



Pinellas County

Staff Report

File #: 17-1088A, **Version:** 1

Subject:

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

A request for a land use change from Employment to Residential Low on approximately 11.23 acres (a portion of parcel 02/27/15/90810/000/0010) located at 500 Anclote Road in the unincorporated area of Tarpon Springs.

Recommended Action:

Case No. Q Z/LU-5-3-17: Adoption of an Ordinance approving a change of land use from Employment to Residential Low on approximately 11.23 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:

This is the final adoption hearing for Case No. Z/LU-5-3-17. On April 25, 2017, the Board authorized the transmittal of the proposed Future Land Use Map (FLUM) amendment to the State Land Planning Agency and other review agencies, as required by Florida Statutes for large-scale (10 acres or greater) amendment requests. The Florida Department of Economic Opportunity and the other review agencies have subsequently indicated no objections to the request. The Board approved the associated zoning amendment from M-1, Light Manufacturing & Industry, to R-5, Urban Residential, and development agreement during the April 25, 2017 public hearing, contingent on the eventual approval of the FLUM amendment. A Countywide Plan Map amendment will also be required.

The 11.23-acre FLUM amendment area is a portion of a larger 36.09-acre parcel that is subject to the associated development agreement in its entirety. The applicants are proposing to develop the FLUM amendment area (the southeast corner of the overall property) as a residential subdivision. The remaining 24.86 acres of the project will maintain the Employment designation. The intent is to provide a live-work opportunity where residents can live in close proximity to their places of employment. The requested Residential Low FLUM category would limit the residential density to five units per acre, which is consistent with other residential development in the general area.

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, the conversion evaluation criteria support the proposal. Reasons suspected for the subject property's lack of development interest in the past 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.

Importantly, the associated development agreement provides assurances that the remaining industrial portion of the overall property (24.86 acres) will be limited to those uses permitted by the Employment FLUM category. The limitation runs with the land for a minimum of ten years and applies to future property owners, even if annexed into Tarpon Springs. The development agreement also mandates a minimum 20-foot separation between industrial and residential principal use structures and requires the developer to substantially complete certain employment-related infrastructure prior to the issuance of residential certificates of occupancy.

In summary, it is staff's opinion that the proposed Residential Low land use is appropriate. The associated development agreement ensures that the majority of the overall 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 (Vote 5-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Ordinance
Correspondence from DEO &
Other Reviewing Agencies
Impact Assessment
Traffic Analysis
Development Agreement
PowerPoint Presentation
Legal Ad & Map