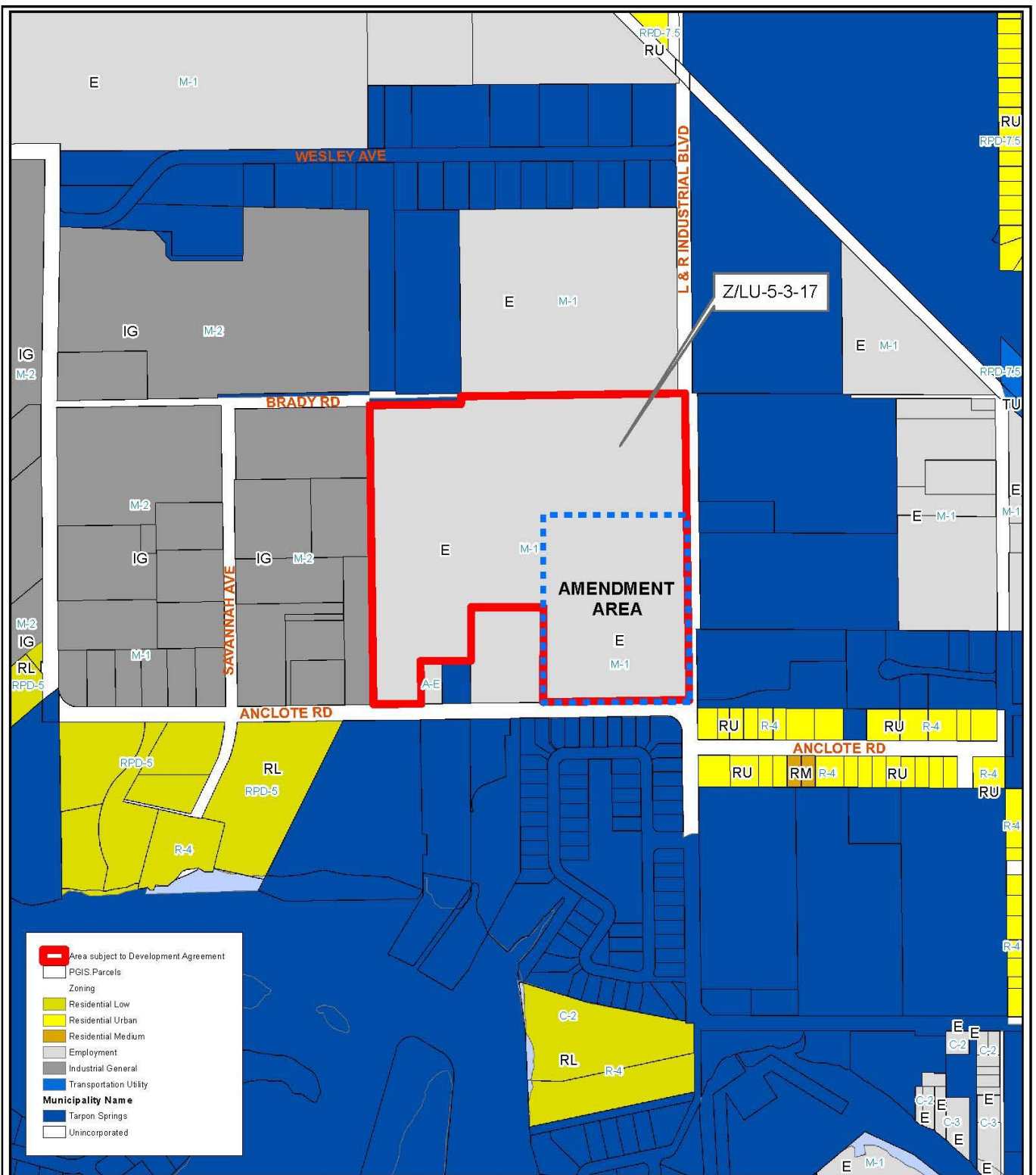


Proposed Amendments to the Pinellas County Future Land Use Map and Zoning Atlas (Z/LU-5-3-17)

