

CITY OF LARGO CITY COMMISSION REGULAR MEETING

April 2, 2019
Minutes

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

COMMISSION ABSENT: None

PARTICIPATING STAFF PRESENT: City Mgr. Schubert, City Attorney Zimmet, City Clerk Bruner, Housing Mgr. Anderson, Police Chief Undestad, Engineering Services Dir. Woloszynski, Engineer Mura, Planning Mgr. Perez, Comm. Dev. Dir. Stricklin, Planner Lunan-Gordon, Risk Mgr. Bossone, OPB Mgr. Payne, Asst. Engineering Services Dir. Cieslak, Principal Planner Parinello

Mayor Brown called the Regular Meeting to order at 5:58 pm.

Invocation was given by Reverend Oliver King, Pastor, Restoration Ministries of Largo, followed by the Pledge of Allegiance.

CEREMONIAL

Fair Housing Month Proclamation

The month of April marks the 51st anniversary of the signing of the Federal Fair Housing Act of 1968, which guarantees fair housing opportunities to all Americans. The City of Largo supports and promotes fair housing and equal opportunity. Mayor Brown will present the Proclamation to Gulfcoast Legal Services. Gulfcoast Legal Services, a non-profit agency, has been a long-time partner with the City of Largo to provide free fair housing legal services to Largo residents.

The Proclamation affirms the right of every American to have access to housing free of barriers based on race, ethnic background, religion, disabilities, familial status or sex. In addition, the Proclamation supports the opportunity to choose to live in a neighborhood or community free of barriers, which in turn has a positive impact on the economy, lifestyle and fabric of the community.

The City of Largo is a member of the Tampa Bay Fair Housing Consortium. The Consortium hosts an annual fair housing symposium during Fair Housing Month to educate lenders, realty professionals, landlords and property managers on the fair housing laws. The 16th Annual Fair Housing Symposium will be held on April 26, 2019 at the Hotel Alba (formerly Crowne Plaza Westshore). This year's theme is "Strengthening Diversity in our Communities." This event is open to residents as well as housing professionals. Attendees can register for this event on the Tampa Bay Fair Housing Consortium's Website.

Ms. Bruner read the Proclamation aloud. Mr. Anderson introduced Tammy Greer, Executive Director of Gulfcoast Legal Services. Mayor Brown presented the Proclamation and Ms. Greer spoke about the importance of access to legal services in housing discrimination. She thanked the City Commission for its support.

Police Department 2018 Awards

At the City Commission meeting on Tuesday, April 2, 2019, Chief of Police, Jeffrey K. Undestad and the City of Largo will recognize Police Department employees for their 2018 awards. Nominations for the awards were accepted from all personnel in the Police Department. Once received, a committee was formed consisting of seven members including one Lieutenant, one Sergeant, one detective, one uniformed officer and 3 civilians. The committee reviewed the nominations and selected the following:

Sergeant Thomas Carvella – Supervisor of the Year
Detective Keith Wedin– Officer of the Year
Amber Waters – Civilian of the Year
Judy Michaud – School Crossing Guard of the Year
Gerald "Jerry" Jiovani – Volunteer of the Year

Chief Undestad introduced the award recipients and presented each with a plaque. (Sergeant Thomas Carvella was not in attendance). The were congratulated by the Mayor and City Commission, City Manager and City Attorney.

National Crime Victims’ Rights Week Proclamation

Each year National Crime Victim’s Rights Week (NCVRW) is recognized nationally to honor victims of crime and highlight the systems and people working to provide a better coordinated response to meet their needs. This year, NCVRW will be observed April 7-13 with the theme: Honoring Our Past. Creating Hope for the Future. It celebrates the progress made by those before us as we look to a future of crime victim services that is even more inclusive, accessible, and trauma-informed.

Ms. Bruner read the Proclamation aloud. Chief Undestad thanked the City Commission for their support.

CITIZEN COMMENT

1. JB Butler stated that his friend and Largo volunteer Annie Hanson passed away recently. He stated that she and her husband both served in the armed services. He stated that Ms. Hanson loved Largo and was active in efforts to save trees.

AGENDA – APPROVED AS AMENDED

Approval of the Regular Commission Meeting agenda of April 2, 2019.

Discussion:

Commissioner Holmes requested that Item 7 be removed from the Consent Docket.

Motion was made by Commissioner Holmes, seconded by Commissioner Robinson, to approve the agenda for the Regular Meeting of April 2, 2019.

Vote:

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

Motion carried 7-0.

MINUTES – APPROVED

Approval of the Regular City Commission Meeting minutes of March 19, 2019 as on file in the City Clerk's Office.

Discussion:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Robinson, to approve the minutes of the Regular Meeting of March 19, 2019.

