



FORWARD  
PINELLAS

Integrating Land Use & Transportation

# Pinellas Planning Council Countywide Plan Map Amendment

CW 22-03

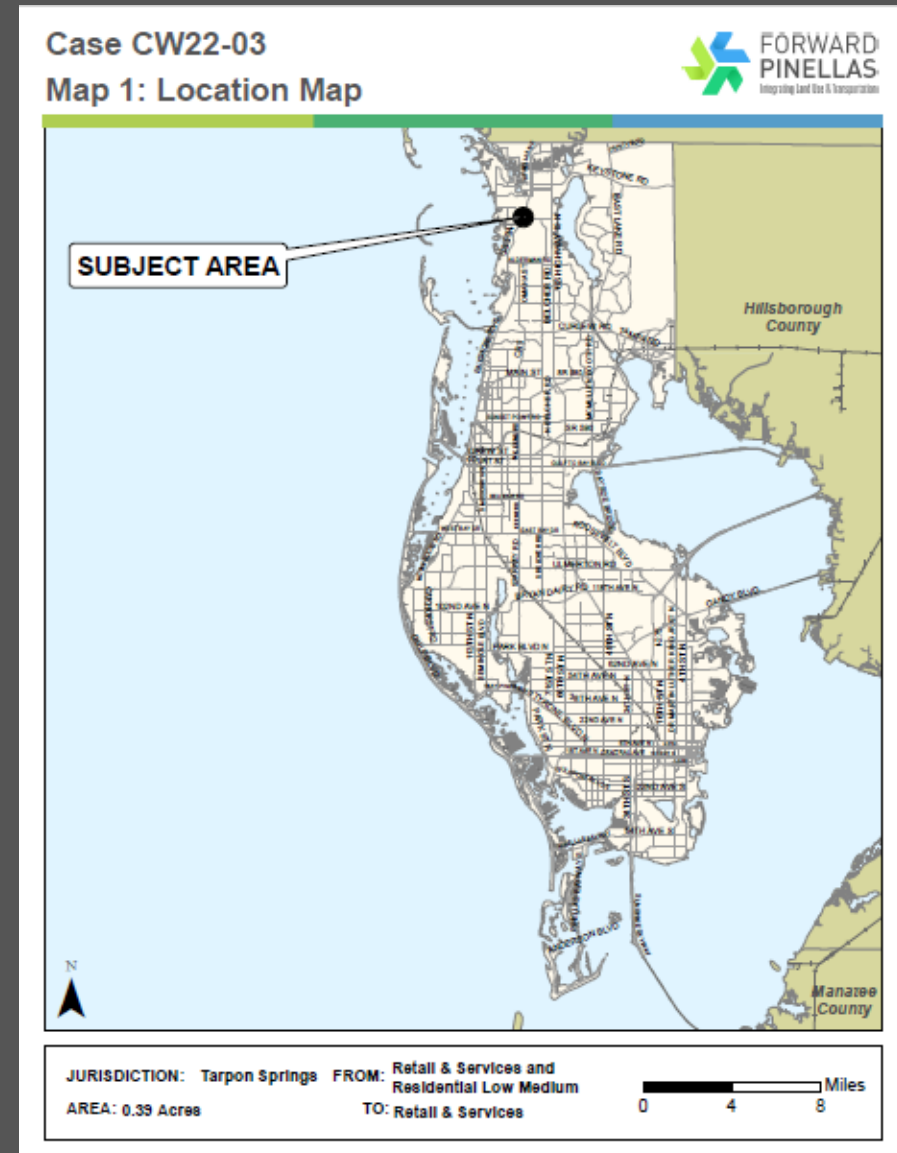
City of Tarpon Springs

February 9, 2022



## City of Tarpon Springs Requested Action

- The City of Tarpon Springs seeks to amend a property from Retail & Services and Residential Low Medium to Retail & Services
- The purpose of the proposed amendment is to designate the property under one land use category, and allow for the use of a medical office



