



Pinellas County

Staff Report

File #: 17-471A, Version: 1

Subject:

Q Z/LU-5-3-17 (Anclote Road Industrial Park, Inc.)

A request for a zoning change from M-1, Light Manufacturing and Industry to R-5, Urban Residential (11.23 acres) and a land use change from Employment to Residential Low (11.23 acres), and a development agreement limiting the use of the industrial portion (24.86 acres) of the subject property (parcel 02/27/15/90810/000/0010) (36.09 acres) to those uses permitted by the Employment Future Land Use Map category, requiring a minimum 20-foot separation between industrial and residential principal use structures, and limiting building intensities and height to those permitted by the property's zoning and land use designations on approximately 36.09 acres located at 500 Anclote Road in the unincorporated area of Tarpon Springs.

Recommended Action:

Case No. Z/LU-5-3-17: Adoption of a Resolution approving the application of Anclote Road Industrial Park, Inc. for a change in zoning from M-1, Light Manufacturing and Industry to R-5, Urban Residential (11.23 acres) and a development agreement limiting the use of the industrial portion (24.86 acres) of the subject property to those uses permitted by the Employment Future Land Use Map category, requiring a minimum 20-foot separation between industrial and principal use structures, limiting building intensities and height to those permitted by the property's land use and zoning designations, and requiring the developer to substantially complete certain infrastructure on part of the employment portion prior to the issuance of certificates of occupancy on the residential portion; and the transmittal of an Ordinance to the State Land Planning Agency for a change of land use designation from Employment to Residential Low (11.23 acres), regarding approximately 36.09 acres located at 500 Anclote Road.

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:

Covering approximately 36.09 acres, the subject property is located at 500 Anclote Road in the northwest portion of Pinellas County between the Anclote River and the Pasco County line. The property is designated Employment on the Future Land Use Map (FLUM) and zoned M-1, Light Manufacturing and Industry. The applicants are proposing to develop the southeast corner of the property (11.23 acres) as a residential subdivision. To facilitate this use, they are requesting a FLUM amendment to Residential Low (5 units per acre) and a Zoning Atlas amendment to R-5, Urban Residential. The remaining 24.86 acres of the subject property would maintain its current Employment and M-1 designations. The intent is to provide a live-work opportunity where residents can live in close proximity to their places of employment. The subject property has remained vacant for many years. The applicants feel that the requested change will provide a catalyst for the development of both its industrial and proposed residential components. Reasons suspected for the property's lack of development interest include its relative isolation from population centers, its distance from primary arterial road corridors and Interstate highways, and the condition and configuration of the local road network.

The requested R-5 zoning district promotes development flexibility through small minimum lot sizes and reduced structural setback requirements. It is ideally suited for facilitating residential developments geared toward workforce housing opportunities with lower starting price points. The requested RL FLUM category would limit the residential density to five units per acre, consistent with other residential development in the general area and in recognition of its sensitive coastal location. The amendment area of the subject property is located directly across the street from a recently developed riverfront single family subdivision within the jurisdiction of Tarpon Springs. Other adjacent properties are industrial in nature.

To memorialize the stated intent of a live-work relationship between the two components of the subject property, the applicants are proposing a development agreement that would limit the use of the remaining industrial portion of the property (24.86 acres) to those uses permitted by the Employment FLUM category. The limitation would run with the land for a minimum of ten years and apply to future property owners, even in the event the property is annexed into Tarpon Springs. The ten-year restriction will be secured through a recorded restrictive covenant that can only be removed by the Board of County Commissioners. The development agreement would also require a minimum 20-foot separation between industrial and residential principal use structures. This would provide a wider setback buffer than normally required by Pinellas County regulations. Building intensities and height would be limited to those normally permitted by the respective zoning and land use designations. An additional requirement mandating the developer to substantially complete certain infrastructure on part of the employment portion of the property prior to the issuance of certificates of occupancy on the residential portion was recommended by the Local Planning Agency and supported by staff.

The Economic Element of the Pinellas County Comprehensive Plan contains specific criteria to evaluate the potential conversion of industrial and employment-designated land to other uses. When taken as a whole, it is staff's conclusion that the conversion evaluation criteria support the proposal. The majority of the subject property will remain designated as Employment. The portion slated for residential will help support the area's employment uses by providing an opportunity for prospective employees to live near their jobs in a symbiotic live-work relationship. This change has the opportunity to become a catalyst to help establish more employment-based uses in the area and help existing ones be successful.

It is staff's opinion that the proposed Residential Low land use and R-5 zoning designations within the amendment area of the subject property are appropriate. The applicants' intent is to establish a viable live-work opportunity on a property that has remained unutilized for decades. The proposed Development Agreement will ensure that the majority of the subject property remains dedicated to employment-based uses. The request would have minimal impacts on infrastructure and is consistent with the Comprehensive Plan and its support for providing opportunities where jobs are located in proximity to housing so that residents are able to work close to home.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its March 9, 2017 public hearing with an amendment to the development agreement requiring the developer to substantially complete roads, sanitary sewer and water for at least part (no less than 10 acres) of the employment portion of the subject property prior to the issuance of the first Certificate of Occupancy for a home built on the residential portion (Vote 5-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report

Development Agreement

Case Maps

Impacts Assessment Report

Traffic Analysis

Resolution

Ordinance

Power Point Presentation

Legal Ad

Ad Map