Vote:

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

Motion carried 7-0.

CONSENT DOCKET – APPROVED AS AMENDED

Appointment Of Zachary Strong As A Member Of The Code Enforcement Board

The Code Enforcement Board is comprised of seven (7) residents of the City of Largo. The Mayor and each Commissioner appoint one (1) resident to serve as a member of the Board to run concurrently with the term of office of the Mayor or Commissioner who appointed the member.

Mr. Zachary Strong is being recommended for appointment to the Code Enforcement Board by Commissioner Donna Holck to serve the remainder of a four-year term which will expire in November 2022. Mr. Strong will fill the vacancy created by the resignation of Mr. Doug Whittington, who resigned in order to serve on the Planning Board.

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

Vote:

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

Motion carried 7-0.

ITEMS REMOVED FROM THE CONSENT DOCKET

Approval Of Scope And Fee For The Evaluation Of The WWRf Disinfection And Effluent Pumping Project Design And Performance Issues To McKim & Creed, Inc. In The Amount Of \$198,940, In Accordance With RFQ 14-Q-484 – APPROVED

Construction of the WWRf Disinfection and Effluent Pumping project was completed in April, 2018. The project had two primary components. One was the replacement of the chlorine gas disinfection system with a dual liquid chlorine and peracetic acid (PAA) disinfection system. The goal was to reduce the concentration of disinfection byproducts being discharged to Tampa Bay and bring the City into compliance with the Florida Department of Environmental Protection (FDEP) Consent Order. The other component of the project was to increase the capacity of the effluent pumping system to meet projected future flows.

Since being placed in operation, several problems have developed with the PAA disinfection system that were not uncovered during pilot testing. The channels in the disinfection tank do not provide adequate mixing of the disinfection chemical, resulting in incomplete disinfection. Also, the PAA, unlike chlorine, does not prevent algae from growing in the tank. The algae then collects on compliance monitoring sensors in the tank, requiring frequent maintenance by plant staff. Plant staff have also determined that, even with the addition of mechanical mixers in the tank, the required dosage of PAA needed to achieve complete disinfection is much higher than expected. This makes the use of PAA as a disinfectant cost prohibitive. Based on these factors, Environmental Services and Engineering Services staff have determined that PAA is not a viable disinfection option. Another corrective item involves the effluent pumping system. The pumps were sized to handle the

projected peak flow in 2035 of approximately 41 million gallons per day (MGD). However, the pumps cannot operate effectively at the lower current average flow of around 12 MGD. Even at their lowest speeds, the pumps operate until the system automatically shuts the pumps down. The system then restarts the pumps when the water level rises to the set operating level. The resultant on and off cycling adds wear and tear to the pumps and pump motors.

The Engineering Services Department has successfully negotiated a scope of services and fee with McKim and Creed to perform a preliminary engineering evaluation of these performance issues. The scope includes investigation of alternative disinfection methods that will achieve the goal of consent order compliance, possible modifications to the disinfection tank to improve disinfection efficiency, and to coordinate with pump suppliers to develop viable options to pumping efficiency at current flow rates. McKim and Creed is currently under contract with the City of Largo with an ongoing Professional Services Agreement. That agreement was awarded based on their response to the Request for Qualifications 14-Q-484, and in compliance with the Consultants' Competitive Negotiation Act (CCNA).

Questions:

Commissioner Holmes questioned why the system issues were not addressed during initial engineering. Mr. Woloszynski stated that the design for the peracetic acid was not correct and that Engineering staff was currently working with Environmental Services staff to identify alternatives. Mr. Zimmet stated that tonight's approval would be the first step in legal recourse against the designers. Commissioner Robinson stated his concern for the amount to be spent to identify the problem and evaluate alternatives. Mr. Woloszynski stated that the study will look at viable fixes. He stated that this is a compliance permitting issue and that the situation must be addressed as soon as possible. Mr. Zimmet stated that there will be other expenditures in order for the City to seek legal recourse. Mayor Brown questioned whether staff anticipated the need to go back to chlorine disinfection, to which Mr. Woloszynski stated that he did not. Commissioner Holmes questioned the effect on the Consent Order. Mr. Woloszynski stated that the Consent Order has been extended, therefore the City was not under a critical timeline, rather it was a brisk timeline.

Motion was made by Commissioner Robinson, seconded by Vice Mayor Carroll, to approve scope and fee for the Evaluation of the WWRF Disinfection and Effluent Pumping Project Design and Performance Issues to McKim & Creed, Inc. in the amount of \$198,940, in accordance with RFQ 14-Q-484.

Vote:

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

Motion carried 7-0.

