

ORDINANCE NO. 2024-19

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE BY AMENDING SUBSECTIONS 11.6.3, 15.3.7.C., 16.2.4.A.(5), 16.2.4.B.(5), 16.8.2, 18.1.1.A., 18.1.2, 18.2.9.B.(3), TO ADOPT THE FLORIDA BUILDING CODE 8TH EDITION (2023); TO ADOPT THE MOST RECENT EDITIONS OF THE CITY OF LARGO ENGINEERING DESIGN AND CONSTRUCTION STANDARDS (2023 EDITION) AND VARIOUS EXTERNAL AGENCY STANDARDS RELATED TO ROADS, PAVING, AND PUBLIC IMPROVEMENTS; AND THE FEMA FLOOD INSURANCE STUDY FOR PINELLAS COUNTY, FLORIDA AND INCORPORATED AREAS DATED AUGUST 24, 2021; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Largo has adopted the Comprehensive Development Code (CDC) which encompassed all of the City’s land development regulations; and

WHEREAS, the CDC is intended to regulate and protect the health, safety and welfare of the citizens of Largo, and to implement the City’s Comprehensive Plan; and

WHEREAS, the Florida Building Commission has adopted Florida Building Code, 8th Edition (2023) to replace the Florida Building Code, 7th Edition (2020); and

WHEREAS, amendments to the Comprehensive Development Code are required to adopt the most current version of the Florida Building Code; and

WHEREAS, amendments to the Comprehensive Development Code are necessary to maintain consistency with the most current version of the Florida Building Code; and

WHEREAS, amendments to the Comprehensive Development Code are necessary to maintain consistency with the most current version of the City of Largo Engineering Design and Construction Standards (2023 Edition) and various external agency standards related to roads, paving, and public improvements; and

WHEREAS, amendments to the Comprehensive Development Code are necessary to maintain consistency with the most current version of the FEMA Flood Insurance Study for Pinellas County, Florida and Incorporated Areas dated August 24, 2021.

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 11.6.3 of the Comprehensive Development Code is amended to read as follows:

11.6.3 – Basis for Establishing Flood Hazard Areas

The FEMA Flood Insurance Study for Pinellas County, Florida and Incorporated Areas dated August 24, 2021, and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as part of Section 11.5 through 11.20, including all subsections, and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the Community Development Department in Largo City Hall located at 201 Highland Avenue, Largo, FL 33770.

SECTION 3. That Section 15.3.7.C. of the Comprehensive Development Code is amended to read as follows:

15.3.7 – Development Standards

...

- C. *Hurricane shelters* – Effective January 1, 1995, hurricane shelter space shall be provided at a ratio of ten (10) square feet per resident. The shelter area shall meet all the following requirements:
 - (1) Be certified for a wind load capacity to meet the requirements of the Florida Building Code-8th Edition (2023);
 - (2) Meet the American Red Cross (ARC) standard for hurricane shelters as outlined in ARC publications 3031 and 4496;
 - (3) Be equipped with storm shutters or comparable window protection as outlined in the Florida Building Code 8th Edition (2023) for such protective devices; and

SECTION 4. That Section 16.2.4.A.(5) of the Comprehensive Development Code is amended to read as follows:

16.2.4 - Standards

- A. *Detached storage buildings, gazebos and pergolas less than or equal to one hundred and fifty (150) square feet*
 ...
 (5) Minimum separation from the principal structure - As required in the Florida Building Code 8th Edition (2023).

SECTION 5. That Section 16.2.4.B.(5) of the Comprehensive Development Code is amended to read as follows:

16.2.4. – Standards

- B. *Detached storage buildings, gazebos and pergolas greater than one hundred fifty (150) square feet*
 ...
 (5) Minimum separation from the principal structure - As required in the Florida Building Code 8th Edition (2023).

SECTION 6. That Section 16.8.2 of the Comprehensive Development Code is amended to read as follows:

16.8.2. – Applicability

Conversion of a garage into habitable living space is permitted subject to receiving a Building Permit which is reviewed and permitted in compliance with the Florida Building Code-8th Edition (2023). Upon completion, the conversion must become an integral part of the house.

SECTION 7. That Section 18.1.1.A. of the Comprehensive Development Code is amended to read as follows:

18.1.1. – Building Codes

The following building and technical codes are adopted by reference. The administration of the Florida Building Code requirements referenced in this section lies with the Building Official.

- A. *Florida Building Code adoption by reference* - The Florida Building Code 8th Edition (2023), is hereby adopted by reference as the building code of the City.

SECTION 8. That Section 18.1.2 of the Comprehensive Development Code is amended to read as follows:

18.1.2. – Roads, Paving and Public Improvements

- A. *Engineering design and construction standards* - The document entitled, "Engineering Design and Construction Standards," 2023 edition, is hereby adopted by reference and incorporated into this CDC. These standards have been prepared by the Engineering Department. Responsibility for administration lies with the City Engineer. Design and construction standards not referenced in the "Engineering Design and Construction Standards," 2023 edition, shall meet the requirements of the "Standard Specifications

for Road and Bridge Construction." Deviation from any of these standards must be approved by the City Engineer.

- B. *Roadway and bridge construction standards* - The Florida Department of Transportation "Standard Specifications for Road and Bridge Construction," FY2024-25 edition, is hereby adopted by reference as the roadway and bridge construction standard of the City and incorporated into this CDC.
- C. *Roadway and traffic design standards* - The Florida Department of Transportation "Standard Plans for Road Construction" FY2024-25 edition, is hereby adopted by reference as the roadway and traffic design standard of the City and incorporated into this CDC.
- D. *Traffic control device standards* - The Federal Highway Administration "Manual on Uniform Traffic Control Devices," 2023 edition, is hereby adopted by reference as the traffic control devices standard of the City and incorporated into this CDC.
- E. *Geometric design standards* - The American Association of State and Highway Transportation Officials "A Policy on Geometric Design of Streets and Highways," 2018 edition, is hereby adopted by reference as the geometric design standard of the City and incorporated into this CDC.
- F. *Highway capacity standards* - The Transportation Research Board "Highway Capacity Manual," 2022 edition, is hereby adopted by reference as the highway capacity standard of the City and incorporated into this CDC.
- G. *Drainage standards* - The Florida Department of Transportation "Drainage Manual," 2024 edition, and the Southwest Florida Water Management District "Environmental Resource Permit Information Manual," are hereby adopted by reference as the drainage standards of the City and incorporated into this CDC.
- H. *Wastewater standards* - The "Recommended Standards for Wastewater Facilities," 2022 edition (Ten State Standards), and the standards contained within Chapter 62-600 (Domestic Wastewater Facilities) of the Florida Administrative Code are hereby incorporated into this CDC as the wastewater standards of the City.

SECTION 9. That Section 18.2.9.B.(3) of the Comprehensive Development Code is amended to read as follows:

18.2.9. – Fire Safety Requirements

...

- B. *Means of egress*

...

- (3) Locked doors - All means of egress doors shall be readily openable from the side which egress is to be made without the need for keys, special knowledge or effort unless the door hardware conforms to that permitted by the Florida Building Code 8th Edition (2023) and the Florida Fire Prevention Code.

SECTION 10. That all ordinances or parts thereof inconsistent at hereby repealed and superseded

SECTION 11. 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 12. That this ordinance shall become effective immediately upon its final passage and adoption.

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APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

CITY OF LARGO, FLORIDA

Louis ("Woody") L. Brown, Mayor

REVIEWED AND APPROVED:

Alan S. Zimmet, City Attorney

ATTEST:

Diane Bruner, City Clerk