

## Chris Shryock

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**From:** Cara Woods <cwoods@largo.com>  
**Sent:** Monday, December 22, 2014 9:42 AM  
**To:** Chris Shryock  
**Cc:** askaplanner@largo.com  
**Subject:** Re: Zoning for Property  
**Attachments:** allowable\_uses\_table.odt

The property with parcel ID (33/29/16/39456/013/0050) has a Future Land Use Map designation of **Residential/Office General (R/O G)**. The City of Largo does not have zoning. R/O G is a mixed-use designation which is applied to those areas appropriate for development as offices and/or medium-density residential uses or combinations thereof, consistent with the surrounding uses, transportation facilities, and environmental characteristics of such areas. Appropriate locations are transition areas between urban activity centers or intense nonresidential uses and lower density residential or public/institutional/public service uses. These locations are typically close to, and served by, the arterial highway network and by mass transit. This land use designation allows professional, business, limited personal service uses, and residential uses. With few exceptions, these developments are characterized by moderate traffic generation, daytime hours of operation, and minimal adverse impacts resulting from noise, odors, unsightly views, or outdoor activities. No inventory shall be kept on premises, and no outdoor activities or storage are allowed within this land use designation. Additional standards including, but not limited to, acreage limitations, personal services/office support uses, research/development uses and light manufacturing uses as outlined in Section 2.3.3.4.2 of the Countywide Plan Rules shall apply to this land use designation.

I have attached Figure 4004, Allowable Uses within Land Use Designations and High Hazard Areas, to provide guidance for allowable uses within the Residential/Office General (R/O G) land use designation.

Please feel free to let me know if you have any questions or concerns.

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**From:** "Chris Shryock" <CShryock@RMCR.com>  
**To:** askaplanner@largo.com  
**Sent:** Thursday, December 18, 2014 12:12:58 PM  
**Subject:** Zoning for Property

Hi

Could you give me the zoning for Parcel ID 33-29-16-39456-013-0050, its land use is Vacant Commercial Land and the zoning I see is R-4. I just need to know the permitted uses for this property.

Thank You,

**Chris Shryock**  
**RMC Ross Realty**

4401 W. Kennedy Blvd. • Suite 100 • Tampa • FL 33609  
(t) [727.725.2800](tel:727.725.2800) • (f) [727.726.6780](tel:727.726.6780)  
[cshryock@mcrr.com](mailto:cshryock@mcrr.com) • [www.rmcpq.com](http://www.rmcpq.com)

**WE HAVE MOVED!**

New Address Effective 10/31/2013

4401 W. Kennedy Blvd. Suite 100  
Tampa, FL 33609

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Cara Woods  
Planner  
City of Largo  
201 Highland Avenue  
Largo, FL 33779  
727-587-6749 ext. 7208

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Largo, including email addresses and other personal information, is public record and must be made available to public and media upon request, unless otherwise exempt by the Public Records Law.

