



## LOCAL PLANNING AGENCY (LPA) STAFF REPORT

**Case Number:** Z/LU-21-10-19

**LPA Public Hearing:** October 10, 2019

**Applicant:** Hickory Point Land, LLC

**Representative:** Craig Taraszki, Esq.

**Subject Property:** Approximately 4.55 acres located on the south side of Anclote Road, 200 feet southeast of Wacassassa Street in unincorporated Tarpon Springs.



**PARCEL ID(S):** 02/27/15/000954/003/0010, 0020 & 0040

### REQUEST:

Future Land Use Map amendment from Residential Low (RL) to Commercial Recreation (CR) and a Zoning Atlas amendment from R-A (Residential Agriculture), R-E (Residential Estate) and R-4 (One, Two & Three Family Residential) to CR (Commercial Recreation) on approximately 4.55 acres located on the south side of Anclote Road approximately 200 feet southeast of Wacassassa Street near the northwest corner of Pinellas County. The request would allow for the expansion of the adjacent RV park to the southeast.

### LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The Local Planning Agency recommends approval of the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas based on the following findings of fact (6-0 vote, in favor):

- The request is consistent with the Pinellas County Comprehensive Plan.
- The proposal is compatible with the surrounding land uses and development pattern.

### PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed FLUM and Zoning Atlas amendments to the Pinellas County Board of County Commissioners.

## **SUMMARY REPORT**

The Development Review Committee (DRC) reviewed this application on September 9, 2019. The DRC Staff summary discussion and analysis follows:

The subject property consists of three parcels totaling approximately 4.55 acres on the south side of Anclote Road near the northwest corner of Pinellas County. It is on the north bank of the Anclote River in the unincorporated Tarpon Springs area. The property is currently vacant. It is designated entirely Residential Low (RL) on the Future Land Use Map (FLUM), which allows up to five residential units per acre, and is covered by three different residential zoning districts: R-A, Residential Agriculture, R-E, Residential Estate, and R-4, One, Two & Three Family Residential. There is also a 0.22-acre area in the southeast corner of the property that is zoned CR, Commercial Recreation. The applicants wish to expand their adjacent RV park onto the subject property, which will require changes to the FLUM and Zoning Atlas. They are proposing a FLUM amendment to Commercial Recreation (CR) and a zoning change to CR, Commercial Recreation for the entire upland area of the subject property. The CR designations are appropriate for RV parks and campgrounds, and allow for other recreation-based uses such as marinas. The CR designations permit up to 10 RV spaces per acre. Permanent residential use is not permitted.

### **Surrounding Uses**

The surrounding area on the north bank of the Anclote River is generally a mixture of residential, marina and other commercial recreation uses. The Hickory Point RV Park, owned by the applicants, is adjacent to the southeast, an equestrian center is to the northeast across Anclote Road, single family homes are to the northwest, and the Anclote River is to the southwest.

### **Transportation and Infrastructure Impacts**

Comparing the current development potential of the subject property with the potential use associated with the requested CR FLUM designation, the proposal could generate approximately 51 additional average daily vehicle trips on Anclote Road. In this location, the roadway is operating at a peak hour level of service (LOS) B with a volume to capacity (V/C) ratio of 0.138, and it is not considered deficient. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways.

The subject property is within the City of Tarpon Springs wastewater treatment and a private utility's water supply service areas, respectively. The proposal could increase demands on potable water supplies and wastewater treatment facilities by approximately 3,082 and 2,587 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 38 tons per year.

### **Conclusion**

The proposed CR FLUM and CR zoning categories are appropriate based on the subject property's proximity to other similar uses, general compatibility with the surrounding area and consistency with the Pinellas County Comprehensive Plan.

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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	R-E, R-A, R-4	Vacant
<b>Adjacent Properties:</b>			
<b>North</b>	Residential Low	R-4	Agriculture
<b>East</b>	Residential Estate & Resort Facilities Overlay/Permanent	CR	RV Park
<b>South</b>	Water	Water	Anclote River
<b>West</b>	Residential Low	R-4	Single-Family Homes

**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 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

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.

Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

**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:** November 12, 2019

**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)**