

**October 11, 2017**

**6B2. Case CW 17- 9 – City of Tarpon Springs**



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**SUMMARY**

From: Residential Low Medium & Residential Medium  
To: Office  
Area: 0.45 acres m.o.l.  
Location: East side of Keystone Road, approximately 160 feet southwest of Meyer Lane

This proposed amendment is submitted by the City of Tarpon Springs and seeks to amend a property totaling approximately 0.45 acres from Residential Low Medium (used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre) and Residential Medium (used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre) to 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).

The subject property is vacant. The proposed use for the property is office which will have an access easement with the adjacent developed property. If approved, this amendment will be consistent with the City of Tarpon Springs' Comprehensive Plan.

**FINDINGS**

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

- A. The Office 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
- Attachment 2 Declaration of Restrictive Covenants

**MEETING DATES:**

- Planners Advisory Committee, September 5, 2017 at 1:30 p.m.
- Forward Pinellas, October 11, 2017 at 1:00 p.m.
- Countywide Planning Authority, November 28, 2017 at 6:00 p.m.

**ACTION:** Board, in its role as the Pinellas Planning Council, to recommend approval or denial of the requested amendment to the Countywide Planning Authority.

**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 September 5, 2017 and voted 7-0 to approve this amendment.

**FORWARD PINELLAS BOARD RECOMMENDATION:** The Board met on October 11, 2017 and voted 12-0 to recommend approval of this amendment.