## Site Description

- **Location:** 1954 South Pinellas Ave (southwest corner of Highland Ave and South Pinellas Ave)
- **Area Size:** 0.39 acres m.o.l.
- **Existing Uses:** Vacant building (former real estate office)
- **Surrounding Uses:** Low intensity retail commercial, residential, Pinellas Trail



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Map 3: Aerial Map



JURISDICTION: Tarpon Springs FROM: Retail & Services and Residential Low Medium  
AREA: 0.39 Acres TO: Retail & Services

0 60 120 Feet

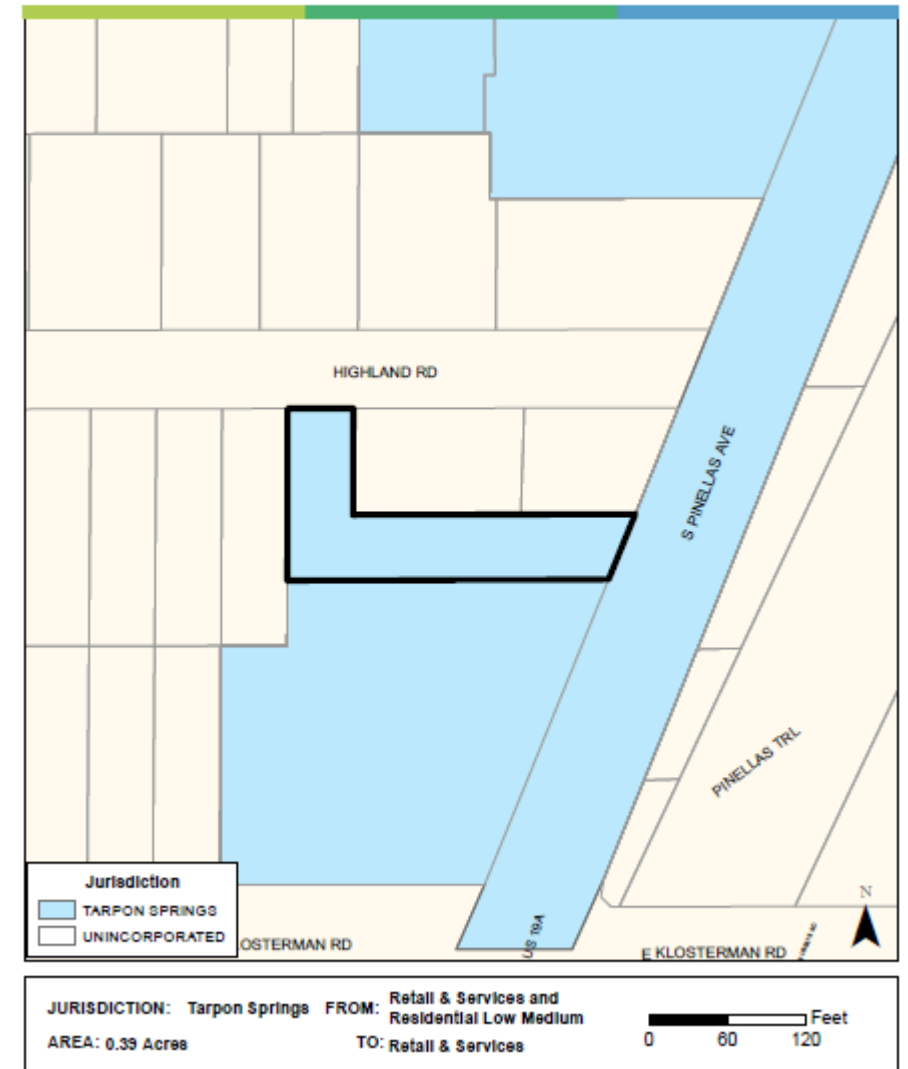
## Amendment Area Context

- Property annexed into Tarpon Springs in 2021
- Existed in split land use designation under Unincorporated Pinellas County
- Tarpon Springs requests to designate as one category, consistent with neighborhood characteristics



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### Map 2: Jurisdictional Map



