



Pinellas County

Staff Report

File #: 15-186, **Version:** 1

Subject:

Case No. Q Z/LU-18-9-15 (Pinellas County, C1 Bank and Pinellas County Surplus Land Trust-Bayside, Pinellas Community Housing FDTN Inc., TRE)

A request for a land use change from Residential Low Medium to Residential Low (11.8 acres) and a zoning change from RPD-10, Residential Planned Development, 10 units per acre & RPD-5, Residential Planned Development, 5 units per acre to A-E, Agricultural Estate Residential (3.8 acres), R-2, Single Family Residential 7,500 sq. ft. minimum (3.9 acres), R-3, Single Family Residential 6,000 sq. ft. minimum (2.8 acres) & RPD-5, Residential Planned Development, 5 units per acre (7.2 acres); retaining RPD-5 on 1.5 acres on approximately 19.2 acres located at the northern terminus of 49th Street North, being west of the western terminus of 164th Avenue North in the unincorporated area of Largo.

Recommended Action

Case No. Z/LU-18-9-15: adoption of a resolution approving the application of Pinellas County, C1 Bank and Pinellas County Surplus Land Trust-Bayside Pinellas Community Housing FDTN Inc., TRE through Pinellas County Planning Director, Representative for change of zoning from RPD-10, Residential Planned Development, 10 units per acre & RPD-5, Residential Planned Development, 5 units per acre to A-E, Agricultural Estate Residential (3.8 acres), R-2, Single Family Residential (3.9 acres), R-3, Single Family Residential (2.8 acres) & RPD-5, Residential Planned Development, 5 units per acre (7.2 acres); retaining RPD-5 on 1.5 acres, and repealing Pinellas County Resolution No. 15-47; and the transmittal of an ordinance to the State Land Planning Agency for a change in land use designation from Residential Low Medium to Residential Low (11.8 acres) regarding approximately 19.2 acres located at the northern terminus of 49th Street North, being west of the western terminus of 164th Avenue North in the unincorporated area of Largo.

Strategic Plan:

Deliver First Class Services to the Public and Our Customers

5.2 Be responsible stewards of the public's resources.

Summary:

The subject area consists of five separate parcels, three owned by Pinellas County and two by C-1 Bank. It is the location of the defunct Bayside Apartment Homes and Bayside Reserves project approved by the Board of County Commissioners (Board) in 2008. The associated Development Agreement stipulated that the properties revert back to their previous future land use and zoning designations if the project does not commence within five years. This request is to fulfill that provision of the Agreement.

The Board heard a similar request regarding the same properties at their May 19, 2015 public hearing. In that previous case, staff recommended the land use and zoning designations revert back to those existing prior to the 2008 amendments with the exception of RPD-5 zoning replacing what

was previously zoned R-2, Single Family Residential (7,500 sq ft minimum) and R-3, Single Family Residential (6,000 sq ft minimum) on the two bank-owned parcels. Staff recommended the RPD district because it allows greater site development flexibility that could help reduce potential impacts to environmentally-sensitive areas. The Board, however, determined that the land use and zoning designations should revert fully back to those that were pre-existing, as previously agreed upon via the Development Agreement. The Board split the proposal into two parts based upon ownership, the County-owned portion and the Bank-owned portion, with the intent that the County portion move forward through the amendment process while the Bank portion restart the amendment process with the original R-2 and R-3 designations as part of a new application.

On May 19th, the Board adopted the land use and zoning amendments for the County-owned portion, but because the Future Land Use Map (FLUM) amendment is considered to be large-scale (10 acres or greater), the proposal should have been transmitted to the State Land Planning Agency and distributed for state and regional agency review prior to its adoption. The land use amendment, therefore, could not be transmitted for review as required since it had already been adopted. Because of this, and for simplification purposes, the County portion has been recombined with the Bank portion and the process restarted. The Board is being requested to approve the rezoning for both the County-owned properties and the Bank-owned properties, and to rescind Zoning Resolution No. 15-47, which the Board adopted on May 19th for just the County-owned properties. When the Board takes final action on the proposed FLUM amendment after receiving comments from the State Land Planning Agency, that action would include the rescission of County Ordinance No. 15-22, which the Board adopted on May 19th for just the County-owned properties.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of all components of the request during their September 10, 2015 public hearing (6-0 vote).

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

N/A