**Figure 4004 Allowable Uses within Land Use Designations and High Hazard Areas**

	RES up to 7.5 u/a	RU	RLM, RM and RH *****	CRD <sup>7</sup>	CN ***	CG	R/OL ***	ROR	R/OG	I	IL	IG	R/OS	P	TU	HHA
<b>RESIDENTIAL USES:</b>																
Single-family Developments	A	A	A	A	A	A	A	A	A	N	N	N	N	N	N	A <sup>6</sup>
Duplex and Triplex	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	N	N	N	N	N	N	A <sup>6</sup>
Multifamily Development	A	A	A	A	A	A	A	A	A	N	N	N	N	N	N	A <sup>6</sup>
Single Ancillary Dwelling Unit	N	N	N	A	A	A	A	A	A	A	A	A	A	N	N	A <sup>6</sup>
Mobile Home Developments	N	A <sup>4</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N
<b>MEDICAL AND RELATED FACILITIES:</b>																
Medical Office/Clinic (Ord. No. 2010-08, § 2, 01/19/10)	N	N	N	A	A	A	A	A	A	A	C <sup>4</sup>	N	N	N	N	A <sup>6</sup>
Veterinarian	N	N	N	A	A	A	A	A	A	A	A	A	N	N	N	N
Hospitals or Private Clinics	N	N	N	A	A	C	A	C	C	A	N	N	N	N	N	N
Medical/Dental Laboratories	N	N	N	A	A	A	A	A	A	A	A	N	N	N	N	N
Nursing Homes/Assisted Living Facilities	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	C <sup>4</sup>	C <sup>4</sup>	C <sup>4</sup>	C <sup>4</sup>	C <sup>4</sup>	A <sup>4</sup>	N	N	N	N	N	N
Halfway Houses/Rehab Facilities	N	N	C	C	C	C	C	C	C	A	N	N	N	N	N	N
<b>LODGING PLACES:</b>																
Bed and Breakfast	C	C	C	A	A	A	A	A	A	N	N	N	N	N	N	A <sup>6</sup>
Boarding Houses	C	C	C	A	A	A	A	A	A	N	N	N	N	N	N	A <sup>6</sup>
Dormitories	N	N	N	A	A	A	A	A	A	N	N	N	N	N	N	A <sup>6</sup>
Hotels	N	N	N	A	A	A	N	A	C	N	N	N	N	N	N	A <sup>6</sup>
Commercial Campgrounds	N	N	N	N	N	A <sup>4</sup>	N	A <sup>4</sup>	C <sup>4</sup>	N	N	N	A <sup>4</sup>	N	N	A <sup>6</sup>
Long term RV Parks	N	A <sup>4</sup>	N	N	N	A <sup>4</sup>	N	A <sup>4</sup>	C <sup>4</sup>	N	N	N	N	N	N	N
<b>OFFICES:</b>																
Catalog Offices	N	N	N	A	A	A	A	A	A	N	A****	N	N	N	N	A <sup>6</sup>
Professional Offices	N	N	N	A	A	A	A	A	A	N	A****	N	N	N	N	A <sup>6</sup>
General Offices	N	N	N	A	A	A	A	A	A	A <sup>1</sup>	A****	A <sup>1</sup>	A <sup>1</sup>	N	A <sup>1</sup>	A <sup>6</sup>
Home Office of Convenience (HOC)	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	N	N	N	N	N	N	A <sup>4</sup>
<b>PUBLIC/INSTITUTIONAL USES:</b>																
Public Schools (grades 1 to 12)	A	A	A	A	A	A	C <sup>2</sup>	A	C	A	C	N	N	N	N	N
Private Schools (grades 1 to 12)*****	C <sup>2</sup> *****	C <sup>2</sup> *****	C <sup>2</sup> *****	A *****	A *****	A *****	C <sup>2</sup> *****	A <sup>2</sup> *****	C <sup>2</sup> *****	A *****	C *****	N *****	N *****	N *****	N *****	N *****
Colleges/Universities	N	N	N	A	A	A	N	A <sup>2</sup> *****	C <sup>2</sup> *****	A	C	N	N	N	N	N
Technical Schools	N	N	N	A	A	A	N	A <sup>2</sup> *****	C <sup>2</sup> *****	A	C	N	N	N	N	N
Commercial/Trade Schools (dance, martial arts, diving, crafts, etc.)	N	N	N	A	A	A	A <sup>2</sup> *****	A <sup>2</sup> *****	C <sup>2</sup> *****	C	C	N	N	N	N	A <sup>6</sup>

