N	N	N	N	N	N
Community Residential Home (more than 14 clients)	N	N	N	N	N	N	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	N	N	N	N	N	N
Correctional Facilities (youth ranches)	N	N	N	N	N	N	N	N	N	C	N	A	C	A	C	C	N	N	N	N
Daycare Centers, Pre-Schools	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	A	A	A	A	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	N	N	N
Emergency Response/Public Safety Services	N	N	N	N	N	N	N	N	C	A	C	A	C	A	C	C	A ⁸	A ⁸	N	A
Halfway Houses/Rehab Facilities (6 or fewer clients)	N	N	N	N	N	N	N	N	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	A ¹³	N	N	N	N	N
Halfway Houses/Rehab	N	N	N	N	N	N	N	N	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	N	N	N	N	N	N

Facilities (7 or more clients)																				
Hospitals	N	N	N	N	N	N	N	N	C	A	A	C	C	A	N	N	N	N	N	N
Libraries, Museums, Auditoriums	N	N	N	N	N	N	N	N	A	A	A	A	C	A	C	N	N	A ⁸	N	N
Medical/Dental Laboratories	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A ¹⁴	N	N	N	N	N
Medical or Dental Office/Clinic	N	N	N	N	N	N	N	N	A	A	A	A	A	A	C ¹⁸	N	N	N	N	N
Parking Garage	N	N	N	N	N	N	N	A	A	A	A	A	A	A	A	A	A	A ⁸	N	A
Private Clubs, Lodges and Fraternal Orders	N	N	N	N	N	N	N	N	A	A	A	A	C	A	C	N	N	C	N	N
Private Schools	C	C	C	C	C	C	C	C	A	A	C	A	C	A	C	N	N	N	N	N
Public Schools	A	A	A	A	A	A	A	A	A	A	C	A	C	A	C	N	N	N	N	N
Religious Institutions	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵	A ¹⁵	C ¹⁵	A ¹⁵	C ¹⁵	N	N	N	N	N
Technical Schools	N	N	N	N	N	N	N	N	A	A	N	A	C	A	C	C	N	N	N	N
Transfer Station, Bus	N	N	N	N	N	N	N	N	N	A	N	N	N	N	A	A	N	N	N	N
Veterinary Clinic	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A	A ¹⁴	N	N	N	N
Agricultural, Industrial, Manufacturing and Warehousing Uses																				
Asphalt & Concrete Mixing Plants	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	A	N	N	N	N
Borrow Pit ¹⁸	N	N	N	N	N	N	N	N	N	C	N	N	N	N	C	A	N	N	N	C
Bulk Sales of Fuel Oil, Propane	N	N	N	N	N	N	N	N	N	C	N	N	N	N	A	A	N	N	N	N
Contractor Yard (building, electrical, plumbing, roofing)	N	N	N	N	N	N	N	N	N	A	N	N	N	N	A ¹²	A	N	N	N	N
Crematories	N	N	N	N	N	N	N	N	N	N	N	N	N	N	A ¹⁶	A ¹⁶	N	N	N	N
Dry Cleaner Plant	N	N	N	N	N	N	N	N	N	C	N	N	N	N	A	A	N	N	N	N
Firing Ranges	N	N	N	N	N	N	N	N	N	C	N	C	N	N	A	A	N	C	N	N

