

June 14, 2017

5D2. Case CW 17-5 – City of Tarpon Springs



SUMMARY

From: Office
To: Retail & Services
Area: 0.7 acres m.o.l.
Location: Southeast corner of Alternate U.S. 19 and Meres Blvd.

This proposed amendment is submitted by the City of Tarpon Springs and seeks to amend a property totaling approximately 0.7 acres from Office (used to depict areas that are developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development) to Retail & Services (used to depict areas developed with a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses).

The subject property is vacant. The property is located just south of the City’s Community Redevelopment District and immediately north of the Meres Crossing Special Area Plan. These abutting areas contain and are planned for relatively dense and intense mixed use activity centers. The proposed use is more appropriate for this property, as the property no longer serves as a transition between residential and commercial uses. If approved, this amendment will be consistent with the City’s Comprehensive Plan.

FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- A. The Retail & Services category recognizes the proposed use of the site, and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

LIST OF MAPS & ATTACHMENTS:

- Map 1 Locator Map
- Map 2 Site Map
- Map 3 Aerial Map
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map
- Map 6 Coastal High Hazard Area Map

Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

Planners Advisory Committee, June 5, 2017 at 1:30 p.m.
Forward Pinellas, June 14, 2017 at 1:00 p.m.
Countywide Planning Authority, July 18, 2017 at 6:00 p.m.

ACTION: The PAC is required to make a recommendation to Forward Pinellas, in its role as the Pinellas Planning Council, to recommend approval or denial of the requested amendment.

STAFF RECOMMENDATION: The staff recommends to the board that it recommend approval of the requested amendment.

ADVISORY COMMITTEE RECOMMENDATION(S): The Planners Advisory Committee met on June 5, 2017 and voted 12-0 to approve this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: The Board met on June 14, 2017 and voted 13-0 to recommend approval of this amendment.