	RES up to 7.5 u/a	RU	RLM, RM and RH *****	CRD <sup>7</sup>	CN ***	CG	R/OL ***	ROR	R/OG	I	IL	IG	R/OS	P	TU	HHA
Religious Institutions	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	A	C <sup>4</sup>	C <sup>4</sup>	C <sup>4,2</sup> *****	A <sup>2</sup>	C <sup>4,2</sup> *****	A	C <sup>4</sup>	N	N	N	N	A <sup>6</sup>
Temporary Tent Sales	N	N	N	A <sup>7</sup>	N	A	N	A	N	N	N	A	N	N	N	A <sup>6</sup>
Private Clubs, Lodges, and Fraternal Orders	N	N	N	A	A	A	A <sup>2</sup> *****	A <sup>2</sup> *****	C <sup>2</sup> *****	A	C	N	N	N	N	A <sup>6</sup>
Libraries, Museums, Auditoriums	N	N	N	A	A	A	A <sup>2</sup> *****	A <sup>2</sup> *****	C <sup>2</sup> *****	A	C	N	N	N	N	N
Community Centers	N	N	C <sup>**</sup>	A	A	A	A <sup>2</sup> *****	A <sup>2</sup> *****	C <sup>2</sup> *****	A	C	N	A	N	N	N
Cemeteries **	N	N	N	A	N*	A	N*	A <sup>2</sup> *****	C <sup>2</sup> *****	A	A	A	N	N	N	N
Telecommunication Towers	N	N	N	N	N	A	N	A	A	A	A	A	A	A	A	N
Government Offices	N	N	N	A	A	A	A <sup>2</sup> *****	A <sup>2</sup> *****	A <sup>2</sup> *****	A	C	N	N	N	N	N
Emergency Services	N	N	N	A	C	A	C <sup>2</sup> *****	A <sup>2</sup> *****	C <sup>2</sup> *****	A	C	C	A <sup>1</sup>	N	N	N
Day Care Centers/Preschools	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	A	A	A	A <sup>2</sup> *****	A <sup>2</sup> *****	A <sup>1,2</sup> *****	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	N	N	N
Correctional Facilities (jails, youth ranches)	N	N	N	N	N	C	N	A <sup>2</sup> *****	C <sup>2</sup> *****	A	C	C	N	N	N	N
<b>RECREATION FACILITIES:</b>																
Neighborhood Parks	A <sup>2</sup>	A <sup>2</sup>	A <sup>2</sup>	A <sup>2</sup>	A <sup>2</sup>	A <sup>2</sup>	A <sup>2</sup>	A <sup>2</sup>	A <sup>2</sup>	A <sup>2</sup>	A <sup>2</sup>	A <sup>2</sup>	A <sup>2</sup>	A <sup>1</sup>	N	A
Youth Centers (YMCA, Boy Scouts, etc)	N	N	N	A	A	A	A	A	C	N	C	C	A	N	N	A <sup>6</sup>
Passive Recreation Parks (jogging, picnicking, hiking, nature areas)	A <sup>2</sup>	A <sup>2</sup>	A <sup>2</sup>	A	A	C <sup>2</sup>	A	C <sup>2</sup>	C <sup>2</sup>	N	C <sup>2</sup>	C <sup>2</sup>	A	A	N	A <sup>6</sup>
Boat Ramps and Slips	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	N	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	N	A <sup>1</sup>	A <sup>1</sup>	A	N	N	A <sup>6</sup>
Marinas and Boat Storage Facilities	N	N	N	N	N	A	N	C	C	N	C	C	N	N	N	A <sup>6</sup>
Active Recreation Facilities (playgrounds, golf courses, pools)	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	A	A <sup>2</sup>	C <sup>2</sup>	A <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	N	C <sup>2</sup>	C <sup>2</sup>	A	N	N	A <sup>6</sup>
Sports Arenas and Stadiums	N	N	N	A	N	A	N	A	C	N	C	C	N	N	N	A <sup>6</sup>
<b>COMMERCIAL USES:</b>																
Banks, Credit Unions	N	N	N	A	A	A	N	A	C	N	N	N	N	N	N	A <sup>6</sup>
Supermarket, Delicatessen	N	N	N	A	A	A	A	A	C <sup>10</sup> *****	N	A <sup>1</sup>	A <sup>1</sup>	N	N	N	A <sup>6</sup>
Shopping Centers, Department Stores	N	N	N	A	N	A	A	A	C	N	C	N	N	N	N	A <sup>6</sup>
Personal Service (hairstylists, tailors, catering)	N	N	N	A	A	A	A	A	A	N	N	N	N	N	N	A <sup>6</sup>
Freestanding Retail Uses *	N	N	N	A <sup>8</sup>		A <sup>8</sup>		A <sup>8</sup>	C <sup>8,10</sup> *****	N	C	N	N	N	N	A <sup>6</sup>
Home Improvement Stores*	N	N	N	A <sup>8</sup>		A <sup>8</sup>		A <sup>8</sup>	C <sup>8,10</sup> *****	N	C	N	N	N	N	A <sup>6</sup>
Car Wash	N	N	N	N	C	A	N	A	C <sup>10</sup> *****	N	C	A	N	N	N	A <sup>6</sup>
Dry Cleaners (store front only)	N	N	N	A	A	A	N	A	C <sup>10</sup> *****	N	A	A	N	N	N	N
Mechanical Repair Shops	N	N	N	A <sup>7</sup>	N	A	N	A	A <sup>10</sup> *****	N	A	A	N	N	N	N