PUBLIC HEARINGS

Ordinance No. 2019-26 – Second Reading - Amending Section 12.4.4.C Maintenance Of Signs And Section 12.6 Nonconforming, Abandoned And Damaged Signs To Revise The Requirements And Standards For Compliance With Sign Standards - ADOPTED

The City of Largo sign code underwent a major revision in 2007 to improve the aesthetic appearance of the City by adopting standards to require all new freestanding signs to be monument signs. Existing signs that did not meet the new standards became nonconforming, but were allowed to remain through an amortization period that ends on June 5, 2019.

Over the past 12 years, the reduction in the number of nonconforming signs has been achieved with the removal and replacement of nonconforming freestanding signs with monument signs.

At the September 11, 2018 Work Session, the City Commission gave direction to staff to prepare alternative approaches to the outright amortization of nonconforming signs while continuing to require their removal under certain circumstances.

Currently, the CDC requires freestanding signs to be brought into conformance under the following scenarios:

- Removal due to vacancy – When a commercial property becomes vacant, the sign on the property is considered to be abandoned. The property owner is given a 90-day notice to have a business with a valid Business Tax Receipt (BTR) operating at the property, or the sign must be removed.
- Removal due to damage – When a sign is determined to be damaged, it must either be repaired (if the cost to restore the damaged sign is 25% or less of the replacement cost for a conforming sign) or removed if not repaired within 90 days.
- Redevelopment-Properties that undergo full scale site plan review and receive a development order are required to bring all aspects of a site into compliance, including signage.

The June 5, 2019 amortization date would trigger Code Enforcement action against all property owners that have not removed any nonconforming freestanding signs. Eliminating the amortization date will allow nonconforming freestanding signs to remain until such time that specific provisions in the sign code that require removal are triggered.

If approved, the proposed ordinance will require nonconforming signs to be removed on a case-by-case basis for the following reasons:

- Work requiring a sign permit (current requirement amended)–Any modifications or repairs to the nonconforming sign that require a permit.
- Changes to the Master Signage Plan(current requirement amended)–Any changes to the Master Signage Plan as a result of adding or modifying signage on a property.
- Removal due to vacancy(current requirement amended) – When a commercial property becomes vacant, the sign on the property is considered to be abandoned or when a multi-tenant commercial property with a nonconforming sign that is dedicated to individual tenants is sixty percent (60%) or more blank. The property owner will be given a 30-day notice to have a business with a valid Business Tax Receipt operating at the property, or the sign must be removed.
- Removal due to damage (current requirement amended) – When a sign is determined to be damaged such that it requires a permit to be repaired.
- Redevelopment (current requirement) –Properties that undergo full scale site plan review and receive a development order are required to bring all aspects of a site into compliance, including signage.

A new provision is included to allow abandoned conforming signs, due to vacancy of a business, to remain for up to 180 days with appropriate temporary covering. This provision is intended to allow existing conforming signs to remain for a longer period of time while working towards re-occupying tenant space.

Additionally, revisions to the maintenance of signs are proposed to ensure that signs meet a minimum standard to ensure good aesthetic appearance and safe condition. The revisions will provide more clarity for property owners and for the Community Standards Division staff, which enforces the code.

The proposed amendment was presented to the Community Development Advisory Board (CDAB) at their January 28, 2019 meeting and recommended approval by a 6-1 vote. The Planning Board reviewed the proposed amendment on February 7, 2019 and recommended denial by a 7-0 vote.

Ms. Bruner read Ordinance No. 2019-26 by title only.

Public Hearing:

1. Andrew Grantham thanked the City Commissioners who voted to approve the ordinance on first reading.
2. Alexander Grantham thanked the City Commission for approving the ordinance on first reading.
3. Atul Jobanputra thanked the City Commission for listening to the business owners at the last meeting.
4. Terri Hepburn thanked the City Commission for acknowledging the hardships of small business owners and coming to a compromise.

Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Robinson, to adopt Ordinance No. 2019-26 on second and final reading.

Vote:

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

Voting Nay: Commissioners Smith, Fenger

Motion carried 5-2.

Ordinance No. 2019-12 – Second Reading – Future Land Use Map Amendment At 2550 Roosevelt Boulevard From Residential Low (RL) To Commercial General (CG) - ADOPTED

The applicant, Katherine E. Cole, Esq., agent for Carmax Auto Superstores, Inc., is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for a portion of the property located at 2550 Roosevelt Boulevard. The proposed amendment will change approximately 2.45 acres from Residential Low (RL) to Commercial General (CG). The current land use classification is shown on Exhibit "B" and the proposed classification is shown on Exhibit "C". The current Countywide Plan Map shown on Exhibit "E", has a Residential Low Medium (RLM) category, therefore the requested FLUMA will require an amendment to the Countywide Plan Map.

