



FORWARD
PINELLAS

Integrating Land Use & Transportation

Pinellas Planning Council Countywide Plan Map Amendment

CW 22-17

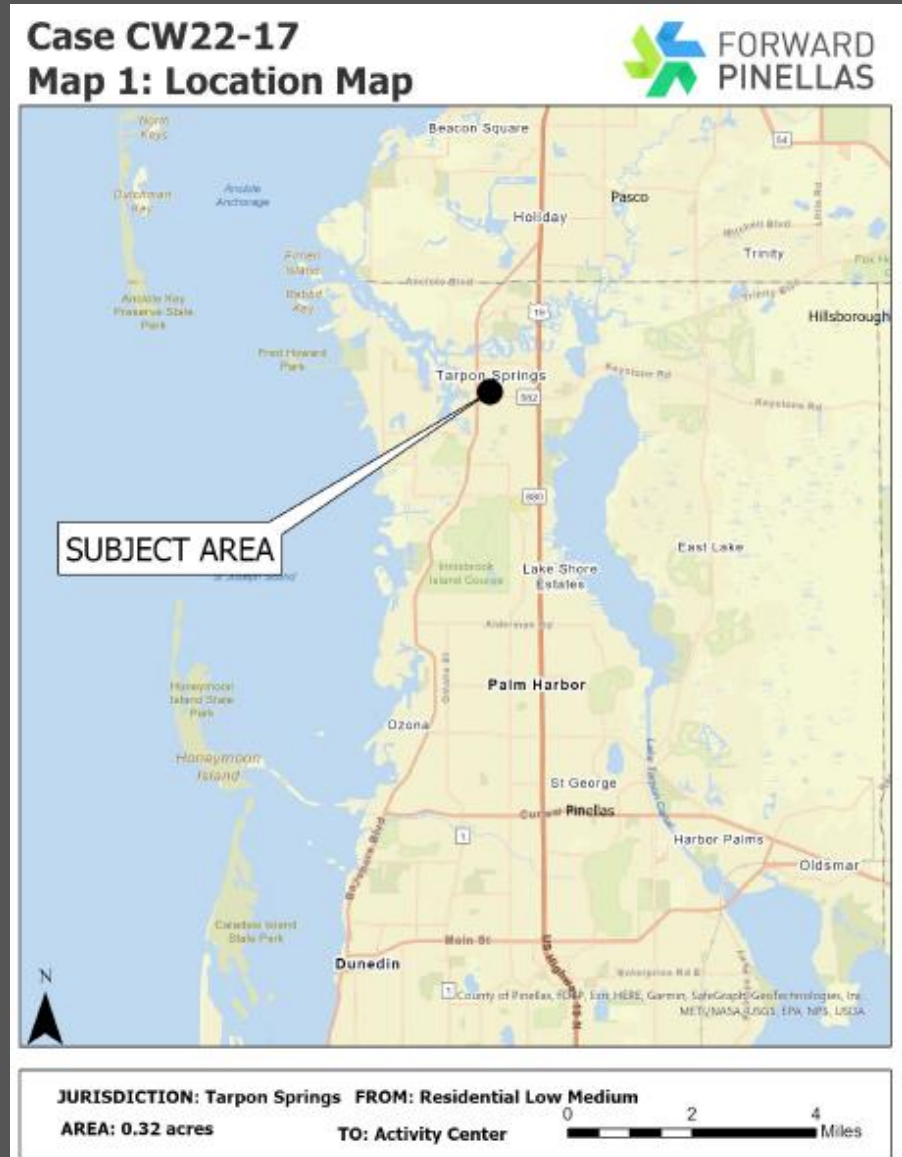
Tarpon Springs

August 10, 2022



City of Tarpon Springs Requested Action

- The City of Tarpon Springs seeks to amend a property from Residential Low Medium to Activity Center
- Amendment will incorporate subject property into the existing Sponge Docks and Community Redevelopment Area Special Area Plan
- Purpose of the proposed amendment is to allow for potential mixed uses or short-term lodging



Site Description

- **Location:** 100 & 108 North Ring Ave
- **Existing Uses:** Single-family detached dwelling and vacant historic structure
- **Surrounding Uses:** Commercial retail, short-term lodging, single-family residential



