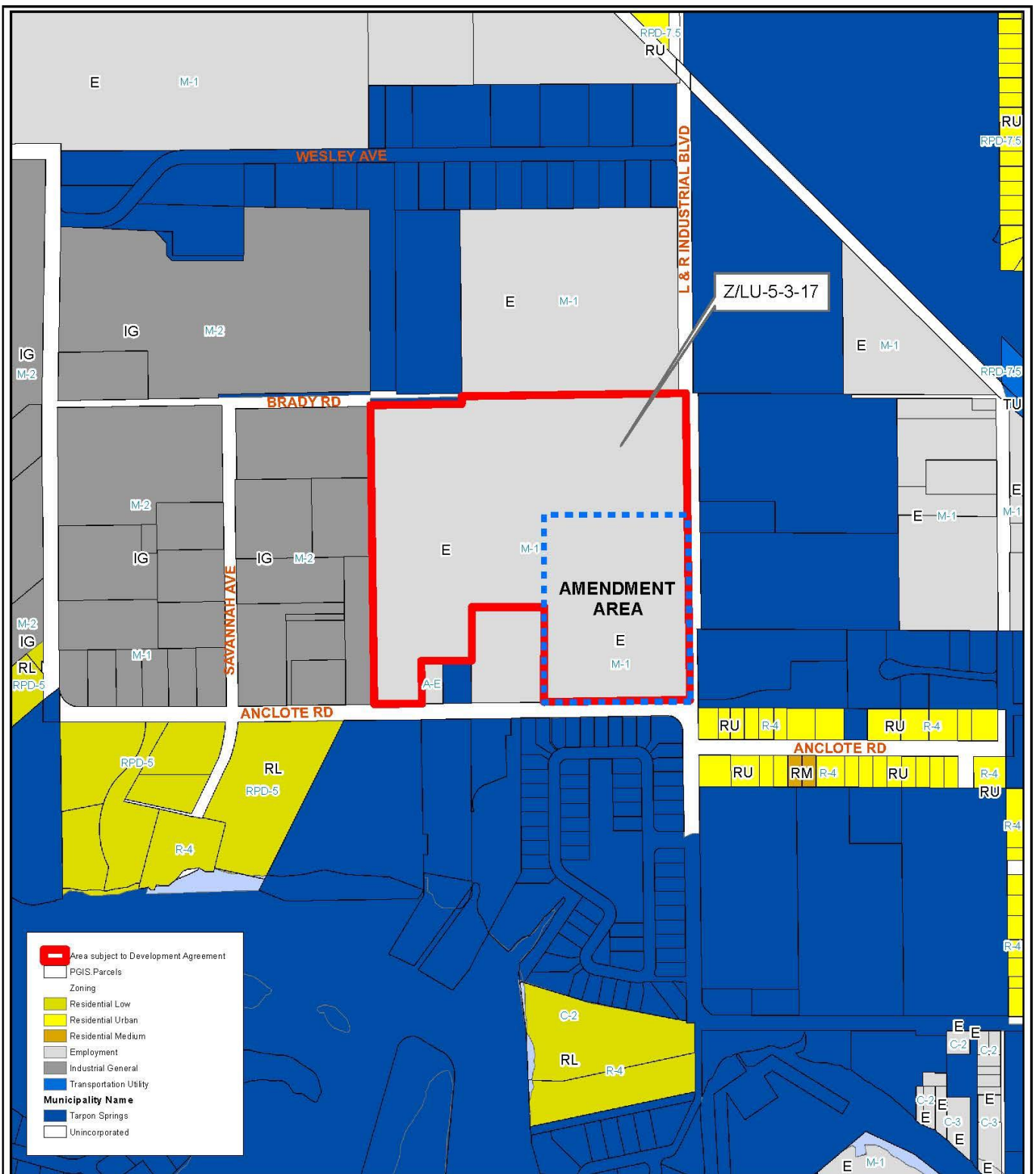


Proposed Amendments to the Pinellas County Future Land Use Map and Zoning Atlas (Z/LU-5-3-17)

Board of County Commissioners
July 18, 2017

Request

- Subject area
 - Approximately 36.09 acres
 - 500 Anclothe Road in Tarpon Springs area
- Existing use: Vacant
- Proposed use: Employment/Residential mix
- 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