If the FLUMA is approved, the current property owners intend to expand the existing car dealership (CarMax) for additional vehicle storage. A Commercial General (CG) land use classification on the subject parcel would allow for "vehicle sales or rental" and/or "storage" and will be reviewed and approved by staff during the site plan review process. Furthermore, the intersection of US Highway 19 N (a primary corridor) and Roosevelt Boulevard (a principal arterial roadway) is a signalized intersection, where the property is surrounded on two of four sides with a CG land use classification with commercial development on all four corners at the intersection. In addition, the Forward Pinellas Transit-Oriented Land Use Vision Map and the City of Largo Activity Centers & Special Corridors Map has identified the area (including the subject property) as a Major Activity Center.

The proposed FLUMA is consistent with the goals, objectives and policies of the adopted Largo Comprehensive Plan, Pinellas Countywide Plan Rules, and Chapter 163, Florida Statutes.

The Planning Board reviewed this small-scale FLUMA at a public hearing held on December 6, 2018 and recommended approval by unanimous vote. If approved by the City Commission, this amendment will be submitted to the Forward Pinellas, Planners Advisory Committee (PAC) and the Countywide Planning

Authority (CPA) for review. Thereafter, the amendment will be presented to the City Commission for second and final reading. If approved by the City Commission, staff anticipates the amendment to be completed by May 2019.

Ms. Bruner read Ordinance No. 2019-12 by title only.

Public Hearing/Questions:

None

Motion was made by Commissioner Holmes, seconded by Vice Mayor Carroll, to adopt Ordinance No. 2019-12 on second and final reading.

Vote:

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

Motion carried 7-0.

Ordinance No. 2019-41 – Second Reading - Authorization To Purchase Excess Workers' Compensation Coverage With Preferred Governmental Insurance Trust Through Wallace, Welch & Willingham For The Period From April 1, 2019 Through March 31, 2021 - ADOPTED

To supplement the City of Largo's self-insured workers' compensation program, excess workers' compensation coverage is purchased annually in order to shield the City from the expense of larger claims. The City's current excess workers' compensation program through Preferred Governmental Insurance Trust (PGIT) provides coverage for each specific workers' compensation claim in which loss payments exceed a \$500,000 Self-Insured Retention (SIR) for an annual premium of \$223,793.

Our broker, Wallace, Welch and Willingham Insurance Agency (WWW), solicited bids for the City's excess workers' compensation insurance program for the policy period from April 1, 2019 through March 31, 2020. The attached Market Survey lists insurance companies approached for bids. The Risk Committee considered programs in light of the premiums and SIR levels. PGIT proposed renewal of the City's current program with a \$500,000 SIR for the premium of \$229,236. This represents a flat renewal, with a 2.5% increase in premium to match the 2.5% increase in the City's payroll.

PGIT indicated that they would offer a renewal of this contract for a second year at the same rate. In consideration of this information, staff recommends a two year agreement of the excess workers' compensation policy with Preferred Governmental Insurance Trust to maintain the current rates. Since this is a 2-year award, the award is being adopted by ordinance.

Darren Scott represented Wallace, Welch and Willingham Insurance Agency.

Ms. Bruner read Ordinance No. 2019-41 by title only.

Public Hearing/Questions:

None

Motion was made by Commissioner Holmes, seconded by Vice Mayor Carroll, to adopt Ordinance No. 2019-41 on second and final reading.

Discussion:

None

Vote:

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

Motion carried 7-0.

Ordinance No. 2019-36 – Second Reading – Amending The FY 2019 Adopted Budget By Appropriating Revenues In The Amount of \$500,000 And Expenditures In The Amount of \$570,000 Within The Police General Fund and Trust Fund Budgets - ADOPTED

Ordinance No. 2019-36 is amending the FY 2019 Police Department budget by appropriating revenues in the amount of \$500,000 and expenditures in the amount of \$570,000 for reimbursable police overtime, office space reconfiguration, and vehicles.

The Largo Police Department provides services to private facilities within the City who contract for police services at a reimbursement rate equivalent to the cost incurred by the City. The Police Department has entered into contracts for service that have resulted in an increase in both expenditures and revenues related to the reimbursable overtime. This budget amendment will cover the anticipated revenues and expenditures associated with the new contracts.

This budget amendment also appropriates funds from the Police Department trust funds for the reconfiguration of office space for the Problem Oriented Policing (POP) unit to better serve their operations. Finally, this budget amendment includes an appropriation for the replacement of undercover police vehicles. Both of these expenditures will be funded with fund balance from the trust funds.

Ms. Bruner read Ordinance No. 2019-36 by title only.

Public Hearing/Questions:

None

Motion was made by Commissioner Holmes, seconded by Vice Mayor Carroll, to adopt Ordinance No. 2019-36 on second and final reading.

