



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

# Countywide Planning Authority Regular Countywide Plan Map Amendment

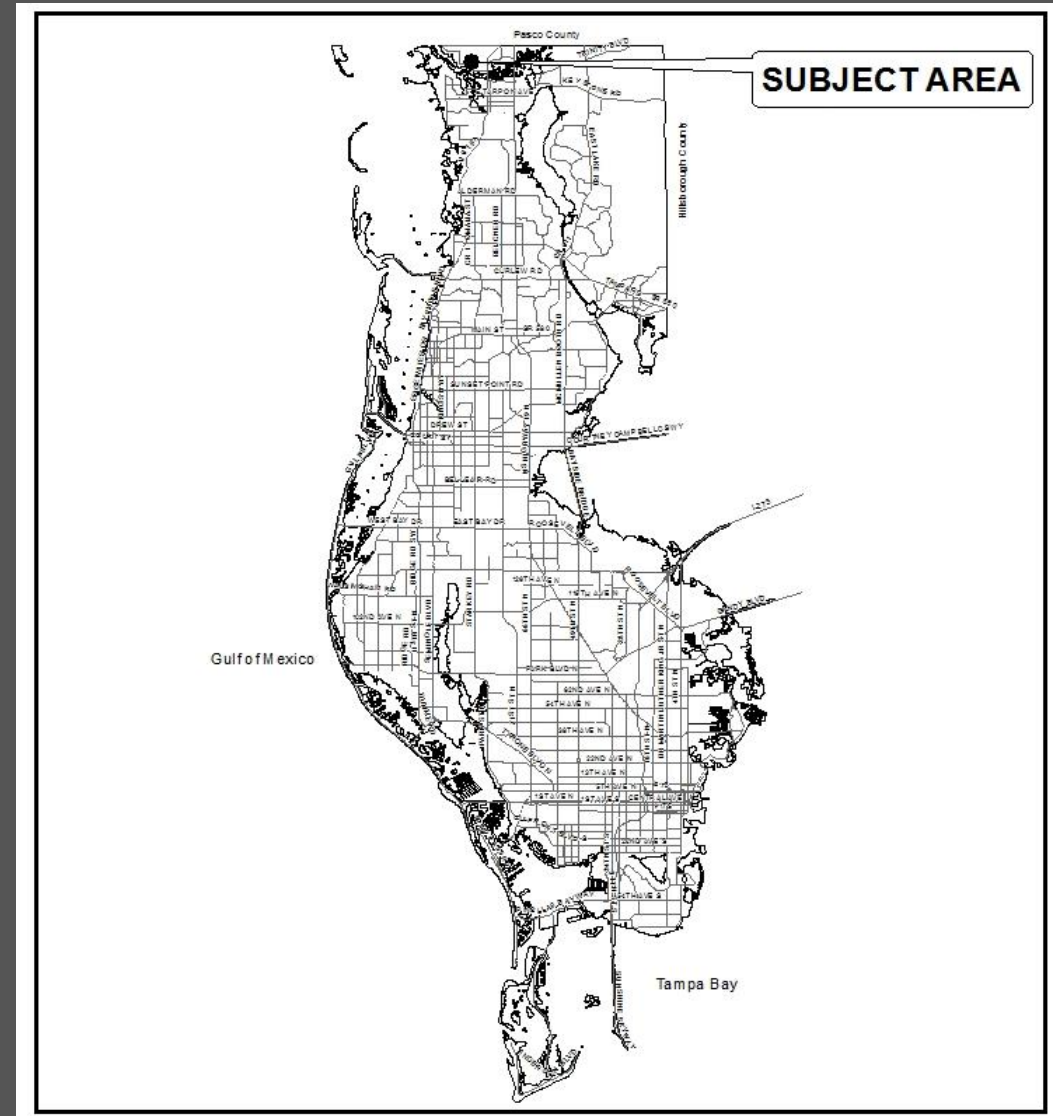
Case CW17-4

Unincorporated Pinellas County

July 18, 2017

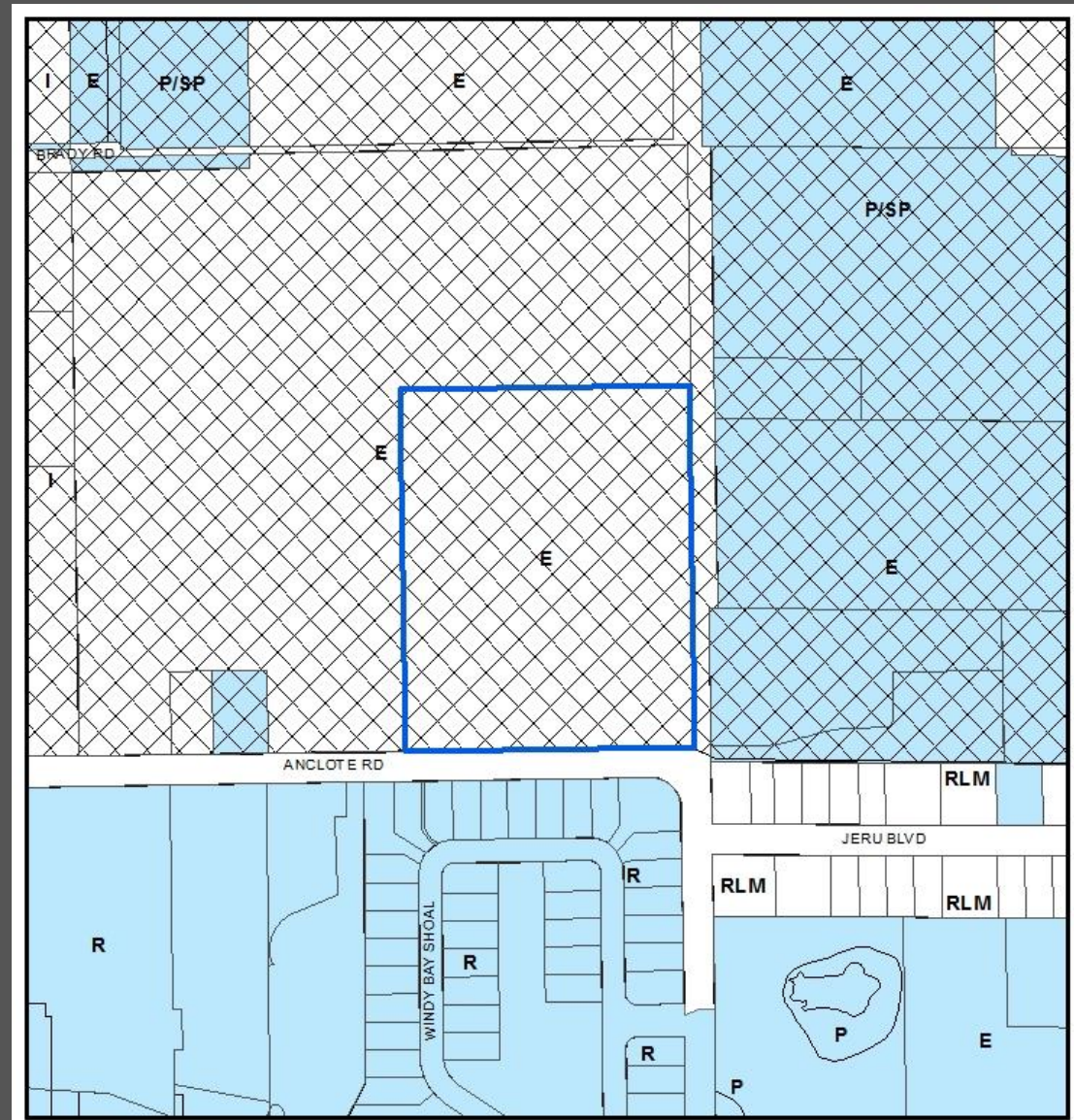
# General Location

- LOCATION: 500 Anclore Road
- SIZE: 11.2 acres m.o.l.  
(36.09 total acres with development agreement)
- EXISTING USES: vacant



# Jurisdiction

- Amendment area is located in unincorporated Pinellas County
- Adjacent to the City of Tarpon Springs to the south, east and north





# Area Characteristics

- Surrounding uses are vacant to the north, industrial to the east and west, and residential to the south