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Light Repair Shops (shoe repair, furniture upholstery)	N	N	N	A	N	A	N	A	C <sup>10</sup> *****	N	A	A	N	N	N	N
Pet Stores	N	N	N	A	N	A	N	A	C <sup>10</sup> *****	N	C	N	N	N	N	N
Restaurants with drive-thru	N	N	N	C <sup>11</sup> *****	N	A	N	A	C <sup>10</sup> *****	N	N	N	N	N	N	A <sup>6</sup>
Sit-down Restaurants	N	N	N	A	C	A	A	A	C <sup>10</sup> *****	N	A <sup>1</sup>	A <sup>1</sup>	N	N	N	A <sup>6</sup>
Bars, Taverns, Lounges, Nightclubs	N	N	N	A <sup>7</sup>	N	A	N	A	N	N	N	N	N	N	N	A <sup>6</sup>
Pool Halls, Billiards, Bowling Alleys	N	N	N	A	N	A	N	A	N	N	N	N	N	N	N	A <sup>6</sup>
Ministorage Facilities	N	N	N	N	N	A <sup>3</sup>	N	N	N	N	A	A	N	N	N	N
Recycling Centers	N	N	N	N	N	A	N	A	N	N	A	A	N	N	N	N
Convenience Stores	N	N	N	A <sup>7</sup>	A	A	N	A	C <sup>10</sup> *****	N	N	N	N	N	N	A <sup>6</sup>
Gas Stations	N	N	N	A <sup>7</sup>	N	A	N	A	C <sup>10</sup> *****	N	N	N	N	N	N	N
Wholesale Business	N	N	N	N	N	A <sup>10</sup> *****	N	N	N	N	A	A	N	N	N	A <sup>6</sup>
Vehicle Dealerships or Rental	N	N	N	N	N	A	N	A	N	N	N	N	N	N	N	A <sup>6</sup>
Funeral Homes	N	N	N	A	N	A	N	A	C	A	C	C	N	N	N	N
Adult Uses	N	N	N	N	N	A <sup>5</sup>	N	N	N	N	N	N	N	N	N	A <sup>6</sup>
Stealth Communication Antennas	A	A	A	A	A	A	N	A	A	A	A	A	A	A	A	A
Telecommunication Towers	N	N	N	N	N	A <sup>4</sup>	N	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	A <sup>4</sup>	N	A <sup>4</sup>	N
<b>INDUSTRIAL USES:</b>																
Dry Cleaner with plant	N	N	N	N	N	C	N	A <sup>10</sup> *****	N	N	A	A	N	N	N	N
Food Processing or packing plants	N	N	N	N	N	C	N	C <sup>10</sup> *****	C <sup>10</sup> *****	N	A	A	N	N	N	N
Trade shops (cabinetry, carpentry, refinishing)etc.	N	N	N	N	N	A	N	A <sup>10</sup> *****	C <sup>10</sup> *****	N	A	A	N	N	N	N
Freestanding Broadcast Facilities	N	N	N	N	N	C	N	C <sup>10</sup> *****	N	N	A	A	N	N	N	N
Industrial Parks	N	N	N	N	N	C	N	C <sup>10</sup> *****	N	N	A	A	N	N	N	N
Firing Ranges	N	N	N	N	N	C	N	C <sup>10</sup> *****	N	N	A	A	N	N	N	N
Truck Terminals	N	N	N	N	N	C	N	C <sup>10</sup> *****	N	N	C	A	N	N	N	N
Race Tracks	N	N	N	N	N	A	N	A <sup>10</sup> *****	N	N	C	A	N	N	N	N
Stables	C <sup>3, 10</sup> *****	C <sup>3, 10</sup> *****	C <sup>3, 10</sup> *****	N	N	A	N	A <sup>10</sup> *****	N	N	A	A	A	N	N	N
Resource Recovery Facilities	N	N	N	N	N	A	N	A <sup>10</sup> *****	N	N	A	A	N	N	N	N
Lumber Yards	N	N	N	N	N	A	N	A <sup>10</sup> *****	N	N	C	A	N	N	N	N
Bulk Sales of fuel oil, propane, etc.	N	N	N	N	N	C	N	C <sup>10</sup> *****	N	N	A	A	N	N	N	N
Asphalt and Concrete Mixing Plants	N	N	N	N	N	C	N	C <sup>10</sup> *****	N	N	N	A	N	N	N	N
Warehouses	N	N	N	N	N	A	N	A <sup>10</sup> *****	N	N	A	A	N	N	N	N
Manufacturing and Assembly	N	N	N	N	N	A <sup>4</sup>	N	A <sup>4, 10</sup> *****	N	N	A	A	N	N	N	N
Crematories **	N	N	N	N	N	N	N	N	N	N	A <sup>8</sup>	A <sup>8</sup>	N	N	N	N

