



# Pinellas County

## Staff Report

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File #: 24-0257A, Version: 1

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### **Subject:**

Case No. ZON-23-10 (Storage at Anclote, LLC)

A request for a zoning change from R-A, Residential Agriculture to E-1, Employment-1 on approximately 0.37 acre located at the northeast corner of Anclote Road and North Bend Drive in unincorporated Tarpon Springs. (Quasi-Judicial)

### **Recommended Action:**

Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-23-10 is recommended for approval:

A resolution approving the application of Storage at Anclote, LLC for a zoning change from Residential Agriculture (R-A) to Employment-1 (E-1).

- The applicant is seeking a zoning change on a 0.37-acre parcel and the proposed use is boat storage.
- The request would align the zoning district with the Employment Future Land Use Map (FLUM) category.
- The subject property is surrounded by a broad range of nonresidential uses.
- The Local Planning Agency recommended approval of the request (vote 6-0). No one appeared in opposition and no correspondence has been received.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

### **Summary:**

The amendment area is an approximately 0.37-acre parcel located at the northeast corner of Anclote Road and North Bend Drive in unincorporated Tarpon Springs. The site is currently vacant. The applicant wishes to utilize the property for boat storage use. A zoning change to E-1 is being requested to facilitate the proposed use.

The existing R-A zoning does not allow non-residential uses and requires a minimum lot size of 2 acres, which the parcel currently doesn't have. The proposed zoning amendment to E-1 would allow the outdoor storage and other non-residential uses and would be considered more consistent with the site's existing Employment FLUM category. The proposed zoning change to E-1 would also allow a broader range of uses that are consistent with the surrounding non-residential uses along Anclote Road and North Bend Drive.

The subject property is considered an enclave that is surrounded by the City of Tarpon Springs. To the immediate north of the subject parcel is a platted warehouse office park, and directly to the immediate south are two waterfront marinas. To the west and east are vacant properties that are under different ownerships.

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate for the subject property and is compatible with the surrounding development pattern and the Employment FLUM category. In general, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

**Background Information:**

The LPA unanimously recommended approval of the request during its February 14, 2024, public hearing (Vote 6-0).

Surrounding property owners within 250 feet of the subject property were notified by mail. A sign advertising the public hearings was posted on the subject property.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Kevin McAndrew, Director, Building and Development Review Services

**Partners:**

N/A

**Attachments:**

LPA Report

Case Maps

Resolution

Certification of Ownership

Survey

Legal Ad

Legal Ad Map

PowerPoint Presentation