LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: DA-23-09-18

LPA Public Hearing: September 13, 2018

Applicant: Huntley Properties, LLC

Representative: Dawn Huntley Mattox
David Huntley

Subject Property: Approximately 19.73 acres located at 7950 Park Boulevard in Pinellas Park

PARCEL ID(S): 25/30/15/00000/440/0400

REQUEST:

Termination of a previously-approved Development Agreement (DA-1-3-11).

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed termination of a previously approved Development Agreement is consistent with the Pinellas County Comprehensive Plan, and recommends approval of the request. (The vote was 6-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Development Agreement termination **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.

- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed Development Agreement termination to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on August 13, 2018. The PRC Staff summary discussion and analysis follows:

The site of the termination request for the Development Agreement (DA-1-3-11) approved via Case # Z/LU-1-10-10 is the former location of the Golden Lantern Mobile Home Park located at

7950 Park Boulevard. The active Development Agreement allows the property to be developed with certain retail commercial uses, mandates certain buffers, screening and other requirements aimed at minimizing the potential impacts of the once proposed commercial uses on the neighboring residential area, and requires certain bicycle/pedestrian facilities and transportation improvements. The Board of County Commissioners approved the Development Agreement in 2011 but no development activity has commenced and the property remains vacant. The approval is good for 10 years and won't expire until 2021.

The reason for the termination request stems from the property's annexation by the City of Pinellas Park earlier this year. The applicant wishes to terminate the Agreement to free the property from its obligations, which will provide flexibility for other development options. The future development of the property will be under the City's codes and regulations.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	City of Pinellas Park	City of Pinellas Park	Vacant
Adjacent Properties:			
North	Commercial General	C-2	Flea market
East	Residential Urban, Commercial General, City of Pinellas Park	R-3, C-2, City of Pinellas Park	Single Family Homes
South	Preservation, Preservation-Resource Management	RPD-10	County-owned
West	Commercial General	C-3, C-2	Commercial, warehouse

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

INTERGOVERNMENTLAL COORDINATION ELEMENT

GOAL ONE: Pinellas County maintains an innovative and proactive program of intergovernmental and interagency coordination, cooperation and partnership in order to provide to most efficient and effective operations and services, to identify and resolve mutual issues and concerns, to protect, preserve and enhance significant natural resources, and to protect and improve the quality of life for existing and future Pinellas County residents and visitors.

Objective 1.2: Pinellas County shall continue to ensure that its planning activities are coordinated with the plans of other local governments and agencies, including municipal comprehensive plans and the plans of adjacent county governments, within Pinellas County's area of concern.

PROPOSED BCC HEARING DATE: October 23, 2018

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or in opposition.

ATTACHMENTS: (Maps)