



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 21-09

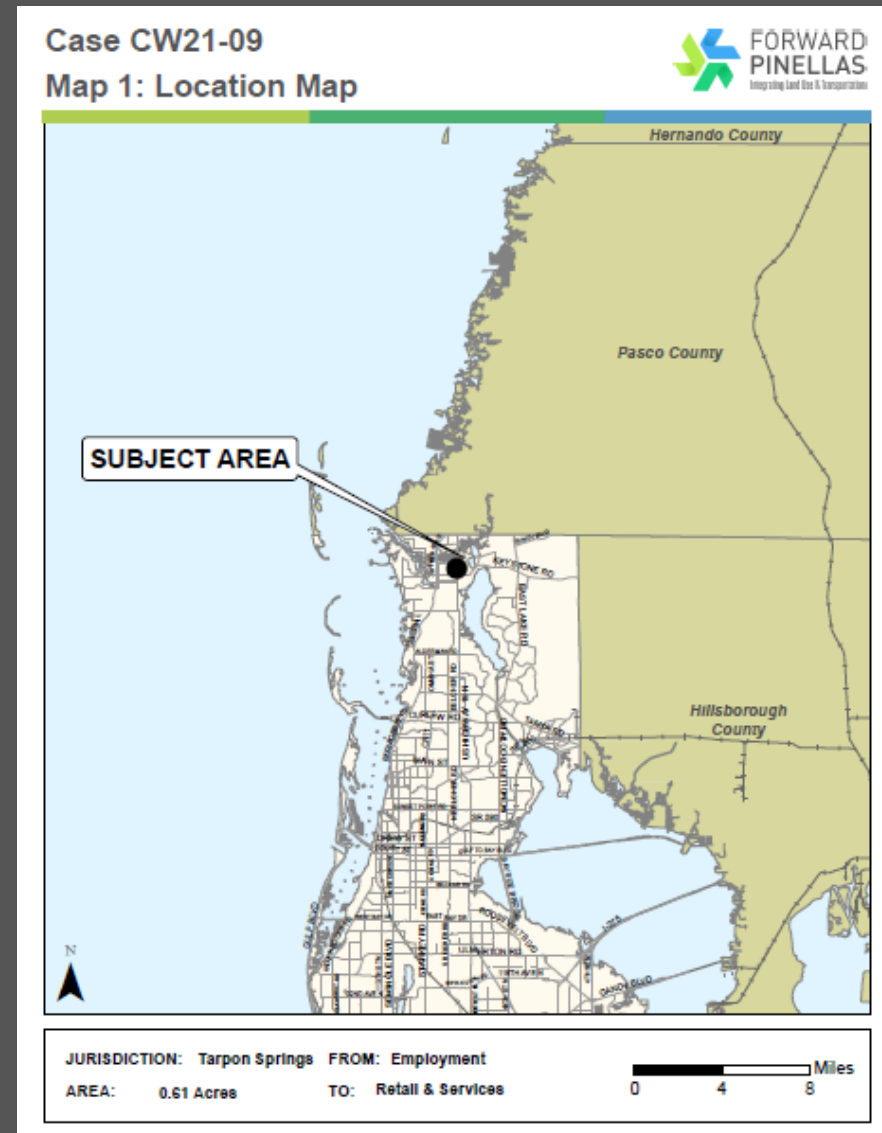
City of Tarpon Springs

August 24, 2021



City of Tarpon Springs Requested Action

- The City of Tarpon Springs seeks to amend a property from Employment to Retail & Services
- The purpose of the proposed amendment is to allow for continued retail commercial uses of the subject property



Site Description

- **Location:** 41680 US Highway 19 North
- **Area Size:** Approximately 0.61 acres
- **Existing Uses:** Commercial retail building
- **Surrounding Uses:** Commercial retail, storage/warehouse

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Map 3: Aerial Map



JURISDICTION: Tarpon Springs FROM: Employment
AREA: 0.61 Acres TO: Retail & Services