Case CW22-17
Map 3: Aerial Map



JURISDICTION: Tarpon Springs FROM: Residential Low Medium

AREA: 0.32 acres

TO: Activity Center

0 100 200 400 Feet

Front of subject property



West of subject property



South of the subject property

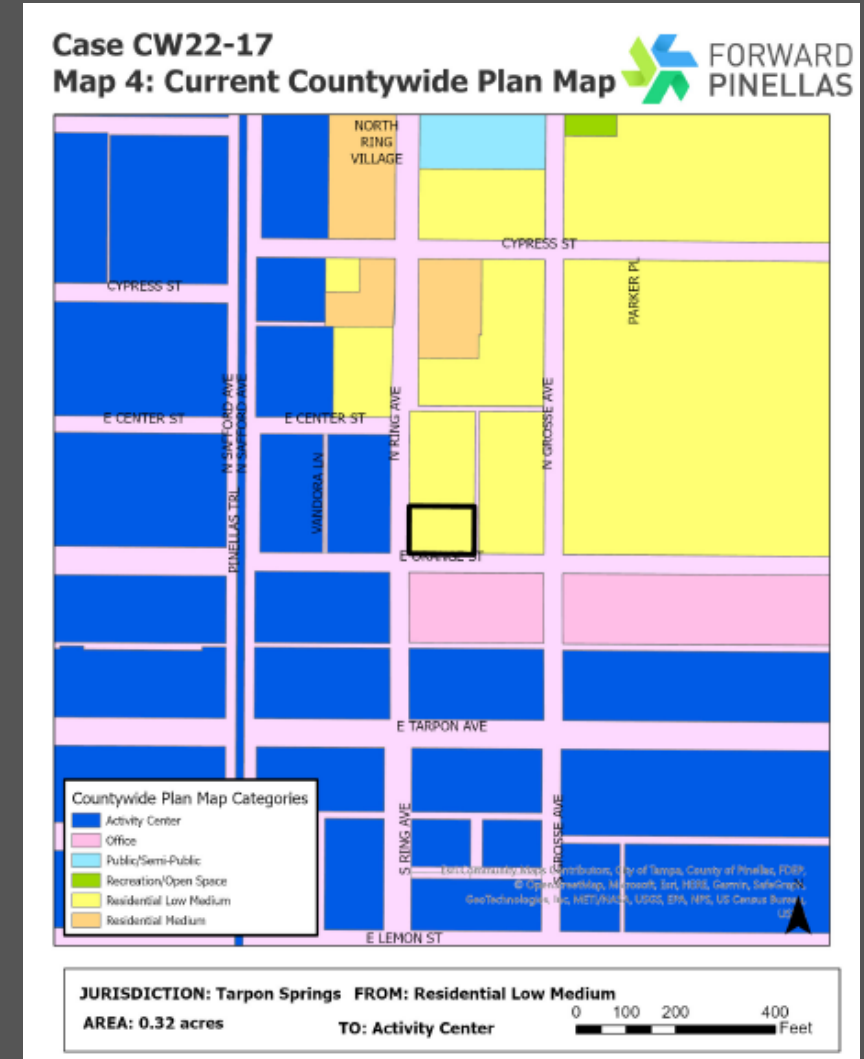


Current Countywide Plan Map Category

Category: Residential Low Medium

Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to One Acre Maximum	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Accessory Dwelling Unit Public Educational Facility Recreation/Open Space Community Garden Agricultural Light Agricultural 	<ul style="list-style-type: none"> Office Personal Service/Office Support Retail Commercial 	<ul style="list-style-type: none"> Ancillary Nonresidential Transportation/Utility 	<ul style="list-style-type: none"> Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)

Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 10 units per acre (UPA)
Residential Equivalent Use	Shall not exceed 3 beds per permitted dwelling unit at 10 UPA
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .50 nor an impervious surface ratio (ISR) of .75



Proposed Countywide Plan Map Category

- **Category:** Activity Center
- **Permitted Uses:** As determined by the local government's implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and the use provisions of Section 6.2.4
- **Density/Intensity Standards for Community Activity Center**

Use	Density/Intensity Standard
Residential	Shall not exceed 90 units per acre
Temporary Lodging	Shall not exceed 150 units per acre
Non-Residential or Mixed-Use Intensity	Shall not exceed 3.0 floor area ratio



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Activity Center category.
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with Rules and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located on a roadway segment operating at an LOS “D” or above; therefore, those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located on an SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): The amendment area is not located in the CHHA; therefore, those policies are not applicable.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area does involve an existing AC, but will not significantly impact the same.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is not located adjacent to an adjoining jurisdiction or public educational facility.
7. Reservation of Industrial Land: The amendment area does not involve Employment or Industrial designated land; therefore, those policies are not applicable.



Public Comments

- There were no public comments received for Case CW 22-17

