



# Pinellas County

## Staff Report

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**File #:** 19-2107A, **Version:** 1

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### **Subject:**

Case No. Q Z/LU-21-10-19 (Hickory Point Land, LLC)

A request for a zoning change from R-E, Residential Estate, R-A, Residential Agriculture and R-4, One, Two and Three Family Residential to CR, Commercial Recreation and a land use change from Residential Low to Commercial Recreation on approximately 4.55 acres located on the south side of Anclote Road, approximately 200 feet southeast of Wacassassa Street in unincorporated Tarpon Springs.

### **Recommended Action:**

Based upon evidence and findings contained in the staff report and attachments, Case No. Q Z/LU-21-10-19 is recommended for approval:

- 1.) An Ordinance approving the application of Hickory Point Land, LLC for a change in land use from Residential Low to Commercial Recreation, and
  - 2.) A Resolution approving a change in zoning from R-E, Residential Estate, R-A, Residential Agriculture, and R-4, One, Two and Three Family Residential to CR, Commercial Recreation, regarding approximately 4.55 acres located on the south side of Anclote Road, approximately 200 feet southeast of Wacassassa Street.
- The applicants are seeking a zoning and land use change on 4.55 acres of land that is currently vacant. If granted, the amendments will allow for commercial recreation uses.
  - The applicants are proposing to expand the adjacent RV park onto the subject property.
  - The Local Planning Agency unanimously recommended approval of the request (vote 6-0).

### **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 subject property consists of three parcels totaling approximately 4.55 acres between Anclote Road and the Anclote River near the northwest corner of Pinellas County. The property is currently vacant. It is designated Residential Low (RL) on the Future Land Use Map (FLUM), which allows up to five residential units per acre, and is covered by three different residential zoning districts: R-A,

Residential Agriculture, R-E, Residential Estate, and R-4, One, Two & Three Family Residential. The applicants wish to expand their adjacent RV park onto the subject property, which will require changes to the FLUM and Zoning Atlas. They are proposing a FLUM amendment to Commercial Recreation (CR) and a zoning change to CR, Commercial Recreation. The CR designations facilitate RV park and campground uses and allow up to 10 RV spaces per acre. Permanent residential use would not be permitted, effectively removing the potential of additional residential units being built in the Coastal High Hazard Area. Under the current land use and zoning designations, up to approximately 14 residences could be built, subject to site plan review.

The surrounding area on the north bank of the Anclote River is generally a mixture of residential, marina and other commercial recreation uses. The Hickory Point RV Park, owned by the applicants, is adjacent to the southeast, an equestrian center is to the northeast across Anclote Road, single family homes are to the northwest, and the Anclote River is to the southwest.

In terms of infrastructure, the site is serviced by the Florida Governmental Utility Authority for potable water. For wastewater, the applicant states that the City of Tarpon Springs confirmed that they can provide sewer service to the site. Regarding traffic, Anclote Road is operating at a level of service B and is not considered deficient.

The proposed CR FLUM and CR zoning categories are appropriate based on the subject property's proximity to other similar uses, general compatibility with the surrounding area and consistency with the Pinellas County Comprehensive Plan.

**Background Information:**

The Local Planning Agency (LPA) unanimously recommended approval of all components of the request during its October 10, 2019 public hearing (Vote 6-0).

Surrounding property owners within 350 feet of the subject property were notified by mail. A sign advertising the public hearings was also posted on the subject property.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Renea Vincent, Director, Planning

**Partners:**

N/A

**Attachments:**

LPA Report  
Case Maps  
Traffic Analysis  
Impact Assessment  
Resolution  
Ordinance  
Survey

Correspondence  
Power Point Presentation  
Map of Public Notification  
Legal Ad  
Ad Map