

**June 14, 2017**

**5D1. Case CW 17- 4 – Pinellas County**



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**SUMMARY**

From: Employment and Target Employment Center  
To: Residential Low Medium  
Area: 11.2 acres m.o.l.  
Location: 500 Anclote Road

This proposed amendment is submitted by Pinellas County and seeks to amend a property totaling approximately 11.2 acres from Employment (used to depict areas that are developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts) and Target Employment Center (an overlay used to depict those areas of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance) to Residential Low Medium (used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre).

The subject property is vacant. The proposed use is for a residential subdivision. The subject property is part of a larger 36.09 acre parcel that will have a development agreement in place with the intent of providing a live-work opportunity. The other 24.86 acres of the parcel will remain as Employment with the Target Employment Center overlay. Pinellas County Economic Development is in support of the project based on the development agreement requirements. If approved, this amendment will be consistent with the Pinellas County Comprehensive Plan.

**FINDINGS**

Staff submits the following findings in support of the recommendation for approval:

- A. The Residential Low Medium category recognizes the proposed use of the site, and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

**LIST OF MAPS & ATTACHMENTS:**

Map 1      Locator Map  
Map 2      Site Map  
Map 3      Aerial Map  
Map 4      Current Countywide Plan Map  
Map 5      Proposed Countywide Plan Map  
Map 6      Coastal High Hazard Area Map

Attachment 1 Forward Pinellas Staff Analysis

**MEETING DATES:**

Planners Advisory Committee, June 5, 2017 at 1:30 p.m.  
Forward Pinellas, June 14, 2017 at 1:00 p.m.  
Countywide Planning Authority, July 18, 2017 at 6:00 p.m.

**ACTION:** The PAC is required to make a recommendation to Forward Pinellas, in its role as the Pinellas Planning Council, to recommend approval or denial of the requested amendment.

**STAFF RECOMMENDATION:** The staff recommends to the board that it recommend approval of the requested amendment.

**ADVISORY COMMITTEE RECOMMENDATION(S):** The Planners Advisory Committee met on June 5, 2017 and voted 12-0 to approve this amendment.

**FORWARD PINELLAS BOARD RECOMMENDATION:** The Board met on June 14, 2017 and voted 13-0 to recommend approval of this amendment.