

CW 22-17
Forward Pinellas Staff Analysis
RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Tarpon Springs and seeks to amend approximately 0.32 acres of property from Residential Low Medium to Activity Center.

The Countywide Rules state that the Activity Center category is “intended to recognize those areas of the county within each local government jurisdiction that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. In particular, it is the intent of this category to recognize those important, identifiable centers of business, public, and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use. Activity Centers are designed at a size and scale that allows for internal circulation by pedestrians, bicyclists, and transit users, and typically encompass areas developed in a radial pattern within walking distance (¼ to ½ mile) of a central point or hub served by transit.”

The locational characteristics for the Activity Center category are identified based on Forward Pinellas’s Land Use Strategy Map, which identifies locations appropriate to be designated as Activity Center. This proposed amendment would be incorporated within the established Sponge Docks and Community Redevelopment Special Area Plan (SAP), and as such, is appropriate for the locational characteristics for the Activity Center category.

The amendment area is located on the corner of North Ring Avenue and East Orange Street and is currently occupied by a single-family detached dwelling and a vacant historic structure, which was formerly utilized as a livery stable, short-term lodging and apartment uses. Furthermore, the property is located on the eastern boundary of the existing Activity Center, the Sponge Docks and Community Redevelopment Special Area Plan (SAP). The SAP was adopted in 2011 and encourages mixed-uses, including diverse housing and lodging options. There are 10 established character districts within the SAP, and the proposed amendment falls within the ‘Downtown’ character district, one of the characteristics of which is to encourage mixed-use residential development which supports retail along Tarpon Ave. The purpose of the proposed amendment is to incorporate the amendment area into the existing Activity Center, or SAP, and allow for the use of the vacant historic property for potential mixed uses or short-term lodging.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment designated LOS “D” or better; therefore, those policies are not applicable.

- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on an SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in the CHHA; therefore, those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area does involve an existing Activity Center. However, the proposed amendment will not significantly impact the existing Activity Center, and meets all requirements for such.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrially-designated land; therefore, those policies are not applicable.

Conclusion:

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.