Food Process/Packing Plants	N	N	N	N	N	N	N	N	N	C	N	C	C	N	A	A	N	N	N	N
Freestanding Broadcast Facilities	N	N	N	N	N	N	N	N	N	C	N	C	N	N	A	A	N	N	N	N
Industrial Parks	N	N	N	N	N	N	N	N	N	C	N	N	N	N	A	A	N	N	N	N
Kennels	N	N	N	N	N	N	N	N	N	A ¹⁹	N	A ¹⁹	C	N	A	A	N	N	N	N
Livestock, Feedlots, Pasteurizing, Grazing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	C
Manufacturing	N	N	N	N	N	N	N	N	N	A ^{21,18}	N	C	N	N	A	A	N	N	N	N
Regional Brewery	N	N	N	N	N	N	N	N	N	A ^{26, 21}	N	N	N	N	A ^{26, 21}	A ^{26, 21}	N	N	N	N
Resource Recovery Facilities	N	N	N	N	N	N	N	N	N	A	N	N	N	N	A	A	N	N	N	N
Stables	C ²⁴	C ²⁴	C ²⁴	C ²⁴	C ²⁴	C ²⁴	C ²⁴	C ²⁴	N	N	N	N	N	N	A	A	A	A	N	N
Trade, Shop (cabinetry, carpentry, refinishing)	N	N	N	N	N	N	N	N	N	A	N	A ¹⁸	C ¹⁸	N	A	A	N	N	N	N
Truck Terminals, Airports, Heliports	N	N	N	N	N	N	N	N	N	C	N	C ¹⁸	N	N	C	A	N	N	N	N
Storage Facilities (including self-Storage)	N	N	N	N	N	N	N	N	N	A	N	C ¹⁸	N	N	A	A	N	N	N	N
Warehouse	N	N	N	N	N	N	N	N	N	N	N	C	N	N	A ⁹	A ⁹	N	N	N	N
Arts, Recreation and Entertainment Uses																				
Active Recreation Facilities (golf courses, pools)	C	C	C	C	C	C	C	C	A	C	A	A	C	N	C	C	A	A	N	N
Arcade (electronic games, pinball)	N	N	N	N	N	N	N	N	N	A	N	A	N	N	N	N	N	A ⁸	N	N
Bingo	N	N	N	N	N	N	N	N	N	A	N	A	N	N	N	N	N	A ⁸	N	N

Boat Ramps, Slips, Docks	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A	A ⁸	N	A ⁸	A ⁸	A	A	N	N
Marinas and Boat Storage Facilities	N	N	N	N	N	N	N	N	N	A	N	A	C	N	A ⁸	C	N	A	N	N
Passive Recreation Parks (jogging, picnicking, nature areas)	A	A	A	A	A	A	A	A	A	C	A	A	C	N	C	C	A	A	A	N
Race Tracks	N	N	N	N	N	N	N	N	N	A	N	C	N	N	C	A	N	C	N	N
Sports Arenas & Stadiums	N	N	N	N	N	N	N	N	N	A	N	C	N	N	C	C	N	C	N	N
Youth Centers (YMCA, Boy Scouts)	N	N	N	N	N	N	N	N	A	A	A	A	C	N	C	N	A	C	N	N
Lodging																				
Bed & Breakfasts	C	C	C	C	C	A	A	A	A	A	A	A	A	N	N	N	N	C	N	N
Rooming House	C	C	C	C	C	A	A	A	A	A	A	A	A	N	N	N	N	N	N	N
Commercial Campground	N	N	N	N	N	N	N	N	N	A ¹⁷	N	A ¹⁷	C ¹⁷	N	N	N	A ¹⁷	A ¹⁷	N	N
Dormitory	N	N	N	N	N	A ³⁰	A ³⁰	A ³⁰	A ³⁰	A ³⁰	A ³⁰	A ³⁰	A ³⁰	A ³⁰	N	N	N	N	N	N
Hotels	N	N	N	N	N	N	N	N	A ^{18,27}	A ²⁷	N	A ²⁷	A ^{18,27}	N	A ^{18,27}	N	N	C ²⁷	N	N
Motels	N	N	N	N	N	N	N	N	A	A	N	A	C	N	N	N	N	C	N	N
Seasonal RV Parks	N	N	N	A ¹⁷	N	N	N	N	N	A ¹⁷	N	A ¹⁷	C ¹⁷	N	N	N	N	A ¹⁷	N	N

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Other provisions:

- ¹ Allowed only for Senior Housing and Supportive Housing for Persons with Special Needs (as defined in Section 20.1.S)
- ² Must comply with supplemental standards, Section 15.8
- ³ Must comply with supplemental standards, Section 15.3
- ⁴ Must comply with the provisions of Chapter 7, Part II of the City Code of Ordinances
- ⁵ Must comply with supplemental standards, Section 15.9, if applicable
- ⁶ Must comply with the minimum distance separation requirements from religious institutions and schools in accordance with Chapter 4 of the City Code of Ordinances
- ⁷ Permitted within golf courses with residential designation and residential facilities that meet the criteria of F.S. 561.20(2)(a)(2) and (2)(a)(3)
- ⁸ Allowable only as an accessory use
- ⁹ Must comply with provisions of Chapter 13, if applicable
- ¹⁰ Must comply with provisions of Section 16.5
- ¹¹ Must comply with supplemental standards, Section 15.5
- ¹² Outdoor storage must not exceed 50% of the total site area
- ¹³ Must comply with supplemental standards, Section 15.2
- ¹⁴ Allowable only as an accessory use, max floor area shall not exceed 20% of the principle structure's floor area
- ¹⁵ Must comply with the supplementary standards of Section 15.6
- ¹⁶ Subject to a minimum distance separation of 500 feet between any crematory and any residential property. Such distance is to be measured from the nearest outer edge or wall of the crematory facility to the nearest residential property line.
- ¹⁷ Must comply with supplemental standards, Section 15.4
- ¹⁸ Must comply with provisions of Section 6.1.3
- ¹⁹ Must comply with provisions of Section 15.15
- ²⁰ No outside storage
- ²¹ Must comply with supplemental standards Section 15.7
- ²² Must comply with supplemental standards Section 15.13
- ²³ Outside storage is limited to 20% of the area of the building to which it is an accessory
- ²⁴ No business may be operated from these facilities
- ²⁵ Must comply with provisions of Section 5.2.N
- ²⁶ Must comply with supplemental standards 15.14
- ²⁷ Must comply with supplemental standards of Section 15.19
- ²⁸ An accessory dwelling unit (ADU) is allowed if the unit complies with all requirements in Section 16.14. An ADU is not permitted on multi-family residential developments.
- ²⁹ Must comply with provisions of Section 8.6

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³⁰ Permitted only as an accessory use for educational or public institutions including religious institutions, public health institutions, colleges, universities, boarding schools, orphanages, convents, monasteries, or other similar institutional uses

Table 6-2 Allowable Uses Within the Character Districts of the Community Redevelopment Districts*					
A = Allowable		C = Conditionally Allowed		N = Not Allowed	
DESCRIPTION	NR	CH	MUC	PO	MA
Residential Uses					
Accessory Dwelling Unit	A ¹²	A ¹²	N	N	N
Live/Work Housing	N	A ⁴	N	N	N
Manufactured Home	N ¹	N	N	N	N
Medium-type Housing (Townhome (medium), Courtyard Building, Multiplex)	A ⁶	A ⁶	A ⁶	N	A ⁶
Multi-family	N	A	A	N	A
Single-Family, Detached	A ¹⁹	A ¹⁹	N	N	N
Small-type Housing (Duplex, Triplex, Quadplex, Cottage Court, Townhome (small))	A ⁶	A ⁶	A ⁶	N	A ⁶
Commercial and Office Uses					
Adult Use	N	N	N	N	N
Animal Grooming	N	N	A ¹⁶	A ¹⁶	A ¹⁶
Bank, Credit Union	N	N	A ⁵	A ⁵	A ⁵
Bars, Lounges, Nightclubs	N	N	A ^{7, 11}	A ¹¹	A ¹¹
Car Wash	N	N	N	N	N
Convenience Store	N	N	A ¹⁸	N	A ¹⁸
Dry Cleaners (store front only)	N	N	A	A	A
Flea Markets, Outdoor Markets	N	N	A	N	N
Funeral Homes	N	N	A	A	A
Gas Stations	N	N	A ¹⁹	N	A ¹⁹
Greenhouse/Nursery	N	N	C	N	N
Home Improvement Store	N	N	A ¹⁹	N	N
Home Office of Convenience (HOC)	A ¹⁰	A ¹⁰	A ¹⁰	N	A
Indoor Recreation (bowling alley, game room, movie theater, pool hall)	N	N	A	N	N
Light Repair Shops (shoe repair, furniture upholstery, bikes)	N	N	A	N	N
Microbrewery, Micro distillery	N	N	A ¹⁷	A ¹⁷	N
Mechanical Repair Shops (cars, boats)	N	N	A ²⁰	N	A ²⁰
Office (professional or business)	N	A ²	A	A	A
Personal Services (hairstylist, tailors, catering)	N	A ²	A	A	A
Pet Stores	N	N	A	N	N
Produce Stands	N	N	N	N	N
Recycling Center	N	N	N	N	N
Rental Large Goods (cars, machinery)	N	N	N	N	N
Restaurant with Drive-Thru	N	N	A ³	N	A ³
Retail (clothing, furniture, consignment)	N	A ²	A	A ²	A
Retail in existing shopping centers	N	N	A	N	N
Retail Stand Alone	N	N	A	N	N
Shopping, Warehouse Store	N	N	N	N	N
Sit-down Restaurant	N	N	A	A	A
Supermarket, Deli	N	N	A	N	A