Board of County Commissioners
April 25, 2017

Request

- Subject area
 - Approximately 36.09 acres
 - 500 Anclothe Road in Tarpons Springs area
- Zoning Atlas Amendment (11.23 acres)
 - From: M-1, Light Manufacturing & Industry
 - To: R-5, Urban Residential
- FLUM Amendment (11.23 acres)
 - From: Employment (E)
 - To: Residential Low (RL) (5 units per acre)
- Development Agreement
 - Ensures 24.86 acres remains Employment
 - Residential-Industrial structure separation
 - Requires employment infrastructure
- Existing use: Vacant
- Proposed use: Employment/Residential mix



Z/LU-5-3-17
CURRENT FUTURE
LAND USE & ZONING

Zoning From: M-1, Light Manufacturing & Industry (11.23 acres)
 To: R-5, Urban Residential (11.23 acres)
Land Use From: Employment (11.23 acres)
 To: Residential Low (11.23 acres)
 Development Agreement limiting industrial portion of property (24.86 acres) to Employment FLUM uses, as well as other requirements and limitations (see staff report for details)



02/27/15/90810/000/0010

Prepared by: Pinellas County Planning Department



Date: 1/30/2017

1 inch = 0.1 miles



 Area subject to Development Agreement

Z/LU-5-3-17

AERIAL MAP

Zoning

From: M-1, Light Manufacturing & Industry (11.23 acres)
 To: R-5, Urban Residential (11.23 acres)

Land Use

From: Employment (11.23 acres)
 To: Residential Low (11.23 acres)

Development Agreement limiting industrial portion of property (24.86 acres) to Employment FLUM uses, as well as other requirements and limitations (see staff report for details)



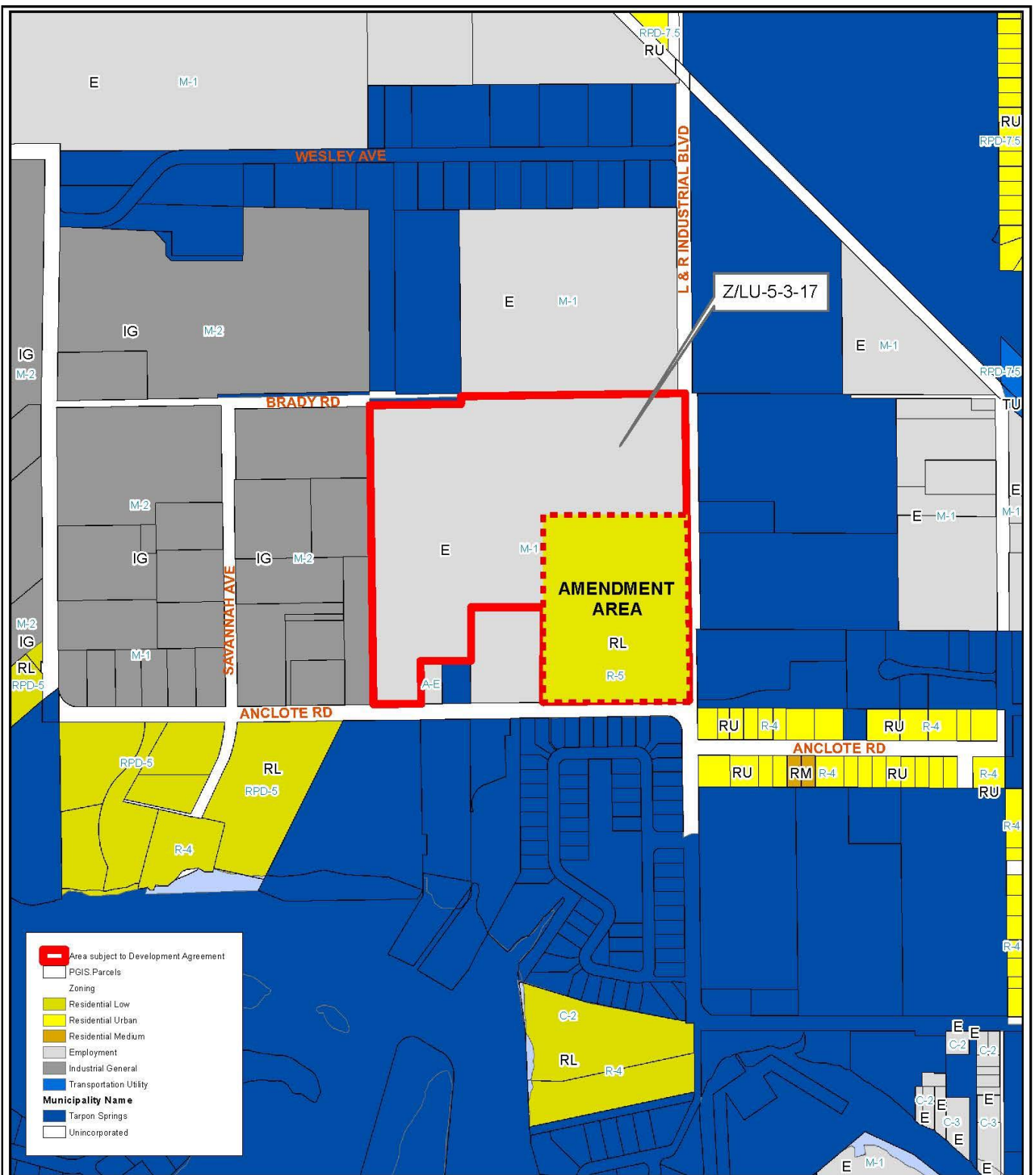
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Z/LU-5-3-17

