

## LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: DA-18-07-18

LPA Public Hearing: July 12, 2018

Applicant: Capon Corporation,  
John & Bonnie Mills

Representative: None

Subject Property: Approximately 55.56 acres located on the west side of Alternate US-19 and approximately 515 feet north of Terrace Road in unincorporated Tarpon springs (street address 1800 S. Pinellas Avenue)

PARCEL ID(S): 24/27/15/39960/000/0120, 24/27/15/89280/000/2100, 2200, 2400, & 23/27/15/89262/000/0100



### REQUEST:

First amendment of a previously approved Development Agreement to extend the duration of the Development Agreement for an additional five-year term, to provide additional time for the development of up to 126 residential units having a maximum intensity and height as required by the property's zoning and land use designations, and to amend the concept plan depicted in Exhibit C.

### LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the request for a first amendment of a previously approved Development Agreement for an additional five-year term and to amend the concept plan depicted in Exhibit C is consistent with the Pinellas County Comprehensive Plan, and recommends approval of the request. (The vote was 4-0, in favor)

### PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Development Agreement amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed Development Agreement amendment to the Pinellas County Board of County Commissioners.

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## **SUMMARY REPORT**

The Planning Review Committee (PRC) reviewed this application on June 11, 2018. The PRC Staff summary discussion and analysis follows:

The site of the five-year extension request for the previously approved Development Agreement under Case # Z/LU-20-8-13 is the current location of a single family home fronting Alternate US-19 and a large area of wetlands to its west in the unincorporated area of Tarpon Springs. Case # Z/LU-20-8-13 amended the Pinellas County Future Land Use Map (FLUM) on the subject property from Residential Suburban (RS), Commercial General (CG) and Preservation (P) to Residential Low Medium (RLM) and P, and the associated Development Agreement allows for the development of up to 125 multifamily residential units in one building on the upland portion of the property fronting Alternate US-19. The number of units is derived via an affordable housing density bonus. Most of the density is transferred from the large preservation area of the subject property as well as from the isolated uplands. The Development Agreement also allows for the construction of one single family home on an upland area in the northern portion of the property. The Development Agreement was not acted upon within the previously-approved time frame due to economic conditions and other factors.

In addition to the five-year extension, this current request also involves a slight modification of the concept plan that moves the proposed multifamily building a short distance to the east toward Alternate US-19. The reason for the modification is the areal expansion of the Coastal Storm Area (CSA) that occurred in 2016. Based on new scientific data, the CSA expansion occurred in several areas of the county, including the unincorporated area of Tarpon Springs. The Pinellas County Comprehensive Plan prohibits new affordable housing density bonus projects within the CSA. The new proposed location of the multifamily building as depicted in Exhibit C is outside of the boundaries of the CSA.

If the request for an additional five-year extension is approved, the Development Agreement will be valid until 2023.

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## **SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Residential Low Medium & Preservation	RPD-10 & P-C	SFD & Vacant
<b>Adjacent Properties:</b>			
<b>North</b>	Commercial General, Tarpon Springs	C-2, Tarpon Springs	Retail, Golf Course
<b>East</b>	Commercial General, Tarpon Springs	C-2, Tarpon Springs	Retail, Storage
<b>South</b>	Tarpon Springs	Tarpon Springs	Retail, Vacant
<b>West</b>	Preservation	A-E	Single Family Dwelling

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## **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:

### **FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT**

GOAL ONE: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

Objective 1.2: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.3: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Objective 1.9: Through the application of innovative land development regulations the County will support planned residential developments and mixed land use development techniques which include intensity and use characteristics designed to make these developments more livable and compatible with the natural environment.

Policy 3.2.3: Pinellas County shall continue to use a variety of methods for protecting the County's open space areas and natural resources (including wetlands) which include, but are not limited to, the acquisition of open space and environmentally sensitive areas, allowing the Transfer of Development Rights (TDRs), density averaging, and requiring upland buffers adjacent to wetlands and other natural environments identified by Pinellas County.

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## **COUNTY DEVELOPMENT REGULATIONS**

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

**PROPOSED BCC HEARING DATE:** August 21, 2018

**CORRESPONDENCE RECEIVED TO DATE:** 2 letters of opposition were received.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:** One person appeared in opposition.

**ATTACHMENTS: (Maps)**