



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 21-08

City of Tarpon Springs

August 24, 2021

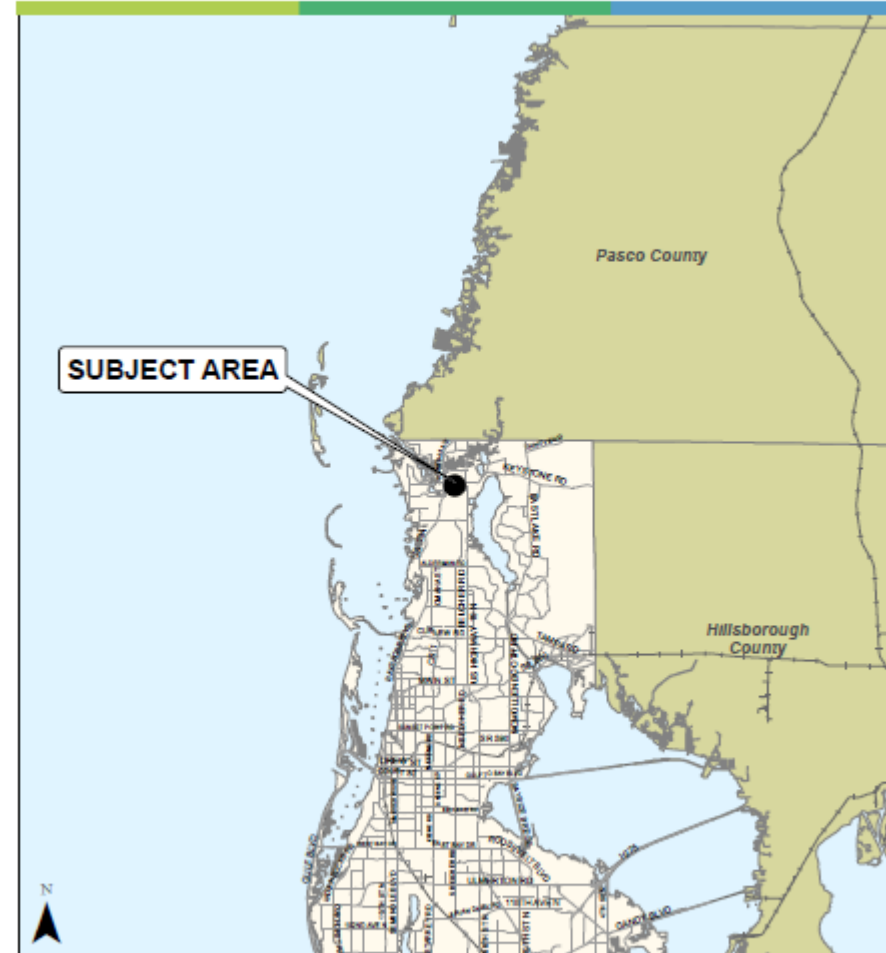


City of Tarpon Springs Requested Action

- The City of Tarpon Springs seeks to amend a property from Residential Medium to Employment
- The purpose of the proposed amendment is to allow the expansion of the existing warehouse/constructions materials business located adjacent to the subject property



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Map 1: Location Map



JURISDICTION: Tarpon Springs FROM: Residential Medium
AREA: 0.16 Acres TO: Employment

0 4 8 Miles

Site Description

- **Location:** South Disston Avenue (between East Lemon Street and East Boyer Avenue)
- **Area Size:** Approximately 0.16 acres
- **Existing Uses:** Shelter and mostly vacant
- **Surrounding Uses:** Multi-family residential, retail, manufacturing