AMENDMENT AREA

RL
R-5

Area subject to Development Agreement

PGIS Parcels

Zoning

- Residential Low
- Residential Urban
- Residential Medium
- Employment
- Industrial General
- Transportation Utility

Municipality Name

- Tarpon Springs
- Unincorporated

Z/LU-5-3-17
PROPOSED FUTURE
LAND USE & ZONING

Zoning From: M-1, Light Manufacturing & Industry (11.23 acres)
 To: R-5, Urban Residential (11.23 acres)

Land Use From: Employment (11.23 acres)
 To: Residential Low (11.23 acres)

Development Agreement limiting industrial portion of property (24.86 acres) to Employment FLUM uses, as well as other requirements and limitations (see staff report for details)



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Looking west along Anclothe Road



Looking north along L & R
Industrial Boulevard



Conversion of Industrial Land

- The Comprehensive Plan contains specific criteria to evaluate potential amendments of Industrial (Employment) designations:
 - Site Characteristics
 - Locational Characteristics
 - Transportation and Infrastructure Features
 - Unique Features
 - Contribution to the Economy
 - Redevelopment Plans
 - Related Comprehensive Plan Policies

Conversion of Industrial Land

- Amendment area could support employment opportunities, but remains vacant and unutilized
 - Minimal known site constraints
 - Separation from arterial roads and the configuration of the local roadway network are potential factors as to why the property remains undeveloped
 - On a two-lane collector road
 - 0.75 mile to Alt US-19; 1.85 miles to US-19
 - Relative isolation deterrent to targeted employers
- Proposal furthers Comprehensive Plan policies that encourage employment close to housing and balancing the number of jobs with the number of housing units in different areas of the County

PRC Staff Findings

- Proposed amendments are appropriate
 - Intent is to provide a catalyst for the development of a property that has remained unutilized for decades
 - Development Agreement will ensure the majority of the subject property remains dedicated to employment-based uses
 - Consistent with the Comprehensive Plan's support for providing opportunities where jobs are located close to housing so that residents can work close to home
- The County's Economic Development Department, the City of Tarpon Springs and Forward Pinellas staff have indicated support for the proposal

PRC Staff Recommendation

- Staff recommends approval of the proposed land use change, zoning amendment & development agreement
- Local Planning Agency:
 - Recommended Approval (5-0 vote)
 - Added requirement that developer substantially complete certain infrastructure on part of the employment portion prior to issuance of certificates of occupancy on residential portion.