# Looking west to the subject property





# Employment use west of the subject property





# Single family neighborhood south of the subject property





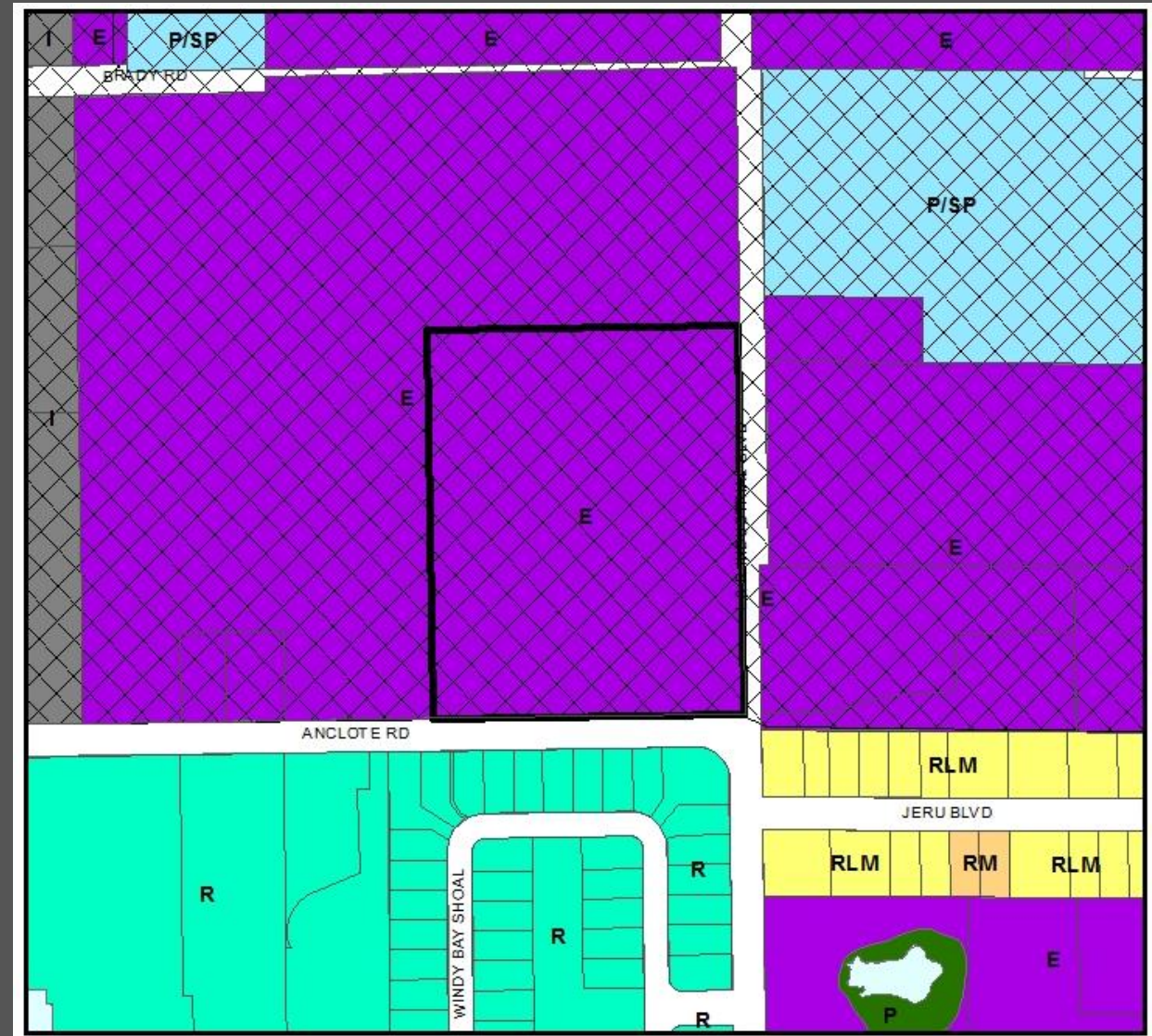
# Marina to the southwest of the subject property





# Current Categories

- Currently categorized as Employment and Target Employment Center





# Proposed Categories

- This amendment seeks to change the category from Employment and Target Employment Center to Residential Low Medium (RLM)





# Findings

- This amendment could serve as a catalyst for residential (workforce housing) and employment uses in this area
- The intent of this request is to facilitate a live-work project where residents can live in close proximity to their places of employment
- The development agreement ensures that the majority of the property will remain dedicated to employment-based uses and commits the developer to making approximately 24 acres of land “pad-ready” for development (Anclote Industrial Park example - 260,000 square feet of employment & industrial uses) prior to the issuance of any Certificates of Occupancy for the residential units
- Pinellas County’s Economic Development Department has reviewed and supports the requested amendment - “Approve & Improve”





# Recommendation

- Reviewed the request against a balancing of the conversion criteria for Employment, Industrial or Activity Center Designated Land and determined this amendment Consistent with the Countywide Rules and
  - Consistent with the utilization of this category; and
  - Will not significantly impact other Countywide Considerations.
- Staff recommends approval