Discussion:

None

Vote:

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

Motion carried 7-0.

Ordinance No. 2019-38 – Second Reading – Amending The FY 2019 Budget By Transferring Existing Appropriations In The Amount Of \$6,042,000 And Appropriating \$993,000 From Wastewater Fund Balance To The Transportation Capital Projects Fund For The Rosery Road Mobility Project - ADOPTED

This budget amendment establishes a Transportation Capital Projects Fund and appropriates \$7,035,000 to the Transportation Capital Projects Fund to support the Rosery Road mobility project.

The City of Largo manages numerous capital road projects each fiscal year. These projects often draw from multiple funding sources to address the specific needs of the project. The Rosery Road project represents one of the City's large Community Streets projects that involves funding of over \$7,000,000 from multiple funds. The project scope and timeline will likely span multiple fiscal years.

To simplify the administrative process for managing an ongoing capital project with multiple funding sources, this ordinance transfers the \$6,042,000 for the Rosery Rd project from the County Gas Tax, Transportation Impact Fee, Local Option Sales Tax, Tree, and Stormwater Funds and appropriates \$993,000 from Wastewater Fund balance into a single capital projects fund. The wastewater fund appropriation was planned but not budgeted because enterprise fund capital is not appropriated. This practice is in line with Generally Accepted Accounting Practices.

Ms. Bruner read Ordinance No. 2019-38 by title only.

Public Hearing:

None

Motion was made by Commissioner Holmes, seconded by Vice Mayor Carroll, to adopt Ordinance No. 2019-38 on second and final reading.

Vote:

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

Motion carried 7-0.

Ordinance 2019-39 – Second Reading – Amending The FY 2019 Environmental Services Department Wastewater Fund Budget By Appropriating Expenditures In The Amount of \$542,000 For State Revolving Loan Fund Administration Services – ADOPTED

Ordinance 2019 – 39 is amending the FY 2019 Environmental Services Department budget to appropriate \$542,000 for State Revolving Loan Fund (SRF) administration services.

On January 22, 2019, the City Commission awarded a contract for SRF administration services to Angie Brewer and Associates. Angie Brewer and Associates provides consulting services to support the loan compliance documentation and administrative management for the Biological Treatment Improvements capital project at the wastewater treatment plant.

These funds were budgeted as a capital expenditure in the initial project; however, because capital expenses are not appropriated within the Wastewater Fund, the funding was not appropriated in the Operating Budget for these services. This budget amendment appropriates the funding for loan consulting services as an operating expense and does not represent any additional expenditure for the project.

Ms. Bruner read Ordinance No. 2019-39 by title only.

Public Hearing/Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Robinson, to adopt Ordinance No. 2019-39 on second and final reading.

Vote:

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

Motion carried 7-0.

Ordinance No. 2019-40 – Second Reading – Amending The FY 2019 Adopted Budget In The Amount Of \$96,000 For Hurricane Michael Emergency Response Expenditures - ADOPTED

Ordinance No. 2019-40 is amending the FY 2019 adopted budget by appropriating expenditures in the amount of \$96,000.

Following Hurricane Michael, the City of Largo dispatched emergency services to support the disaster response in the panhandle of Florida. City of Largo Police and Fire personnel responded following the hurricane and incurred overtime and operating supply costs that are deemed reimbursable by the Federal Emergency Management Agency (FEMA). The City is currently seeking reimbursement for the additional expenditures. This budget amendment will appropriate the necessary additional funding to reflect the actual unplanned costs incurred within the Police Department and Fire Rescue Department budgets as a result of these emergency response activities.

Ms. Bruner read Ordinance No. 2019-40 by title only.

Public Hearing/Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Holck, to adopt Ordinance No. 2019-40 on second and final reading.

Vote:

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

Motion carried 7-0.

LEGISLATIVE MATTERS

Resolution No. 2234 – Requesting Authorization To Enter Into A Local Agency Program Agreement Between The State Of Florida Department Of Transportation (FDOT) And The City Of Largo For The West Bay Drive/Pinellas Trail Gateway From South Of Washington Avenue SW To Pine Vista Drive (434496-1-58-01) - APPROVED

In June of 2010, City staff submitted to the Florida Department of Transportation (FDOT) an application for Transportation Enhancement Projects for the West Bay Drive/Pinellas Trail Gateway project. The City applied for and has been selected to receive grant funds from FDOT in an amount not to exceed, \$1,182,606 towards construction inspector services and construction costs of this project.

