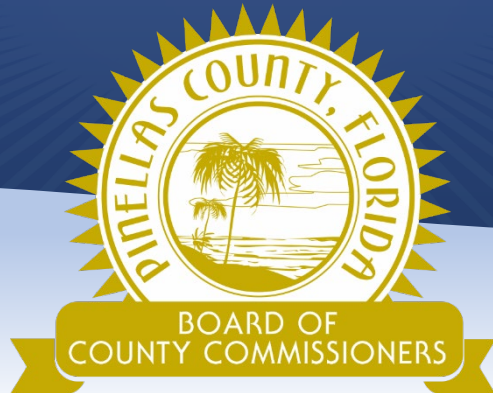


# Storage at Anclote, LLC

Case #ZON-23-10

March 26, 2024



**Our Vision:**  
To Be the Standard for  
Public Service in America.

# Request



## Subject Property

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

## Zoning Atlas

**From: R-A (Residential Agriculture)**

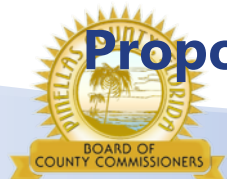
**To: E-1 (Employment-1)**

## Future Land Use (no change)

**Employment**

**Existing Use: Vacant**

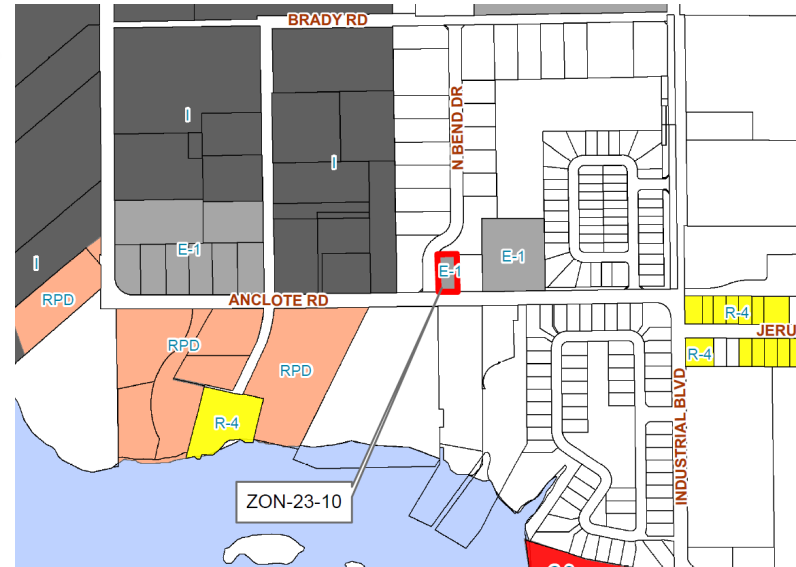
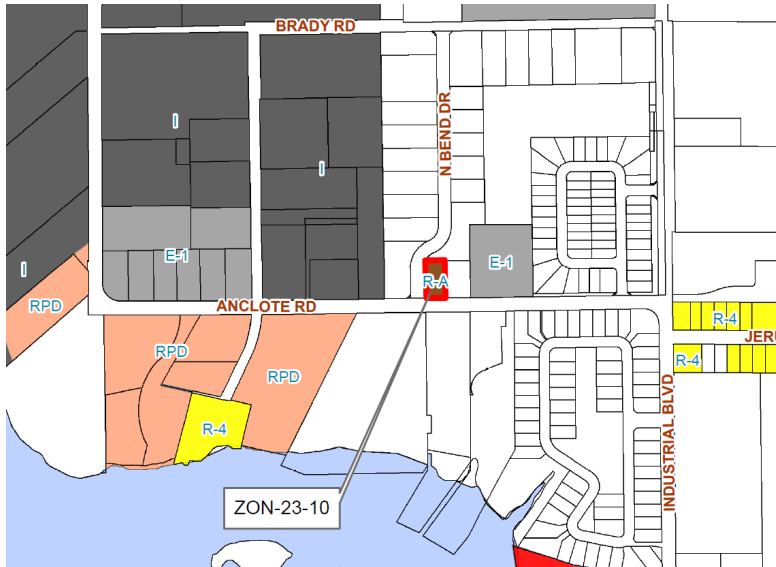
**Proposed Use: Boat Storage**



# Location



# Zoning: From R-A to E-1



- Parcels
- AL
- C-1
- C-1-OO
- C-1-H
- C-2
- C-2-H
- CR
- E-1
- E-2
- GO
- I
- LO
- P-C
- R-1
- R-2
- R-3
- R-3-H
- R-4
- R-A
- RM
- RPD
- UZ
- Zoning - Label Only
- Pinellas County



# Site Photos



**Looking at subject property from  
Anclore Road (north)**

# Site Photos



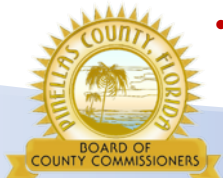
warehouse office park (North)



Marina (South)

# Additional Information

- The site is vacant.
- The existing R-A zoning does not allow non-residential uses and requires a minimum lot size of 2 acres, which the site doesn't have.
- The proposed zoning amendment to E-1, would allow the outdoor storage and other non-residential uses, and would be considered consistent with the sites existing Employment FLUM category.
- The proposed change to E-1 allows a broader range of uses, that are consistent with the surrounding non-residential uses along Ancloste Road and North Bend Drive.
- **Future Land Use would remain the same, Employment (E)**
  - **Allows outdoor storage and other non-residential uses**
  - **Max floor area ratio (FAR) is 0.65.**
  - **Max impervious surface ratio (ISR) is 0.85.**





# Recommendation



## Proposed Zoning Atlas change

- **Surrounding area has a wide range of uses that support the proposed use and zoning**
- **Corrects an inconsistency between the zoning district and FLUM category**
- **Existing Employment FLUM category supports the proposed use**
- **Consistent with the Comprehensive Plan**

**Development Review Committee recommends Approval**

**Local Planning Agency – Recommended Approval (6-0 vote)**