## Front of subject property



## South of the subject property



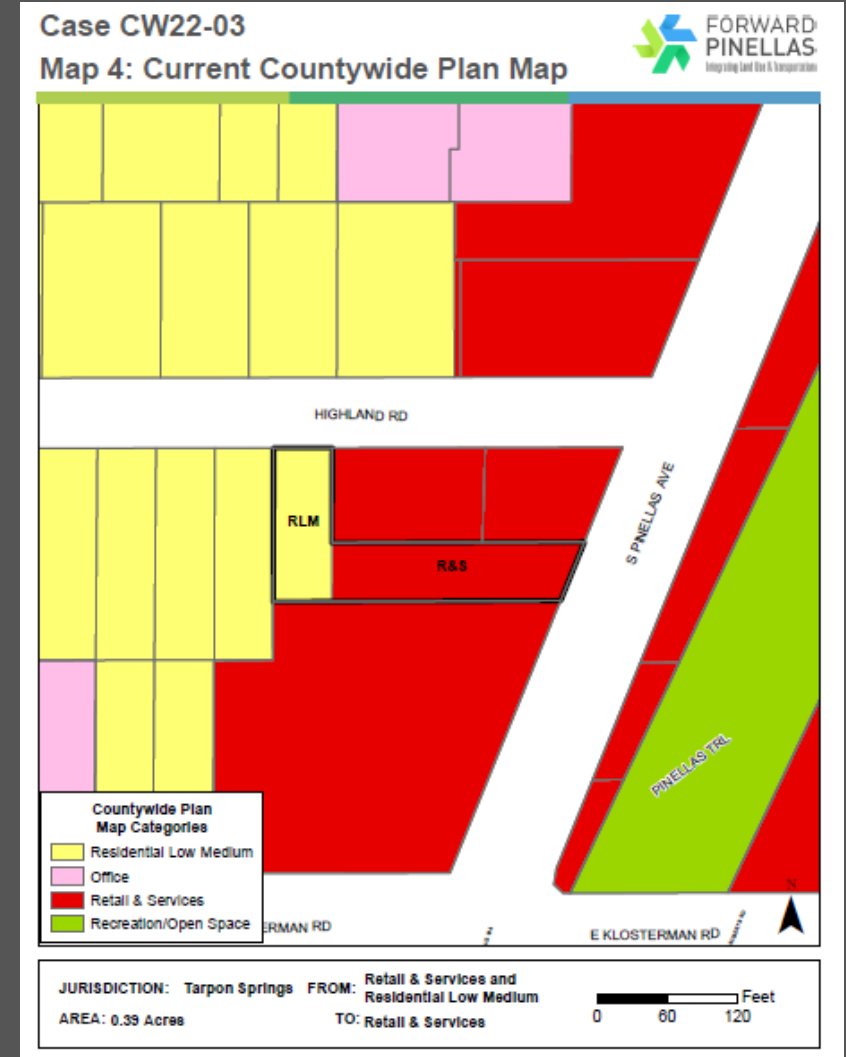
North of the subject property



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

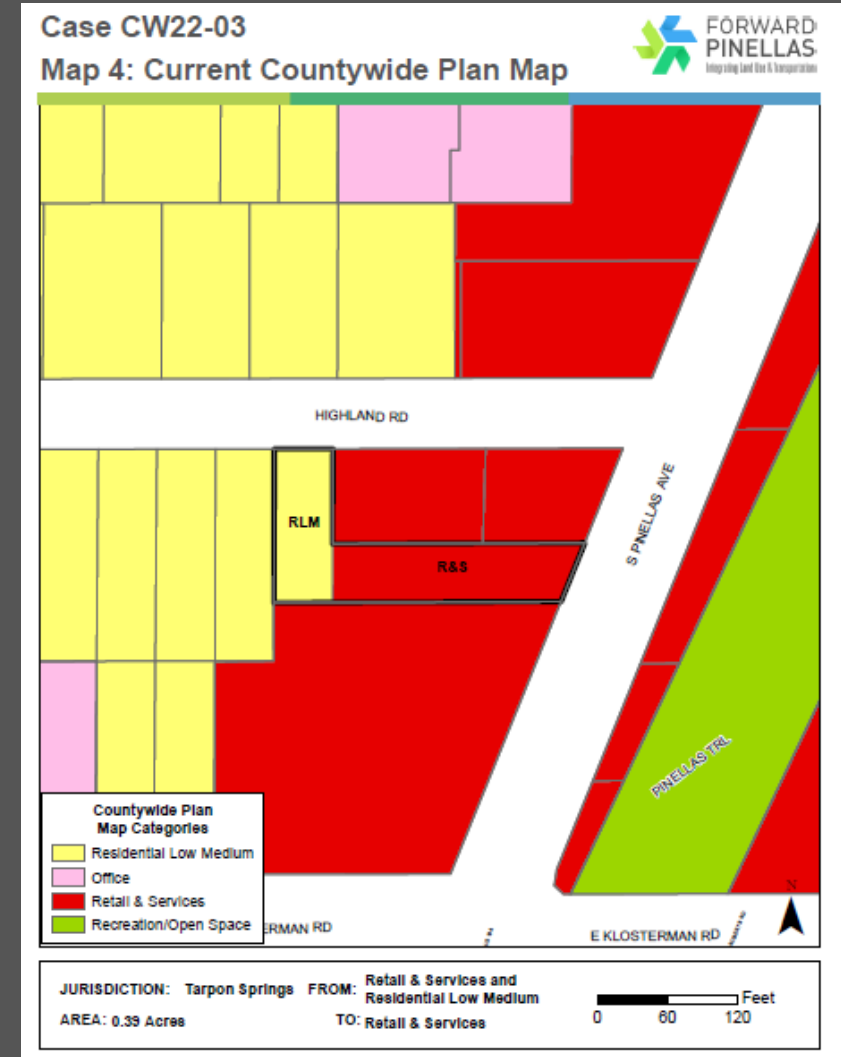




# Current Countywide Plan Map Category

- Category: Retail & Services**

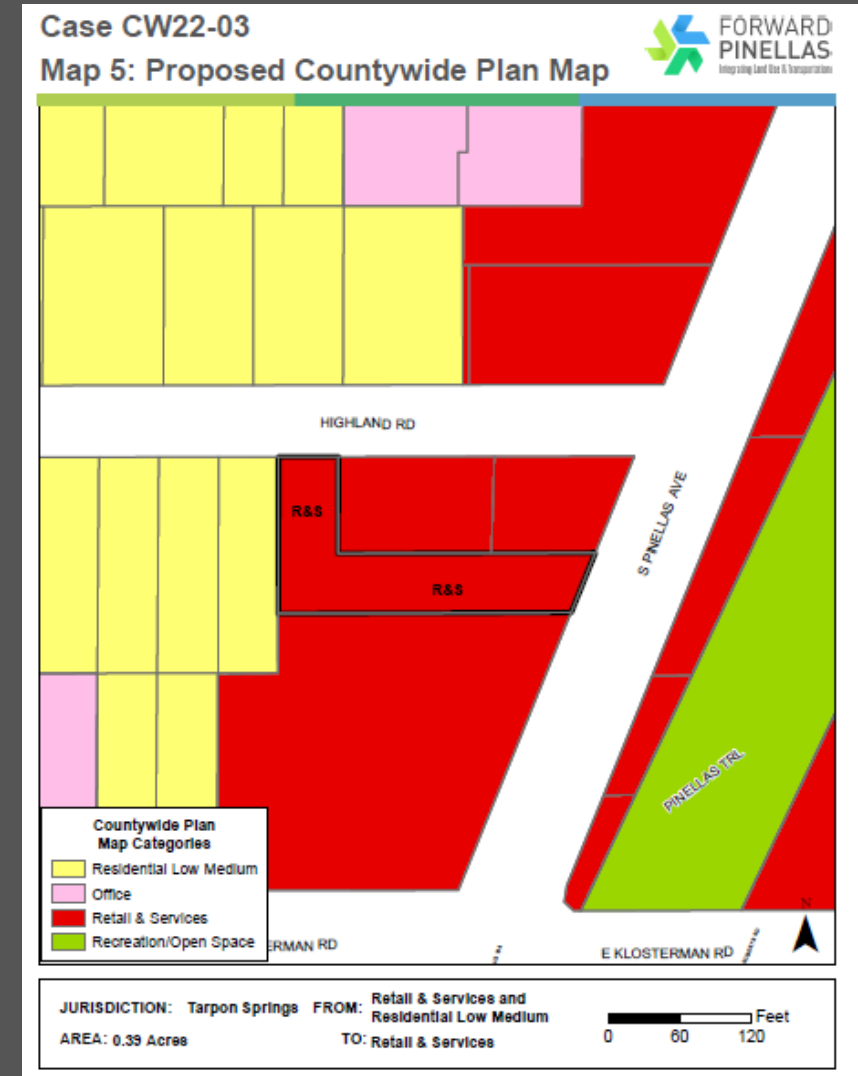
Permitted Uses Not Subject to Acreage Threshold		Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> <li>Office</li> <li>Personal Service/Office Support</li> <li>Retail Commercial</li> <li>Commercial/Business Service</li> <li>Commercial Recreation</li> <li>Residential