This project will provide trailheads within the Pinellas Trail and City rights-of-way from south of Washington Avenue to Pine Vista Drive within the City of Largo West Bay Drive Redevelopment District. The goals of this project include:

- Leverage the proximity of Downtown Largo with the Pinellas Trail to create a Downtown Multimodal Gateway that will serve as a source of community pride;
- Help transform downtown Largo into a pedestrian friendly walk-able community;
- Enhance trail connectivity and access;
- Promote area-wide economic development;
- Correct current deficiencies in multimodal connections; and
- Enhance the overall aesthetics of the Trail through downtown Largo.

This project is included in the CIP and budgeted in the LOST, Stormwater, and the West Bay Drive Community Redevelopment Funds for FY 2019 as "Downtown Multimodal Improvements". The estimated cost of the project is \$1,923,910 and construction is scheduled to commence in the summer of FY 2019. Exhibit "B" of the agreement identifies \$1,182,606.00 Federal Funds and \$619,727 Local Funds are dedicated for the construction of this project. The Federal funds for this project have been adjusted by FDOT to reflect the current economy and engineer's cost estimate.

The payments from FDOT will be received as reimbursements. FDOT will reimburse the City for 100% of allowable project construction costs for each approved invoice up to a total of \$1,182,606. The City will be responsible to fund the remaining expense in-order to complete the project. The agreement with FDOT will run through December 11, 2020.

Ms. Bruner read Resolution No. 2234 by title only.

Questions:

None

Motion was made by Commissioner Robinson, seconded by Vice Mayor Carroll, to approve Resolution No. 2234.

Vote:

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

Motion carried 7-0.

NOTE: Commissioner Fenger left the meeting at 6:46 pm and returned at 6:48 pm.

Ordinance No. 2019-32 – First Reading - Future Land Use Map Amendment At 14584 66 Street N From Residential/Office/Retail (R/O/R) to Industrial Limited (IL) - APPROVED

The applicant, Mr. Robert Pergolizzi, authorized agent, is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for the property located at 14584 66th Street N. The proposed amendment to Lot 15, totaling approximately 0.49 acres is the result of Annexation Agreement: AA19-03, dated November 27, 2018 to amend the land use classification from Residential/Office/Retail (R/O/R) to Industrial Limited (IL). The requested FLUMA will require an amendment to the Pinellas County, Countywide Plan Map from Retail & Services (R&S) category to Employment (E). The subject property is currently owned and being used by ION Media Networks, Inc. as a "warehouse and storage facility". Said uses are allowed under the IL land use classification. If the FLUMA is approved, ION Media Networks intend to expand their footprint and incorporate the subject property within their plans, that shall comply with all applicable standards and provisions of the Comprehensive Development Code (CDC). The property is located within less than a half-mile of a major activity center, is surrounded on two of four sides with an IL land use classification, and is adjacent to 66th Street N (principal arterial roadway) that connects to US Highway 19 N (primary corridor). The proposed FLUMA is consistent with the goals, objectives and policies of the adopted Largo

Comprehensive Plan, Pinellas Countywide Plan Rules, and Chapter 163, Florida Statutes.

The Planning Board reviewed this small-scale FLUMA at a public hearing held on March 7, 2019 and recommended approval, 4-0. If approved by the City Commission, this amendment will be submitted to Forward Pinellas, Planners Advisory Committee (PAC) and the Countywide Planning Authority (CPA) for review. Thereafter, the amendment will be presented to the City Commission for second and final reading. If approved by the City Commission, staff anticipates the amendment to be completed by July 2019.

Ms. Bruner read Ordinance No. 2019-32 by title only.

Public Input:

1. Robert Pergolizzi stated that he represented Gulf Coast Consulting. He offered to answer any questions.

Questions:

Commissioner Holmes questioned the plan for the property, to which Mr. Pergolizzi stated that there are no concrete plans at this time.

Motion was made by Commissioner Holmes, seconded by Vice Mayor Carroll, to approve Ordinance No. 2019-32 on first reading and transmit the amendment to the Countywide Planning Authority (CPA) and schedule a second reading after review by the CPA.

Vote:

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

Motion carried 7-0.

Ordinance No 2019-31 – First Reading – ICOT Center Master Plan Rescission – APPROVED

The ICOT Development of Regional Impact (DRI) Development Order (DO) was approved by Pinellas County in February 1989 for 243.71 acres of mixed-use development and was subsequently amended several times. In 1994 an additional eight (8) acres were added to the DRI increasing the total acreage to 251.71. In 1999, a Notice of Proposed Change (NOPC) was approved by Pinellas County to establish a trade-off mechanism between office, retail/commercial and light industrial uses. The DRI was amended again in September of 2000 by Pinellas County to allow for an increase in office space and a decrease in retail/commercial space to more accurately reflect the existing conditions within the ICOT DRI. The Master Plan (Map H) was adopted in 2000 as part of those Development Order amendments.

