



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: DVA-20-2

LPA Public Hearing: August 13, 2020

Applicant: Eric Moore

Representative: Todd Pressman

Subject Property: Approximately 5 acres located on the south side of Keystone Road approximately 1,960 feet east of East Lake Road in East Lake Tarpon.

PARCEL ID(S): 10/27/16/00000/430/0100



REQUEST:

First amendment to 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 an assisted living facility with up to 80 beds and a maximum height of 35 feet.

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 is consistent with the Pinellas County Comprehensive Plan and recommends approval of the request. (The vote 7-0, 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.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on March 9, 2020. The DRC Staff summary discussion and analysis follows:

The site of the five-year extension request for the previously approved Development Agreement under Case # Z/LU-13-6-15 is a five-acre vacant parcel located on the south side of Keystone Road approximately 0.4 mile east of East Lake Road and just west of Woodfield Boulevard in East Lake Tarpon.

Case # Z/LU-13-6-15 amended the Pinellas County Future Land Use Map (FLUM) on the subject property from Residential Rural (RR) to Institutional (I) and Preservation (P) and changed the Zoning Atlas from A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay to LI-W, Limited Institutional-Wellhead Protection Overlay and PC-W, Preservation/Conservation-Wellhead Protection Overlay. The associated Development Agreement allows for the development of a one-story assisted living facility (ALF) with up to 80 beds at a maximum height of 35 feet. It also disallows mental health and drug rehabilitation services. The applicant has stated that the Development Agreement was not acted upon within the previously-approved time frame due to economic conditions and other circumstances.

A large vacant property owned by the Pinellas County School Board separates the subject property from East Lake Road to the west. To the north across Keystone Road are large-lot single family homes and home sites. To the east is a vacant parcel with a water feature, beyond which is the entrance to the Woodfield subdivision and a fire station. To the south is a wetland preservation area owned by the Woodfield Community Association. The southern portion of the subject property contains approximately 0.92 acre of wetlands with ponds and cypress trees. This is the area that is designated as Preservation. Additional landscaping beyond what is normally mandated by the Land Development Code will be required along the site's road frontage due to Keystone Road's designation as a Scenic/Non-Commercial Corridor. The proposed ALF is expected to pose minimal impacts on the traffic carrying capacity of Keystone Road. A portion of the site is within the 100-year floodplain and access off of Keystone Road may impact the turning lane onto Woodfield Boulevard. These are issues that will be addressed during the site plan review phase of the project.

The subject property is located within the boundaries of the East Lake Tarpon Community Overlay as recognized by the Pinellas County Comprehensive Plan. The Overlay describes the community's desire to maintain its low-density residential character, expansive open spaces and limited commercial development. It is staff's opinion that the proposed development is compatible with the surrounding area and supportive of the residential community. The intensity and height limitations mandated by the Development Agreement limit the potential scale of the facility and the Preservation land use ensures a significant portion of the site will remain open space.

If the request for an additional five-year extension is approved, the Development Agreement will be valid until 2025.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Institutional & Preservation	LI	Vacant
Adjacent Properties:			
North	Residential Rural	R-A-W & RPD-W	Preservation Area & Drainage
East	Residential Rural	R-A-W	Drainage Pond
South	Residential Rural & Preservation	RPD-W	Preservation Area
West	Residential Rural	RPD-W	Vacant

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

- 1.2. Objective: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
- 1.2.3. Policy: 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.
- 1.22 Objective: The Board of County Commissioners will utilize a community overlay to define East Lake Tarpon as a cohesive community and their decisions will support the local vision, community character and natural environment. Small businesses support the residential character of the community. Maintaining the community's quality of life, low density residential character, and expansive open spaces is to be considered before any zoning changes or increased densities are considered.
- 1.22.3 Policy: All future development in East Lake Tarpon should be compatible with the community and fit within the community's characteristic land use types, density, height, and scale.
- 1.22.7 Policy: Land use, zoning, conditional use and project decisions by Pinellas County and other agencies will place a priority on the protection of natural land resources, lake and estuary habitats and dependent species.

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: October 20, 2020

CORRESPONDENCE RECEIVED TO DATE: One letter received in opposition.

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

ATTACHMENTS: (Maps)