



City of Largo Agenda Item 17

Meeting Date
08/07/18

Presenter: Carol Stricklin, AICP

Department: CD – Community Development

TITLE:

AUTHORIZATION TO NEGOTIATE A DEVELOPMENT AGREEMENT WITH HUPP RETAIL EAST BAY LLC FOR PROPERTY LOCATED SOUTH OF EAST BAY DRIVE, EAST OF HIGHLAND AVENUE

The applicant, Hupp Retail East Bay LLC, has requested to negotiate a Development Agreement (DA) for vacant property located south of East Bay Drive, East of Highland Avenue, located behind the Racetrac gas station. The 5.62 acre property has Future Land Use designation of Recreation/Open Space (R/OS). The applicant is proposing to amend the Future Land Use Map (FLUM) to Industrial Limited (IL) for development of a self-storage facility. The proposed DA would limit the use of the property to self-storage and provide for site design, buffer, and architectural treatments.

The development history of the property includes a previous request to negotiate a development agreement with Hupp Retail East Bay, LLC and Hancock Properties, Inc. for the development of self-storage with outdoor vehicle storage, warehouse and/or wholesale business on the property. The City Commission disapproved the request on February 2, 2016. The applicant proceeded with a FLUM amendment for the property to IL, which was denied on first reading in November 2016. The current proposal for a DA would limit use of the property to self-storage and would not include the warehouse or wholesale uses previously proposed. The ability to include outdoor storage as part of the current proposal for a self storage facility would be subject to the negotiations of the DA.

Staff is requesting City Commission authorization to negotiate a DA with the applicant. If authorized to negotiate a DA, staff will bring back the proposed terms and conditions to the City Commission for consideration at a future meeting.

Budgeted Amount: \$0.00 Budget Page No(s): NA Available Amount: \$0.00 Expenditure Amount: \$0.00

Additional Budgetary Information: Not applicable

Funding Source(s): NA Sufficient Funds Available: Yes No Budget Amendment Required: Yes No Source: N/A

City Attorney Reviewed: Yes No N/A Advisory Board Recommendation: For Against N/A Consistent With: Yes No N/A Strategic Plan

Potential Motion/Direction Requested: I MOVE TO AUTHORIZE/NOT AUTHORIZE THE DEVELOPMENT CONTROLS OFFICER TO NEGOTIATE A DEVELOPMENT AGREEMENT WITH HUPP RETAIL EAST BAY LLC.

Staff Contact: Rick Perez, AICP, Planning Manager 587-6749, x 7350 rperez@largo.com

Attachments: Letter dated July 16, 2018 from Hill, Ward, Henderson



July 16, 2018

Via email: cstrickl@largo.com

Ms. Carol Stricklin, AICP
Community Development Director
City of Largo Community Development
201 Highland Avenue NE
Largo, FL 33770

RE: Hupp Retail East Bay, LLC (“Applicant”) – Request to Negotiate Development Agreement for the Property located south of East Bay Drive, East of Highland Avenue

Dear Ms. Stricklin:

This firm represents the Applicant. We respectfully request the City to authorize negotiations for a development agreement for parcel 35-29-15-73428-000-0020.

Pursuant to section 4.6.4 of the Comprehensive Development Code, the Applicant requests approval to negotiate a development agreement that will:

1. Amend the future land use map from Recreation/Open Space to Industrial Limited (IL)
2. Limit the use of the IL property for the development of self-storage.
3. Negotiate appropriate site design, buffer and architectural treatments.

Please advise as to the date the City Commission will hear this request to authorize the negotiation of this agreement. As always, I look forward to working with you and your staff through this process.

Sincerely,

Katherine E. Cole, Esq.