

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 and Uses, 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>Temporary Housing Type</u> | <u>Maximum Allowable Time Period for Each Event</u> |
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| <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

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(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

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- ~~(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