



## LOCAL PLANNING AGENCY (LPA) STAFF REPORT

**Case Number:** ZON-23-10

**LPA Public Hearing:** February 14, 2024

**Applicant:** Storage at Anclote, LLC

**Representative:** Donn Sharpe

**Subject Property:** Approximately 0.37 acre located at the northeast corner of Anclote Road and North Bend Drive in unincorporated Tarpon Springs



**Parcel ID(s):** 02-27-15-00000-410-0200

### **REQUEST:**

A Zoning Atlas amendment from R-A, Residential Agriculture to E-1, Employment-1 on approximately 0.37 acre located at the northeast corner of Anclote Road and North Bend Drive in unincorporated Tarpon Springs. The proposed use is for boat storage.

### **LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:**

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

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### **SUMMARY REPORT**

The Development Review Committee (DRC) reviewed this application on January 8, 2024. The DRC Staff summary discussion and analysis follows:

The subject property is approximately 0.37 acres in size, located at the northeast corner of Anclote Road and North Bend Drive in unincorporated Tarpon Springs. The property is designated as Employment (E) on the Future Land Use Map (FLUM). The site is zoned R-A, Residential Agriculture, which allows for single-family detached residential homes and certain agricultural uses. The site is currently vacant and the applicant wishes to utilize the site for outdoor boat storage. The existing R-A zoning, however, does not allow non-residential uses and requires a minimum lot size of 2 acres, which the parcel currently doesn't have. The proposed zoning amendment to E-1, would allow the outdoor storage and other non-residential uses and would be considered more consistent with the sites existing E FLUM category. The proposed change to E-1 would also allow a broader range of uses, that are consistent with the surrounding non-residential uses along Anclote Road and North Bend Drive.

The subject property is considered an enclave and is surrounded by the City of Tarpon Springs jurisdiction. To the immediate north of the subject parcel is a platted warehouse office park, and directly to the immediate south are two waterfront marinas. To the west and east of the property are vacant property's that are under different ownerships.

The DRC staff believes that the proposed Zoning Atlas amendment is appropriate for the subject property and the request is compatible with the surrounding development pattern and with the E FLUM category. In general, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

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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>	Employment	R-A	Vacant
<b>Adjacent Properties:</b>			
<b>North</b>	City of Tarpon Springs	N/A	Vacant
<b>East</b>	City of Tarpon Springs	N/A	Vacant
<b>South</b>	City of Tarpon Springs	N/A	Marina
<b>West</b>	City of Tarpon Springs	N/A	Vacant

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### **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 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.

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### **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 26,2024

**CORRESPONDENCE RECEIVED TO DATE:** No correspondence received.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:** No one appeared.

**ATTACHMENTS: (Maps)**