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



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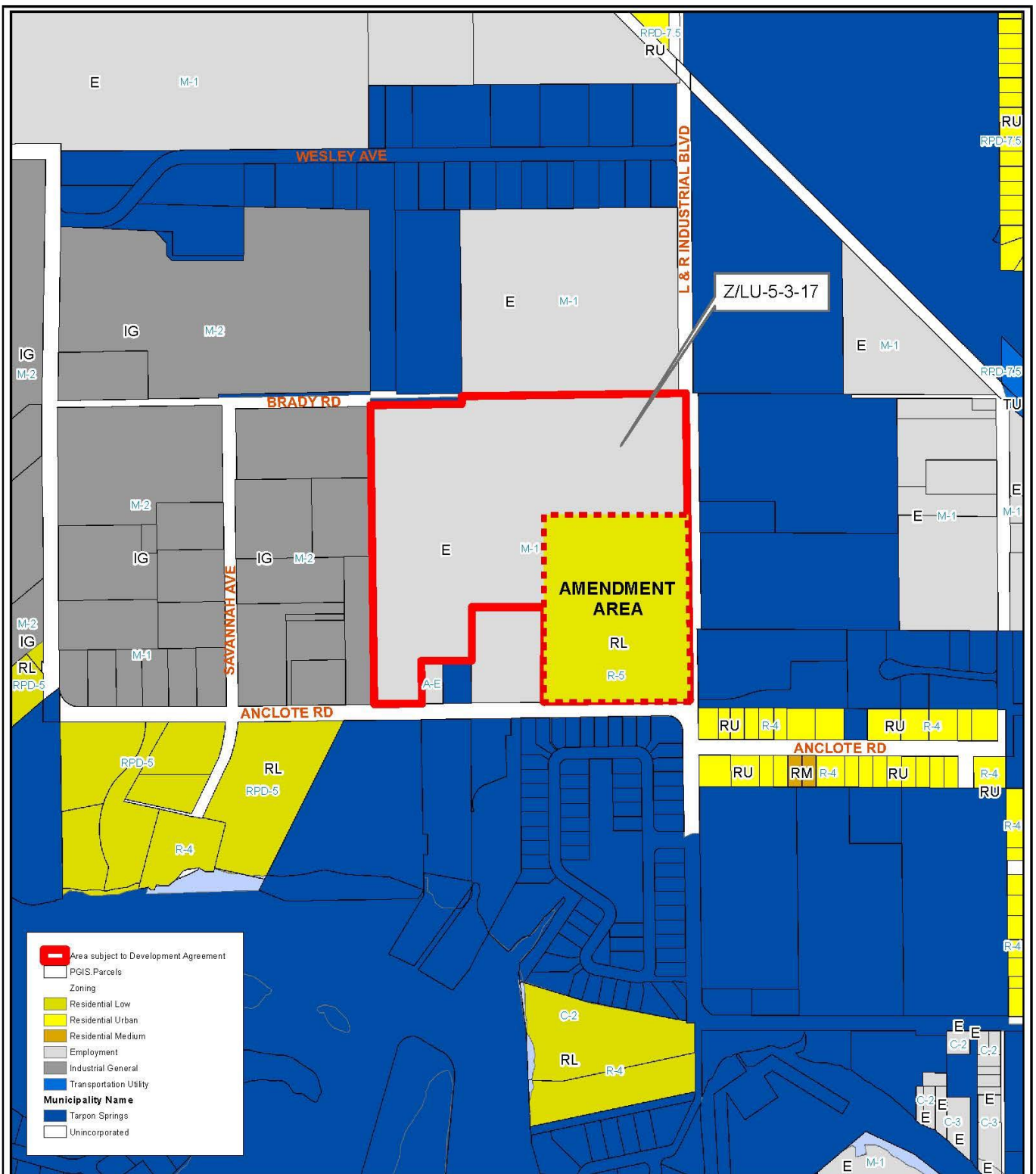
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Z/LU-5-3-17 **PROPOSED FUTURE** **LAND USE & ZONING**

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)
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Looking west along Anclore 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** — minimal known constraints
 - **Locational Characteristics** — NW corner of the County somewhat isolated from population centers
 - **Transportation & Infrastructure** — on a 2-lane winding road away from arterials and air transportation
 - **Unique Features** — none
 - **Contribution to the Economy** — none currently
 - **Redevelopment Plans** — no special area plan
 - **Related Comprehensive Plan Policies** — proposal could enhance live/work opportunities

Industrial Conversion Summary

- Amendment area could support employment opportunities, but remains vacant and unutilized (M-1 since 1982)
 - Minimal known site constraints
 - Separation from arterial roads and the configuration of the local roadway network are potential factors
 - On a winding 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 ensures that over two-thirds of the subject property remains dedicated to employment-based uses
 - Consistent with the Comprehensive Plan's support for providing opportunities where 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 the developer substantially complete certain infrastructure on part of the employment portion prior to issuance of certificates of occupancy on the residential portion.
- Large scale FLUM amendment (> 10 acres)
 - Board authorized transmittal to state and regional review agencies on April 25, 2017
 - Agencies indicated no objections