Equivalent</li> <li>Vacation Rental pursuant to provisions of Section 500.242(1)(c), Florida Statutes</li> <li>Recreational Vehicle Park</li> <li>Temporary Lodging</li> <li>Research/Development-Light</li> <li>Storage/Warehouse/Distribution-Light</li> <li>Manufacturing-Light</li> <li>Recreation/Open Space</li> <li>Community Garden</li> <li>Agricultural-Light</li> </ul>		<ul style="list-style-type: none"> <li>Manufacturing- Medium</li> </ul>	<ul style="list-style-type: none"> <li>Institutional</li> <li>Transportation/Utility</li> <li>Agricultural</li> <li>Ancillary Nonresidential</li> </ul>
Use	Density/Intensity Standard		
Residential and Vacation Rental Use	Shall not exceed 24 units per acre (UPA)		
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 24 UPA		
Recreational Vehicle Use	Shall not exceed 24 UPA		
Temporary Lodging Use	Shall not exceed 1) 40 UPA; or 2) in the alternative, upon adoption of provisions for compliance with Section 5.2.1.3 of the Countywide Rules, the density and intensity standards set forth in Table 6 therein; or 3) in the alternative, the nonresidential intensity standards may be used		
Nonresidential use	Shall not exceed a floor area ratio (FAR) of 0.55, nor an impervious surface ratio (ISR) of .90		