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Telecommunications Tower	N	N	N	N	N
Temporary Tent Sale	N	N	N	N	N
Vehicle Sales or Rental (car, boat, RV)	N	N	N	N	N
Vehicle, Large Repair	N	N	N	N	N
Wholesale Business	N	N	A ^{8,18}	N	A ^{8,18}
Institutional and Medical Related Use					
Assisted Living Facility (6 or fewer clients)	A ¹³	A ¹³	A ¹³	C ¹³	A ¹³
Assisted Living Facility (7—14 clients)	N	A ¹³	A ¹³	C ¹³	A ¹³
Assisted Living Facility (more than 14 clients)	N	C ¹³	C ¹³	C ¹³	C ¹³
Cemetery	N	N	N	N	N
Certified Recovery Residences (6 or fewer clients)	A ¹³	A ¹³	A ¹³	C ¹³	A ¹³
Certified Recovery Residences (7-14 clients)	N	A ¹³	A ¹³	C ¹³	A ¹³
Certified Recovery Residences (more than 14 clients)	N	C ¹³	C ¹³	C ¹³	C ¹³
College or University	N	N	A	A	A
Commercial/Trade School (dance, martial arts, diving, crafts)	N	N	A	N	A
Community/Youth Center	N	N	A	A	A
Community Residential Home (6 or fewer clients)	A ¹³	A ¹³	A ¹³	C ¹³	A ¹³
Community Residential Home (7-14 clients)	N	A ¹³	A ¹³	C ¹³	A ¹³
Community Residential Home (More than 14 Clients)	N	C ¹³	C ¹³	C ¹³	C ¹³
Correctional Facility (jails, youth ranch)	N	N	N	N	N
Day Care Center/Preschool	A ¹⁹	A ¹⁹	A	A	A
Emergency Response/ Public Safety Services	N	C	A	A	A
Halfway House/Rehab Facility (6 or fewer clients)	N	C ¹³	C ¹³	C ¹³	C ¹³
Halfway House/Rehab Facility (7 or more clients)	N	C ¹³	C ¹³	C ¹³	C ¹³
Hospital or Emergency Clinic	N	N	A	A	A
Library, Museum Auditorium	N	N	A	A	A
Medical/Dental Lab	N	N	A	A	A
Medical/Dental Office or Clinic	N	N	A	A	A
Parking Garage/Structure	N	N	A	A	A
Private Club, Lodges, Fraternal Orders	N	N	A	A	A
Private School	N	N	A	A	A
Public School	N	N	A	A	A
Religious Institution	N	A ¹⁹	A	A ¹⁹	A ¹⁹
Technical School	N	N	A	A	A
Transfer Station, Bus	N	N	A	N	N
Veterinary Clinic (No outside Runs in CRD's)	N	N	A	A	A
Kennels	N	N	N	N	N
Agricultural, Industrial, Manufacturing and Warehousing Uses					
Asphalt & Concrete Mixing	N	N	N	N	N
Borrow Pits	N	N	N	N	N
Bulk Sales of Fuel Oil, Propane	N	N	N	N	N
Contractor's Yard (building, electrical, plumbing, roofing)	N	N	N	N	N
Crematory	N	N	N	N	N
Firing Range	N	N	N	N	N
Food Processing/Packing Plant	N	N	N	N	N