Front of the subject property



North of the subject property



East of the subject property

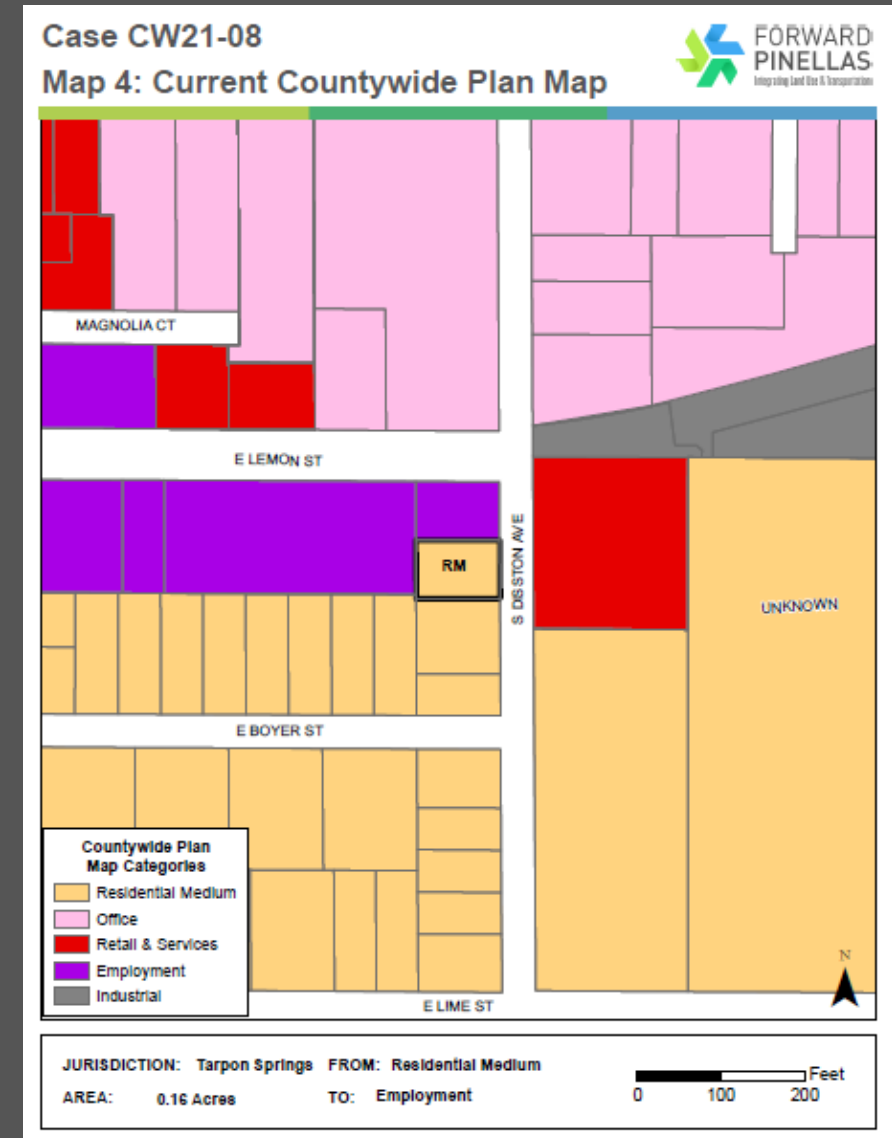


Current Countywide Plan Map Category

- Category: Residential Medium

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"> 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 	<ul style="list-style-type: none"> Ancillary Nonresidential Office Personal Service/Office Support Retail Commercial 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 15 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 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

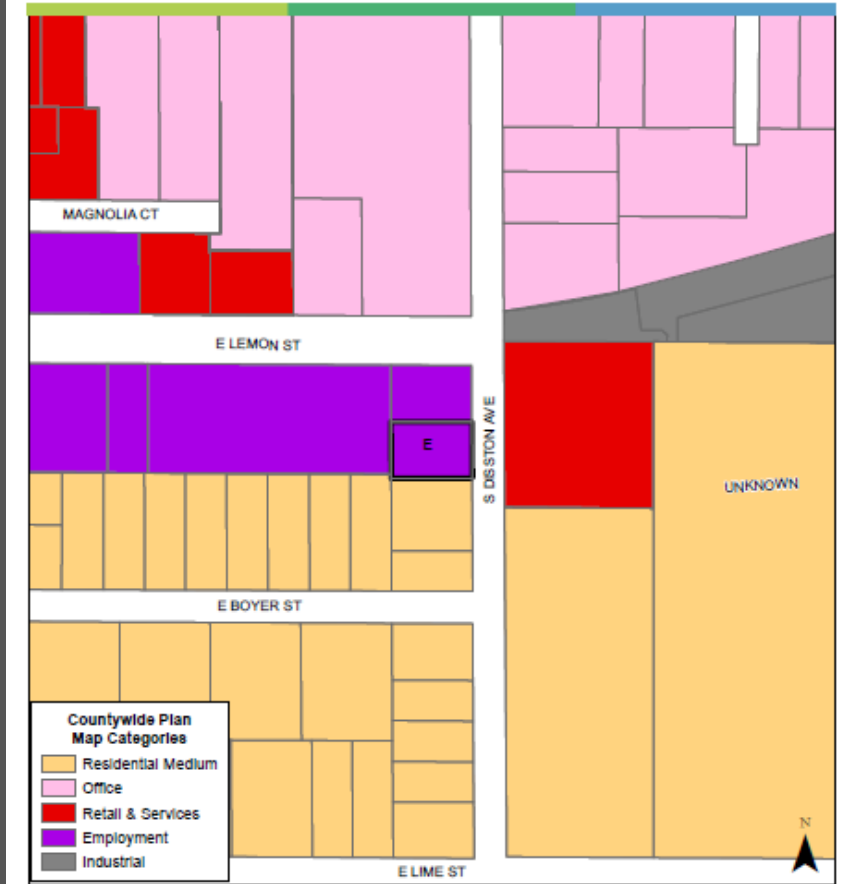
- Category: Employment**

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"> Office Research/Development-Light Research/Development-Heavy Storage/Warehouse Distribution-Light Storage/Warehouse/Distribution-Heavy Manufacturing-Light Manufacturing-medium 	<ul style="list-style-type: none"> Incinerator Facility Retail Commercial Personal Service/Office Support 	<ul style="list-style-type: none"> Temporary Lodging Commercial/Business Service Commercial Recreation Institutional Transportation/Utility Community Garden Agricultural-Light Agricultural

Use	Density/Intensity Standard
Temporary Lodging Use	Shall not exceed 50 units per acre (UPA) or upon adoption of provisions for compliance with Section 5.2.1.3, the density and intensity standards set forth in Table 5 of the Countywide Plan Rules
Nonresidential use	Shall not exceed a floor area ration (FAR) of .65, nor an impervious surface ration (ISR) of .85
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
Located in Target Employment Center (TEC)	Shall not exceed FAR of 1.3 for Manufacturing, Office and Research/Development uses
Nonresidential use	Shall not exceed a floor area ratio (FAR) of 0.55, nor an impervious surface ratio (ISR) of .90

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Map 5: Proposed Countywide Plan Map



JURISDICTION: Tarpon Springs FROM: Residential Medium
 AREA: 0.16 Acres TO: Employment

0 100 200 Feet



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Employment 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. Adopted Roadway Level of Service (LOS) Standard: 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. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located within a SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): The amendment area is not located on a CHHA; therefore, those policies are not applicable.
5. Activity Center and Multimodal Corridor Plan Categories: Does not involve AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The proposed amendment is not adjacent to a public education facility or an adjoining jurisdiction; therefore, those policies are not applicable.
6. Reservation of Industrial Land: The proposed amendment does not involve the reduction of Industrial land.



Public Comments

- There were no public comments for Case CW 21-08.

