

## FORWARD PINELLAS STAFF ANALYSIS



**APPLICATION NO.:** Case CW 23-06

**STAFF:** Rodney Chatman, AICP, Planning Division Manager

**APPLICANT:** City of Tarpon Springs

**PROPERTY SIZE:** 1.06 acres

**CURRENT COUNTYWIDE  
PLAN MAP CATEGORY:** Residential Medium (RM)

**PROPOSED COUNTYWIDE  
PLAN MAP CATEGORY:** Public/Semi-Public (P/SP)

**CURRENT LOCAL  
FUTURE LAND USE PLAN  
MAP CATEGORY:** City of Tarpon Springs – Residential Medium (RM)

**PROPOSED LOCAL  
FUTURE LAND USE PLAN  
MAP CATEGORY:** City of Tarpon Springs – Transportation/Utility (T/U)

**LOCATION / PARCEL ID:** 200 Dixie Highway / 01-27-15-00000-420-0500

### BACKGROUND SUMMARY:

The applicant is requesting an amendment to the Countywide Plan Map from Residential Medium (RM) to Public/Semi-Public (P/SP) to address an inconsistency between the existing uses and the future land use map category.

### STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Residential Medium (RM) to Public/Semi-Public (P/SP).

### PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee voted 11-0 to recommend approval of the requested map amendment.

**LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:**

The Tarpon Springs Board of Commissioners held a public hearing on the local future land use map amendment on May 9, 2023. The Board approved the first reading of Ordinance 2023-03 and public comments opposing the request were heard.

**CURRENT PROPERTY INFORMATION:**

<b>Property Use(s):</b>	Offices and public infrastructure
<b>Site Features:</b>	Currently used by the City of Tarpon Springs Utilities Department for workshops, offices, storage, as well as a lift station and water injection well

**PLANNING CONSIDERATIONS:**

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The City of Tarpon Springs has utilized this site to support the operations of its Utilities Department since 1985.
2. These uses are considered "Transportation/Utility" and are permitted on properties up to three acres in the countywide Residential Medium category. However, the local Residential Medium category does not permit these uses.
3. The City of Tarpon Springs is taking proactive steps to resolve this inconsistency between the existing uses and the future land use category to ensure that existing and future services can be accommodated on the subject property.

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	<b>Current Countywide Plan Map Category:</b> Residential Medium (RM)	<b>Proposed Countywide Plan Map Category:</b> Public/Semi-Public
<b>Purpose:</b>	Intended to depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities, including transit, and natural resources of such areas.	Intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.

<b>Permitted Uses:</b>	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.;  Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility are subject to a three-acre maximum.  Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2) are subject to a five-acre maximum.	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/Distribution-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential.
<b>Max. Density:</b>	15 units per acre	12.5 units per acre
<b>Max. Floor Area Ratio (FAR):</b>	0.50	Institutional uses shall not exceed 0.65 (except for hospital uses which shall not exceed an FAR of 1.0 within any single jurisdiction) / Transportation/utility uses shall not exceed an FAR of 0.70
<b>Max. Impervious Surface Ratio (ISR):</b>	0.75	Institutional uses shall not exceed 0.85 / Transportation/utility uses shall not exceed 0.90

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

**1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.**

*Staff Analysis:* The Countywide Rules state that the Public/Semi-Public category is “intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.”

The locational characteristics of the Public/Semi-Public category are “generally appropriate to those locations where institutional uses (such as educational, health, public safety, civic, religious and like uses) and transportation/utility uses (such as air and sea transport terminals, utility installations, major transmission lines, refuse disposal, and public works facilities) are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.”

The 1.06-acre subject property is located on the south side of Dixie Highway about 400 feet east of North Pinellas Avenue and adjacent to the right-of-way of the Elfers’ Spur Extension of the Pinellas Trail. It is developed with portable and permanent buildings and paved areas that are used to store vehicles, materials, and equipment. The site is also the location of a sewer lift station and water injection well which is maintained by the Tarpon Springs Utilities Department. These uses are consistent with the Public/Semi-Public category and the City is requesting an amendment to correct this longstanding inconsistency.

- 2. For amendments not involving the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories, the manner in, and extent to, which the amendment significantly impacts a roadway segment where the existing Level of Service (LOS) is below LOS “D” or where projected traffic resulting from the amendment would cause the existing LOS to fall below LOS “D.”**

*Staff Analysis:* Dixie Highway is the roadway that’s adjacent to the subject property and it currently operates at an acceptable level of service. However, it is important to note that if approved, this amendment would reduce the estimated average daily trips from 101 trips per day to 16 trips per day.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

*Staff Analysis:* The amendment area is not located on a Scenic/Noncommercial Corridor.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

*Staff Analysis:* The subject property is located within the Coastal High Hazard Area. However, this amendment would not impact hurricane shelter space or evacuation routes, it enables the use of existing infrastructure and disturbed areas, and is a reduction in any potential future development density.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the**

**relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

*Staff Analysis:* The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

**6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

*Staff Analysis:* The amendment area is located adjacent to unincorporated Pinellas County and they have no objections to the requested amendment. If approved, the amendment would not significantly impact a public educational facility.

**7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

*Staff Analysis:* The amendment area does not involve the conversion of Employment, Industrial, or Target Employment Center designated land.

**PUBLIC CORRESPONDENCE**

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

**CONCLUSION**

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.