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Freestanding Broadcast Facility	N	N	N	N	N
Industrial Park	N	N	N	N	N
Livestock, processing, feedlots, grazing	N	N	N	N	N
Manufacturing	N	N	A ⁹	N	A ⁹
Plant, Mill, Refinery (dry cleaning, lumber plant)	N	N	N	N	N
Regional Brewery	N	N	N	N	N
Resources Recovery Facility	N	N	N	N	N
Stables	N	N	N	N	N
Trade Shop (carpentry, refinishing)	N	N	N	N	N
Truck Terminal, Airport, Heliport	N	N	N	N	A ¹⁴
Warehouse or Storage Facility (includes self-storage)	N	N	N	N	N
Art, Recreation and Entertainment Uses					
Active Recreation Facility (playground, golf course, pool)	N	N	A	N	N
Arcade (electronic games, pinball)	N	N	A	N	N
Bingo Hall	N	N	A	N	N
Boat Ramps and Slips and Docks	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸
Marinas and Boat Storage Facility	N	N	N	N	N
Race Track	N	N	N	N	N
Youth Center (YMCA, Boy Scouts)	N	N	A	A	N
Lodging Uses					
Bed and Breakfast	N	A ¹⁹	A	N	N
Rooming House	N	A	A	A	
Commercial Campground	N	N	N	N	N
Dormitory	N	A	A ²²	A ²²	A
Hotel	N	N	A ²¹	N	A ²¹
Motel	N	N	A	N	A
Seasonal RV Parks	N	N	N	N	N

*Refer to Table 6-1: Allowable Uses Within Land Use Classifications if Land Use type not present in chart

Other Provisions:

- ¹ Allowed only as a replacement unit of a manufactured home in an existing manufactured home development
- ² Allowable space is limited to 500 sq. ft. or less
- ³ Must comply with supplemental standards Section 15.9
- ⁴ Allowable work space limited to 500 sq. ft. per live-work unit and work component must be an allowable use
- ⁵ Must comply with supplemental standards Section 15.9, if applicable
- ⁶ Must comply with the provisions in Section 8.6.
- ⁷ Permitted within golf courses with residential designation and residential facilities that meet the criteria of F.S. 561.20(2)(a)(2) and (2)(a)(3)
- ⁸ Allowable only as an accessory use
- ⁹ Light manufacturing uses which have no exterior impact are allowed but limited to 15,000 sq. ft. of gross floor area

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¹⁰ Must comply with provisions of Section 16.5

¹¹ Must comply with the minimum distance separation requirements from religious institutions and schools in accordance with Chapter 4 of the City Code of Ordinances

¹² An accessory dwelling unit (ADU) is allowed if the unit complies with all requirements in Section 16.14. An ADU is not permitted on multi-family residential developments.

¹³ Must also comply with the provisions of Section 15.2

¹⁴ Allowable only as an accessory use, max floor area shall not exceed 20% of the principle structure's floor area

¹⁵ Must comply with the supplementary standards of Section 15.6

¹⁶ Must comply with supplemental standards, Section 15.16

¹⁷ Must comply with supplemental standards Section 15.13

¹⁸ 2,700 Max GFA

¹⁹ Must comply with supplemental standards Section 15.17

²⁰ No outdoor repairs or repairs visible from abutting properties. No outdoor overnight storage.

²¹ Must comply with supplemental standards of Section 15.19

²² Permitted only as an accessory use for educational or public institutions including religious institutions, public health institutions, colleges, universities, boarding schools, orphanages, convents, monasteries, or other similar institutional uses