

Pinellas Planning Council Countywide Plan Map Amendment

CW 21-02 City of Tarpon Springs March 10, 2021

City of Tarpon Springs Requested Action

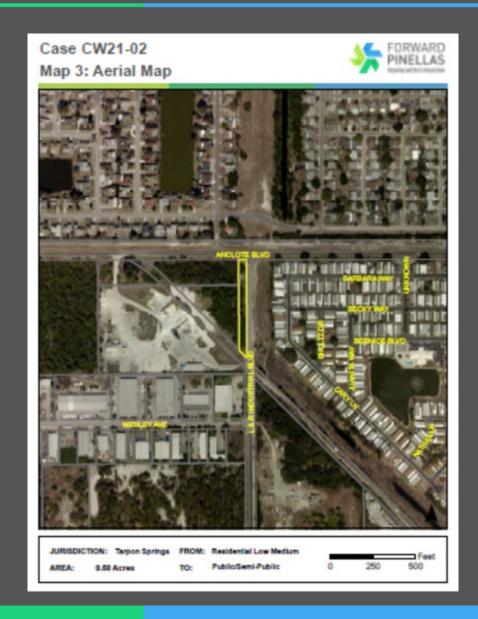
- The City of Tarpon Springs seeks to amend a property from Residential Low Medium to Public/Semi-Public
- The purpose of the proposed amendment is the allow for the development of a public works/public storage facility





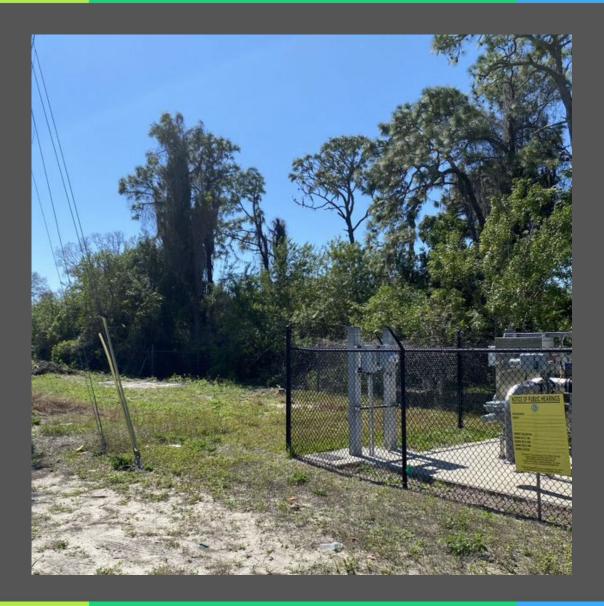
Site Description

- Location: Anclote Blvd and L&R Industrial Blvd
- Area Size: Approximately 0.58 acres
- Existing Uses: Vacant
- Surrounding Uses: Single-family residential, commercial retail



