



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: FLU-22-07

LPA Public Hearing: January 11, 2023
February 8, 2023

Applicant: Ridgemoor Master Assn., Inc.

Representative: Alan Ruiz

Subject Property: Approximately 0.116 acres (5700 square feet) located 300 feet north of Ridgemoor Blvd. in East Lake.

Parcel ID(s): 26-27-16-00000-340-0100 (portion)



REQUEST:

A Future Land Use Map (FLUM) amendment from Recreation/Open Space (R/OS) to Transportation/Utility (T/U) on 0.116 acres (approximately 5,700 square feet) of property within the Ridgemoor Planned Development, in the East Lake Tarpon Community. More specifically, the property is located just west of Ridgemoor Drive N., approximately 300 feet north of Ridgemoor Boulevard, and approximately one mile east of East Lake Road. The applicant desires to construct a 150-foot monopole telecommunications tower on a portion of a 6.5-acre tract within Ridgemoor. The parent tract is currently designated as R/OS on the FLUM and has a zoning classification of RPD-W, Residential Planned Development. It is developed with recreation uses, including tennis courts, a basketball court, playground equipment, and associated parking. A telecommunications tower is permitted by zoning; however, at 150 feet in height, it will require a Type-2 Use approval.

While a telecommunications tower is permissible under the current zoning, the R/OS land use designation does not permit telecommunication towers. Thus, the applicant seeks a FLUM amendment to T/U for just the area of the parent tract proposed for the tower, tower enclosure, and utility access easement (i.e., 0.116 acres). To note, recreation uses are also permitted under the T/U land use designation. A change in land use does not guarantee construction of the use as proposed. Per the County's Land Development Code (LDC), a 150-foot telecommunications tower requires a Type-2 Use approval by the Board of Adjustment, subsequent to a public hearing.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed Future Land Use Map amendment is **consistent** with the Pinellas County Comprehensive Plan and recommends **approval** by the Board of County Commissioners. (The vote was 6-0, in favor.)

PLANNING STAFF RECOMMENDATION:

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

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on November 14, 2022. The DRC Staff summary discussion and analysis follows:

The subject property is part of a 6.5-acre tract along the west side of Ridgemoor Drive N, within the Ridgemoor Planned Development, in the East Lake Tarpon Community. It is currently developed with recreation uses and functions as a neighborhood park to the Ridgemoor community. The tract includes wetlands and forested area adjacent to the recreation uses and extending beyond the limits of the property. Clusters of residential uses including single family attached and detached units of varying size are scattered throughout the vicinity. Approximately one mile west of the property is a commercial/retail community center at the intersection of Ridgemoor Boulevard and East Lake Road.

The applicant desires to construct a 150-foot monopole telecommunications tower near the south end of the 6.5-acre parent tract. The tower, tower enclosure, and utility access easement would occupy 0.116 acres (approximately 5,700 square feet) of the overall tract. The current R/OS land use designation does not permit telecommunications towers; thus, the applicant seeks a land use change for the 0.116-acre area to T/U, which permits telecommunication towers as well as recreation uses. Note, the placement of the tower and associated infrastructure would not physically impact the current layout of the existing park facilities.

The subject property is zoned RPD-W. While a telecommunications tower is generally permissible, the proposed 150-foot height of the tower requires approval as a Type-2 Use, requiring a public hearing and decision before the County's Board of Adjustment subsequent to the land use change.

Surrounding Use Character and Designations

The subject property is located within the Ridgemoor Planned Development community, consisting of an assortment of residential housing types and recreation uses east of East Lake Road. Ridgemoor is part of the East Lake Tarpon Community Overlay as recognized by the Pinellas County Comprehensive Plan and identified on the FLUM. 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 requested FLUM amendment is in keeping with the parameters of the Overlay as the community's low residential density remains unimpacted.

The subject property is part of a neighborhood park and playground mostly surrounded by wetlands and dense tree stands, amongst clusters of residential dwelling units of varying types and sizes. A community commercial/retail center exists approximately one mile directly west at the Ridgemoor Boulevard/East Lake Road intersection. Land use designations surrounding the property consist of Preservation (P) and Residential Suburban (RS). All surrounding zoning is classified as RPD-W.

Transportation

The subject property is part of a neighborhood park and playground deep within the Ridgemoor community. The park includes a parking lot that can accommodate approximately 20 parked automobiles, more than sufficient to meet the park's demand. Traffic generated by the park is almost

entirely captured internally from residents within Ridgemoor. The desired use under the requested land use change does not typically generate an Average Annual Daily Traffic (AADT) rate nor a PM, Peak Hour traffic rate. Traffic impacts to this regard are anticipated to be null.

Flood Risk

The subject property includes and is adjacent to designated wetland area. The area subject to the land use change proposal is outside of this wetland area.

Conclusion

The DRC is of the opinion that the proposed FLUM amendment is appropriate. Potential impacts to surrounding properties are minimal and the proposal is consistent with the Pinellas County Comprehensive Plan and the East Lake Tarpon Community Overlay.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Recreation/Open Space	RPD-W	Recreation
Adjacent Properties:			
North	Recreation/Open Space	RPD-W	Recreation
East	Recreation/Open Space	RPD-W	Recreation
South	Recreation/Open Space	RPD-W	Recreation
West	Recreation/Open Space	RPD-W	Recreation

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

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

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

- Goal 1: 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.
- Objective 1.22 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.
- Policy 1.22.1 Land use, zoning and conditional use decisions by Pinellas County that affect properties in East Lake Tarpon should be compatible with the established residential development pattern and passive recreation areas, allow for recreational boating, fishing and water activities consistent with the character of East Lake Tarpon, and/or enhance the viability of local businesses that serve the community.

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: March 28, 2023

CORRESPONDENCE RECEIVED TO DATE: No written correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: At the February 8, 2023, LPA hearing, one member of the public appeared requesting clarification on the request and additional information.

ATTACHMENTS: (Maps)