The ICOT Center was annexed into the City of Largo in September of 2000, with the County's Future Land Use designation of Industrial Limited (IL). The City adopted the DRI Development Order by Ordinance 2008-86 on September 30, 2000. However, Map H is not consistent with the Industrial Limited future land use as the retail/commercial and office uses shown in Map H are not allowed as a principal use in the Industrial Limited designation. Since the annexation, Map H has been amended to include educational uses (St. Pete College's EPICenter) and residential uses (Aluna Largo Apartments).

The DRI DO expired on December 31, 2004. Under Florida Statute 380.115, the ICOT Center Master Association requested the City to rescind the DRI and allow the vested rights of the Master Plan (Map H) to be used as the governing document to guide all future development in the ICOT Center. This included a trade off mechanism to be utilized until the allowable amount of development would be reached. On August 3, 2010, the City Commission approved Ordinance 2010-48 to rescind the DRI and keep the Master Plan as the governing document for allocating the remaining entitlements among the various parcels in the ICOT Center.

The ICOT Retail Shoppes and Mugs Restaurant, which have historically included a variety of shops, restaurants, deli's and accessory retail uses, were developed in 1987 and have been continually occupied and in use since. These commercial uses fronting on Ulmerton Road would not be allowed in the City's Industrial Limited (IL) future land use classification if were not for the Master Plan. However, the out-dated Master Plan no longer reflects the demand for expansion of existing uses or the potential for redevelopment of the underutilized property within the ICOT Center.

The ICOT Center Master Association is requesting to repeal the Master Plan and allow the entire property and all future development to be consistent with and subject to the City of Largo Comprehensive Plan, Comprehensive Development Code and all other applicable state and local regulations. This request is concurrent with a request for a future land use map amendment (FLUM19-002) to change the 5.9 acres of commercial uses at the northeast corner of Ulmerton Road and ICOT Boulevard from Industrial Limited (IL) to Commercial General (CG) to make the uses conforming with the City Comprehensive Plan.

City Clerk Bruner read Ordinance No. 2019-31 by title only.

Public Input:

1. Robert Pergolizzi stated that he represented ICOT. He stated that the property was given Industrial Limited land use at the time it was annexed into Largo. He stated that Pinellas County had them implement conversion ratios based on traffic, which were used to further develop the property, however once Ulmerton Road was widened, the ICOT property was nearly out of development rights. He stated that they would like to move forward with Largo's Comprehensive Plan and Comprehensive Development Code as regulating documents.

Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Robinson, to approve Ordinance No. 2019-31 on first reading and schedule a second reading and public hearing on April 16, 2019.

Discussion:

Mayor Brown questioned what the City can do to encourage mixed use development. Ms. Parinello stated that staff will be looking at better pedestrian connections in the area as part of the site plan review process.

Vote:

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

Motion carried 7-0.

Ordinance No. 2019-33 - First Reading - Future Land Use Map Amendment At 13501-13505 And 13563 Icot Boulevard From Industrial Limited (IL) to Commercial General (CG) - APPROVED

The applicant, Mr. Robert Pergolizzi, authorized agent, is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for the properties located at 13501-13505 and 13563 Icot Boulevard. The proposed amendment to Lots 25, 26 and 31 totaling approximately 6.4 acres is contingent upon the repeal of the ICOT Center Master Plan (Map H) to amend the land use classification from Industrial Limited (IL) to Commercial General (CG). The requested FLUMA will require an amendment to the Pinellas County, Countywide Plan Map from Employment (E) to Retail & Services (R&S) and Target Employment Center (TEC).

The subject properties consist of existing retail/commercial uses such as a "strip store (two or more stores – some may include an office, convenience store, and/or bar), restaurant and cafeteria." If the repeal of Map H is approved, the current uses will become nonconforming uses under IL. Amending the land use classification from IL to CG, will recognize the existing uses as allowed in the Comprehensive Development Code (CDC), Table 6-1: Allowable Uses within Land Use Classifications and will bring the site into conformance. The existing site characteristics will continue to support the employment center by providing a mix of uses and services to the surrounding businesses and residents. If the FLUMA is approved, the current property owners may develop the site in full compliance with all applicable standards and provisions of the CDC.

The properties are located within an employment activity center, are adjacent to Ulmerton Road, a principal arterial roadway, and meet the consistency/location criteria of the CG land use classification. Known as the ICOT Center, it provides a concentrated and cohesive pattern to facilitate employment uses, changing a portion of the center to CG will attract and accommodate the existing uses and furthermore support the integration of mixed use development.

The proposed FLUMA is consistent with the goals, objectives and policies of the adopted Largo Comprehensive Plan, Pinellas Countywide Plan Rules, and Chapter 163, Florida Statutes.