# Proposed Countywide Plan Map Category

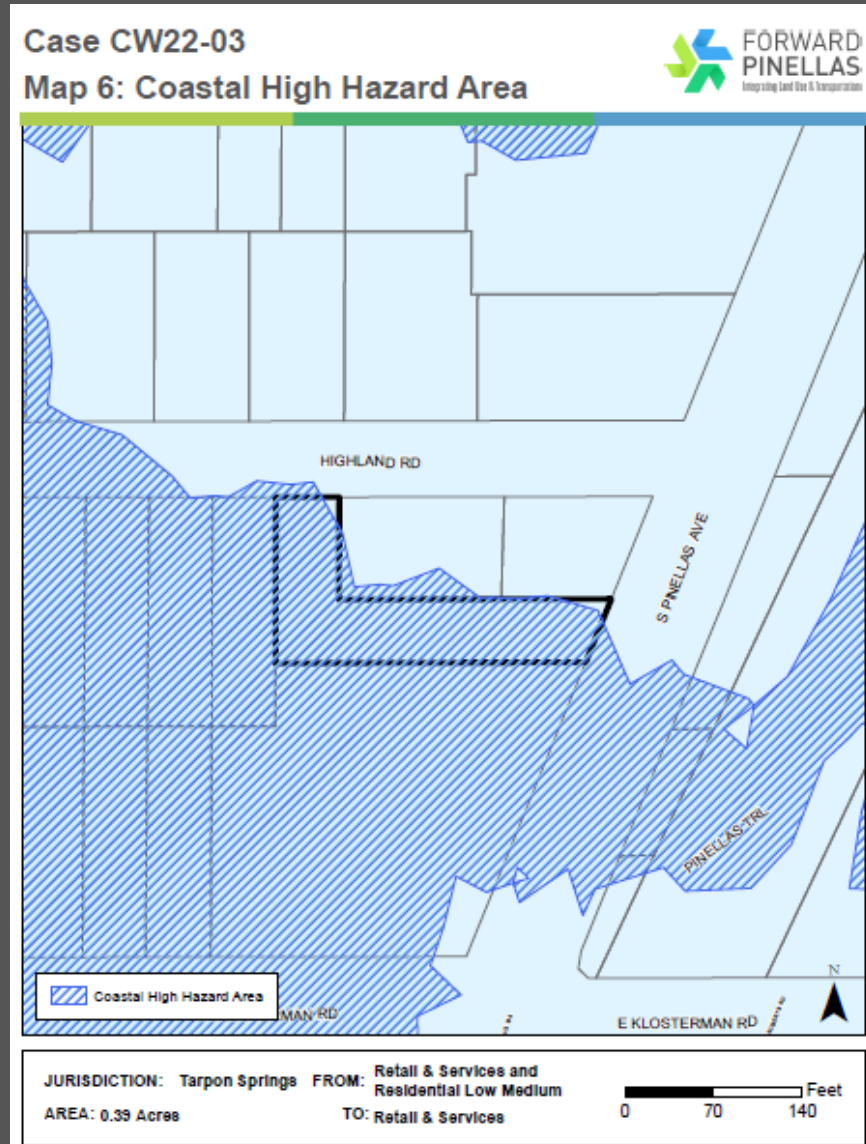
- Category: Retail & Services**

Permitted Uses Not Subject to Acreage Threshold		Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> <li>Office</li> <li>Personal Service/Office Support</li> <li>Retail Commercial</li> <li>Commercial/Business Service</li> <li>Commercial Recreation</li> <li>Residential Equivalent</li> <li>Vacation Rental pursuant to provisions of Section 500.242(1)(c), Florida Statutes</li> <li>Recreational Vehicle Park</li> <li>Temporary Lodging</li> <li>Research/Development-Light</li> <li>Storage/Warehouse/Distribution-Light</li> <li>Manufacturing-Light</li> <li>Recreation/Open Space</li> <li>Community Garden</li> <li>Agricultural-Light</li> </ul>		<ul style="list-style-type: none"> <li>Manufacturing- Medium</li> </ul>	<ul style="list-style-type: none"> <li>Institutional</li> <li>Transportation/Utility</li> <li>Agricultural</li> <li>Ancillary Nonresidential</li> </ul>
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Nonresidential use	Shall not exceed a floor area ratio (FAR) of 0.55, nor an impervious surface ratio (ISR) of .90		



## Coastal High Hazard Area

- 98 percent of amendment area is in CHHA
- Located on designated evacuation route – South Pinellas Ave.
- Site of existing and planned infrastructure and existing disturbed area
- Overall reduction in density/intensity due to corresponding local category (Commercial General to Commercial Neighborhood)



### **Conclusion:**

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Retail & Services 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 LOS “D” or above.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located on an SNCC.
4. Coastal High Hazard Areas (CHHA): The amendment area is located in the CHHA; however, the proposed amendment will not significantly impact the CHHA and has met relevant balancing criteria outlined in Countywide Rules Section 4.2.7.1.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area does involve the contraction of the MMC category; however, the impacts to this will be minimal.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is not adjacent to a public educational facility. The amendment area is adjacent to an adjoining jurisdiction; however, this property was annexed into the City of Tarpon Springs in coordination with Unincorporated Pinellas County.
7. Reservation of Industrial Land: The amendment area does not involve Industrial land; therefore, those policies are not applicable



## Public Comments

- There were no public comments received for Case CW 22-03