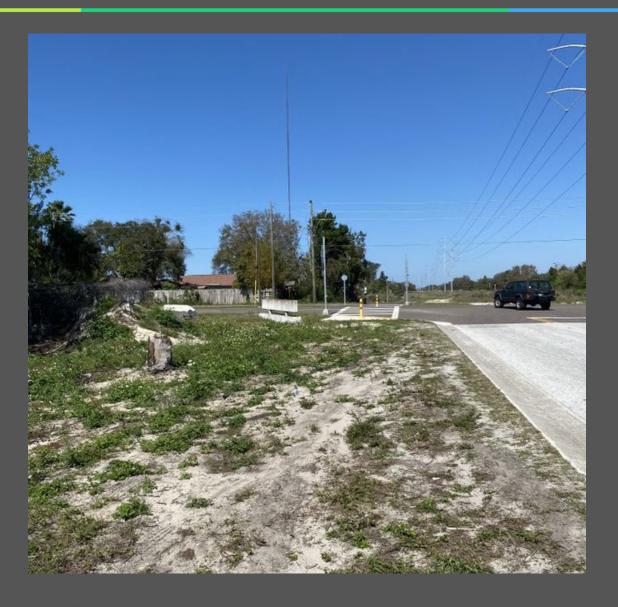


Front of the subject property





North of the subject property





East of the subject property

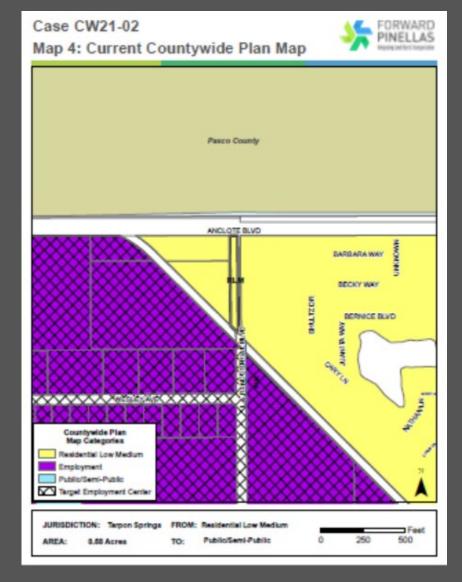




Current Countywide Plan Map Category

Category: Residential Low Medium

Permitted Uses Not	Permitted Uses	Permitted Uses	Permitted Uses
Subject to Acreage	Subject to One	Subject to Three Acre	Subject to Five
Threshold	Acre Maximum	Maximum	Acre Maximum
 Residential; Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c), FS Accessory Dwelling Unit Public Educational Facility Recreation/Open Space Community Garden Agricultural-Light; Agricultural 	 Office Personal Service/Office Support Retail Commercial 	 Ancillary Nonresidential Transportation/Utility 	Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)

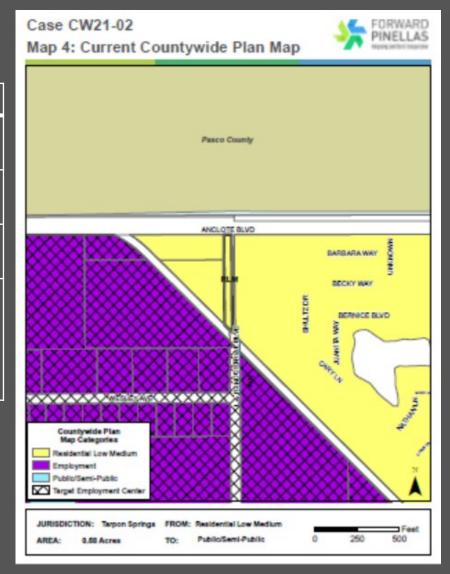




Current Countywide Plan Map Category

• Category: Residential Low Medium

Use	Density/Intensity Standard	
Residential and Vacation Rental Use	Shall not exceed 10 units per acre (UPA)	
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 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	
Mixed Use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6	





Proposed Countywide Plan Map Category

Category: Public/Semi-Public

Permitted Uses Not Subject to Acreage Threshold

- Institutional
- Transportation/Utility
- Residential
- Residential Equivalent
- Vacation rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes
- Storage/Warehouse/Distribution-Light
- Storage/Warehouse/Distirubtion-Heavy
- Recreation/Open Space
- Community Garden
- Agricultural-Light
- Ancillary Nonresidential

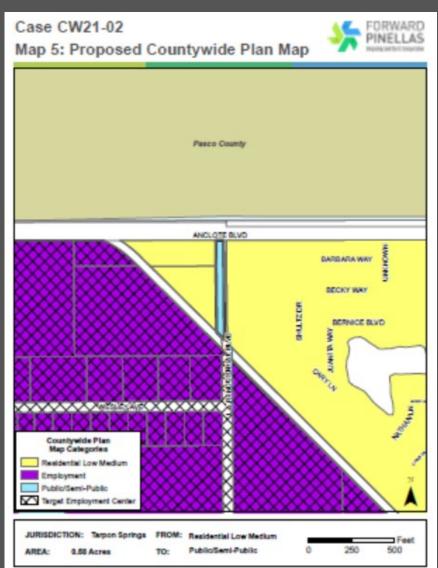




Current Countywide Plan Map Category

Category: Public/Semi-Public

Use	Density/Intensity Standard	
Residential and Vacation Rental Use	Shall not exceed 12.5 units per acre (UPA)	
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 12.5 UPA	
Nonresidential Use	Institutional Uses shall not exceed a floor area ratio (FAR) of .65, except for hospital use which shall not exceed an FAR of 1.0 within any single jurisdiction, subject to and based on the bonus provision set forth in the Countywide Plan Rules. Institutional uses shall not exceed an impervious surface ratio (ISR) of .85	
	Transportation/utility uses shall not exceed an FAR of .70, nor an impervious surface ratio (ISR) of .90	
Mixed Use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used	



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Public/Semi-Public 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 purpose and locational characteristics.
- 2. <u>Adopted Roadway Level of Service (LOS) Standard</u>: The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS "D" or better; therefore, those policies are not applicable.
- 3. <u>Location on a Scenic/Noncommercial Corridor (SNCC)</u>: The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4. <u>Coastal High Hazard Areas (CHHA)</u>: The amendment area is not located on a CHHA; therefore, those policies are not applicable.
- 5. <u>Activity Center and Multimodal Corridor Plan Categories</u>: Does not involve AC or MMC.
- 6. <u>Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility</u>: The proposed amendment is not adjacent to a public education facility; the proposed amendment is adjacent to Unincorporated Pinellas county, who were contacted and found no issues with the amendment.
- 7. <u>Reservation of Industrial Land:</u> The proposed amendment does not involve the reduction of Industrial land.



Public Comments

• There were no public comments for Case CW 21-02.