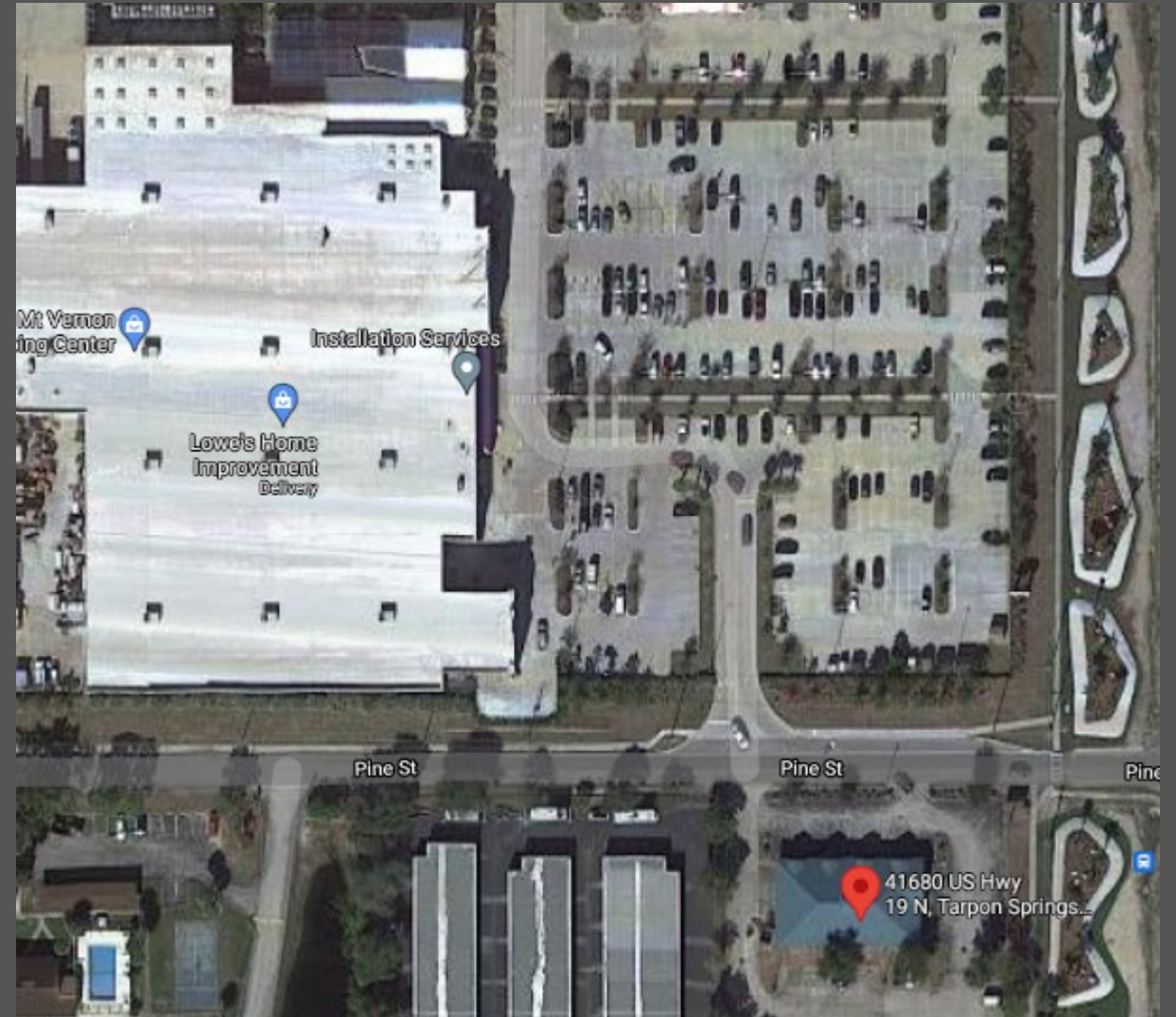
0 100 200 Feet



Front of the subject property



North of the subject property



East of the subject property

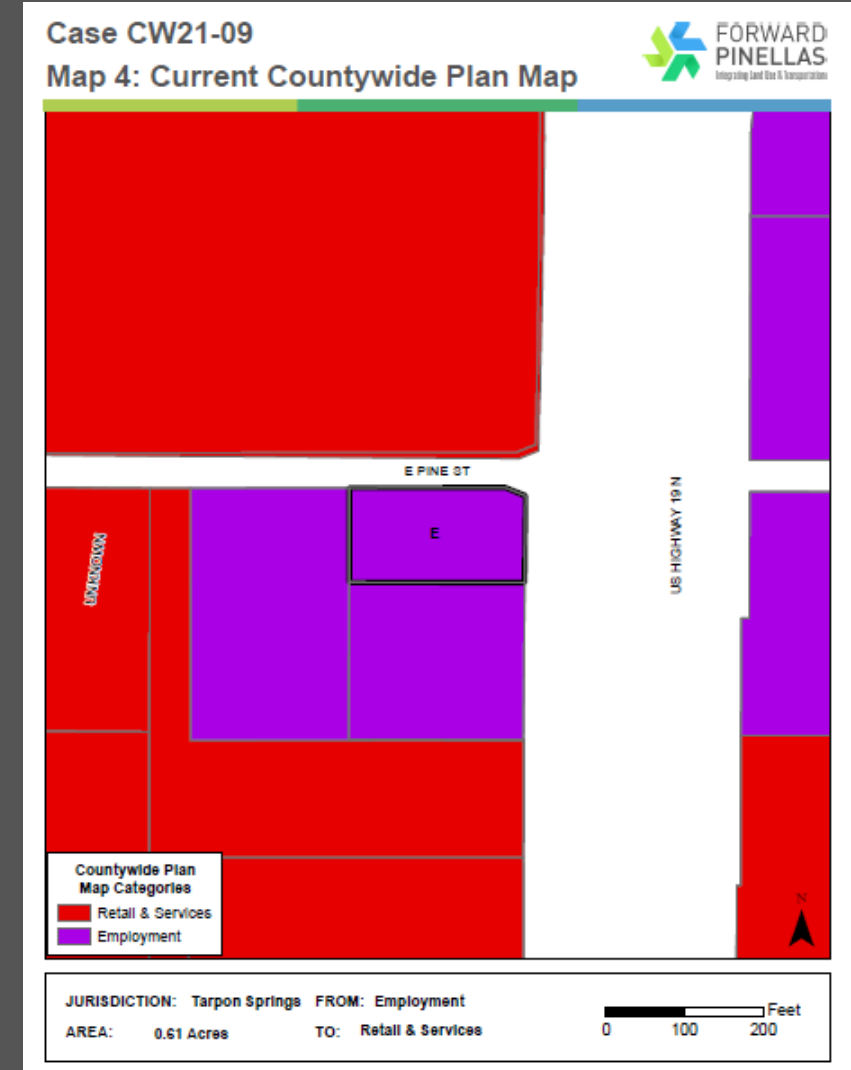


Current Countywide Plan Map Category

- 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 |



Proposed Countywide Plan Map Category

- Category: Retail & Services**

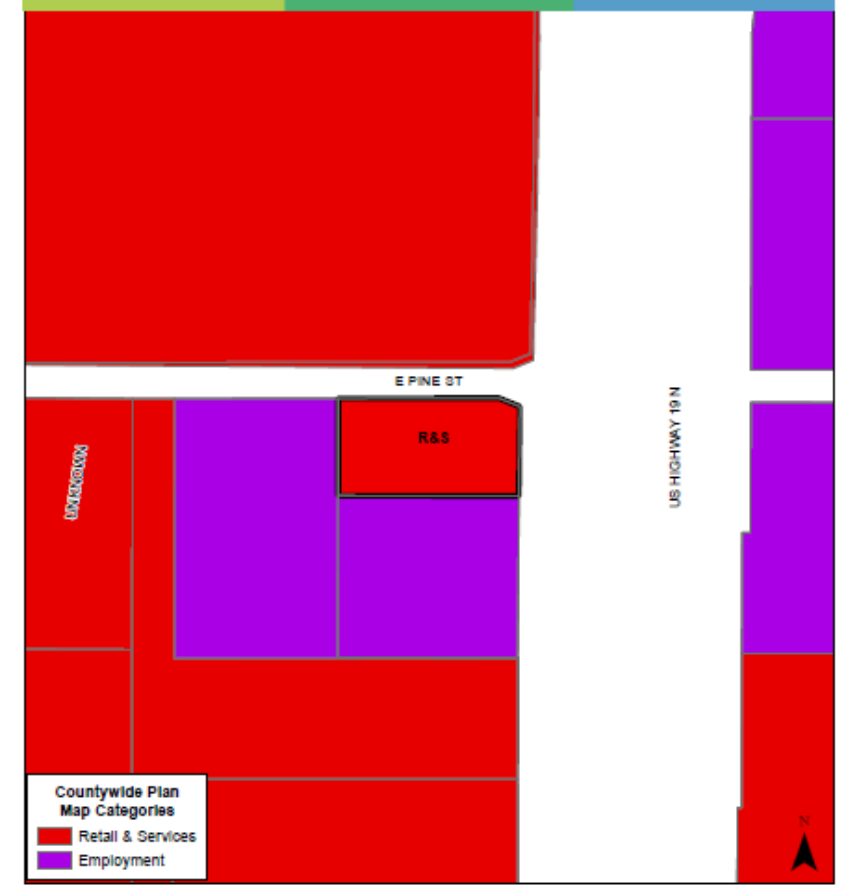
| Permitted Uses Not Subject to Acreage Threshold | Permitted Uses Subject to Three Acre Maximum | Permitted Uses Subject to Five Acre Maximum |
|---|---|---|
| <ul style="list-style-type: none"> Office Personal Service/Office Support Retail Commercial Commercial/Business Service Commercial Recreation Residential Equivalent Vacation Rental pursuant to provisions of Section 500.242(1)(c), Florida Statutes Recreational Vehicle Park Temporary Lodging Research/Development-Light Storage/Warehouse/Distribution-Light Manufacturing-Light Recreation/Open Space Community Garden Agricultural-Light | <ul style="list-style-type: none"> Manufacturing- Medium | <ul style="list-style-type: none"> Institutional Transportation/Utility Agricultural Ancillary Nonresidential |

| 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 |



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Map 5: Proposed Countywide Plan Map



JURISDICTION: Tarpon Springs FROM: Employment
 AREA: 0.61 Acres TO: Retail & Services

0 100 200 Feet

Countywide Rules 6.5.4.4 Conversion of Employment-Related Uses

Target Employment Opportunities

- Target employment opportunities that may be available under the Retail & Services category for the property could include the following fields: financial services, information technology, medical technology or wireless technology
- The remaining listed fields of target employment opportunities would not be practical for this site due to its limited size and location on a retail corridor near a residential apartment complex
- The target employment opportunities that could be practical at this site due to its location and size, can still be accommodated in the Retail & Services category



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 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; the proposed amendment is adjacent to Unincorporated Pinellas county, who were contacted and found no issues with the amendment.
7. 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 21-09.