The Planning Board reviewed this small-scale FLUMA at a public hearing held on March 7, 2019 and recommended approval, 4-0. If approved by the City Commission, this amendment will be submitted to Forward Pinellas, Planners Advisory Committee (PAC) and the Countywide Planning Authority (CPA) for review. Thereafter, the amendment will be presented to the City Commission for second and final reading. If approved by the City Commission, staff anticipates the amendment to be completed by July 2019.

City Clerk Bruner read Ordinance No. 2019-33 by title only.

Public Input:

1. Robert Pergolizzi stated that the intent was to change the map to be consistent with existing businesses.

Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Fenger, to approve Ordinance No. 2019-33 on first reading and transmit the amendment to the Countywide Planning Authority (CPA) and schedule a second reading after review by the CPA.

Vote:

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

Motion carried 7-0.

Ordinance No. 2019-44 – First Reading - Amending The FY 2019 Community Development Department General Fund Budget In The Amount of \$50,000 For A Forward Pinellas Planning & Place-Making Grant For The US-19/East Bay Drive Activity Center Plan - APPROVED

As part of the development of the Gateway Master Plan, Forward Pinellas has offered a Planning & Place-Making Grant to assist local governments in their work to maintain and/or strengthen the character of Pinellas County's many distinct communities. The program helps local governments by funding activities and initiatives that help to establish or reinforce a sense of place and advance the Planning & Urban Design Principles of the Countywide Plan.

Forward Pinellas has chosen to award a \$50,000 grant to the City of Largo Community Development Department to hire a professional planning consulting firm to assist with the preparation of a Special Area Plan centered on the intersection of Highway 19 and East Bay Drive/Roosevelt Boulevard. These funds will supplement \$70,000 which has already been appropriated. The grant will ensure sufficient funding to incur the cost of public engagement efforts and development of innovative design principles and standards for the final plan.

Ordinance No. 2019-44 will record the revenue from the grant as well as appropriate the funds to hire a consulting firm.

A separate agenda item has been prepared by Community Development staff to award scope and fee to the selected consulting firm.

City Clerk Bruner read Ordinance No. 2019-44 by title only.

Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Smith, to approve Ordinance No. 2019-44 on first reading and schedule a second reading and public hearing on April 16, 2019.

Vote:

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

Motion carried 7-0.

STAFF REPORTS

None

ITEMS FROM CITY ATTORNEY, COMMISSION, MAYOR, CITY MANAGER

Commissioner Robinson thanked the City Commission for supporting his trip to Tallahassee with the Youth Leadership Council. He requested a report on the status of current Wastewater projects. He suggested that the new Environmental Services building be constructed to be ready for solar energy. He also requested that staff reach out to St. Petersburg and Dunedin to work with Duke Energy to speed up their renewable energy program.

Commissioner Holck congratulated the Police Department award winners. She thanked staff for their work on the sign ordinance. She stated that there were two recent newspaper articles about Largo High School students; Sean Schrader and Jacob Harrison, and requested that they be invited to a City Commission meeting to be recognized.

Vice Mayor Carroll thanked the City Commission for supporting his going to Tallahassee. He stated that he looked forward to the City Commission joint meeting with the Finance Advisory Board next week. He stated that Vivian Caphart will be retiring on Friday after 44 years.

Commissioner Fenger congratulated the Police Department award winners.

Mayor Brown stated that years ago the City Commission discussed requiring projects of a certain size to be ready for solar. He stated that the list of colleges sending acceptances to Largo High School seniors was

impressive. He stated that St. Petersburg College had a paid internship program, and that they were interested in partnering with the City on paid or unpaid internships. He stated that he requested information on their program with the City of Seminole.

SUMMARY OF ACTION ITEMS

1. Request by Commissioner Robinson that staff provide a report on the status of the Wastewater projects currently underway.
2. Request by Commissioner Robinson that staff look at constructing the new Environmental Services building to be ready for solar energy.
3. Request by Commissioner Robinson that staff reach out to the cities of St. Petersburg and Dunedin to partner in working with Duke Energy to speed up their renewable energy program.
4. Request by Commissioner Holck that Largo High School students Sean Schrader and Jacob Harrison be invited to a City Commission meeting for recognition of their achievements.
5. Request by Commissioner Robinson that staff distribute copies of St. Petersburg's letter to Duke Energy to the City Commission and draft a Resolution stating the City's position on renewable energy.

Commissioner Holck stated that Ruby Padgett Brooks passed away last week. Commissioner Robinson requested that staff distribute copies of St. Petersburg's letter to Duke Energy and draft a Resolution on the City's position on renewable energy. Mayor Brown thanked Mr. Butler for talking about Annie Hanson with the City Commission.

ADJOURNMENT

The meeting adjourned at 7:23 pm.

Diane L. Bruner, CMC, City Clerk