	RES up to 7.5 u/a	RU	RLM, RM and RH *****	CRD <sup>7</sup>	CN ***	CG	R/OL ***	ROR	R/OG	I	IL	IG	R/OS	P	TU	HHA
Truck Terminals, Airports, Heliports	N	N	N	N	N	C	N	C <sup>10</sup> *****	N	N	C	A	N	N	A	N
Borrow Pits	N	N	N	N	N	C	N	C <sup>10</sup> *****	C	N	C	A	N	N	C <sup>2</sup>	N
Kennels	N	N	N	N	N	A	N	A <sup>10</sup> *****	C	N	C	A	N	N	N	N

\* (Ord. No. 2005-19, § 2, 09/06/05)

\*\* (Ord. No. 2007-55, § 1, 08/07/07)

\*\*\* (Ord. No. 2007-65, § 2, 09/04/07)

\*\*\*\* (Ord. No. 2011-16, § 1, 03/15/11)

\*\*\*\*\* (Ord. No. 2011-03, § 3, 07/05/11)

\*\*\*\*\* (Ord. No. 2012-23, § 1, 02/07/12)

\*\*\*\*\* (Ord. No. 2013-16, § 2, 12/04/12)

A=Allowed

C=Conditionally Allowed (Class 2)

N=Not Allowed

<sup>1</sup>= Allowed as ancillary use

<sup>2</sup>= Allowed up to 5 acres (5 acres or greater requires a land use amendment)

<sup>3</sup>= No business can be operated from these facilities

<sup>4</sup>= Subject to Supplemental Standards

<sup>5</sup>= Must comply with the provisions of Chapter 13 Part II of the City of Code Ordinances

<sup>6</sup>= Subject to restrictions outlined in Subsection 4003.

<sup>7</sup>= Subject to restrictions outlined in Chapter 9 - CRD Supplemental Standards

<sup>8</sup>= Subject to Restrictions Outlined in Section 8700

(Ord. No. 2005-19, § 2, 09/06/05)

<sup>9</sup>= 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.

(Ord. No. 2007-55, § 1, 08/07/07)

<sup>10</sup>= Subject to specific conditions listed in Section 4100(F) Uses Not Normally Allowed in a Land Use Category

(Ord. No. 2011-03, § 3, 07/05/11)

<sup>11</sup>= Subject to restrictions outlined in Section 8100(C). Allowed in the West Bay Drive Community Redevelopment District (CRD).