



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 21-03

City of Tarpon Springs

February 9, 2021



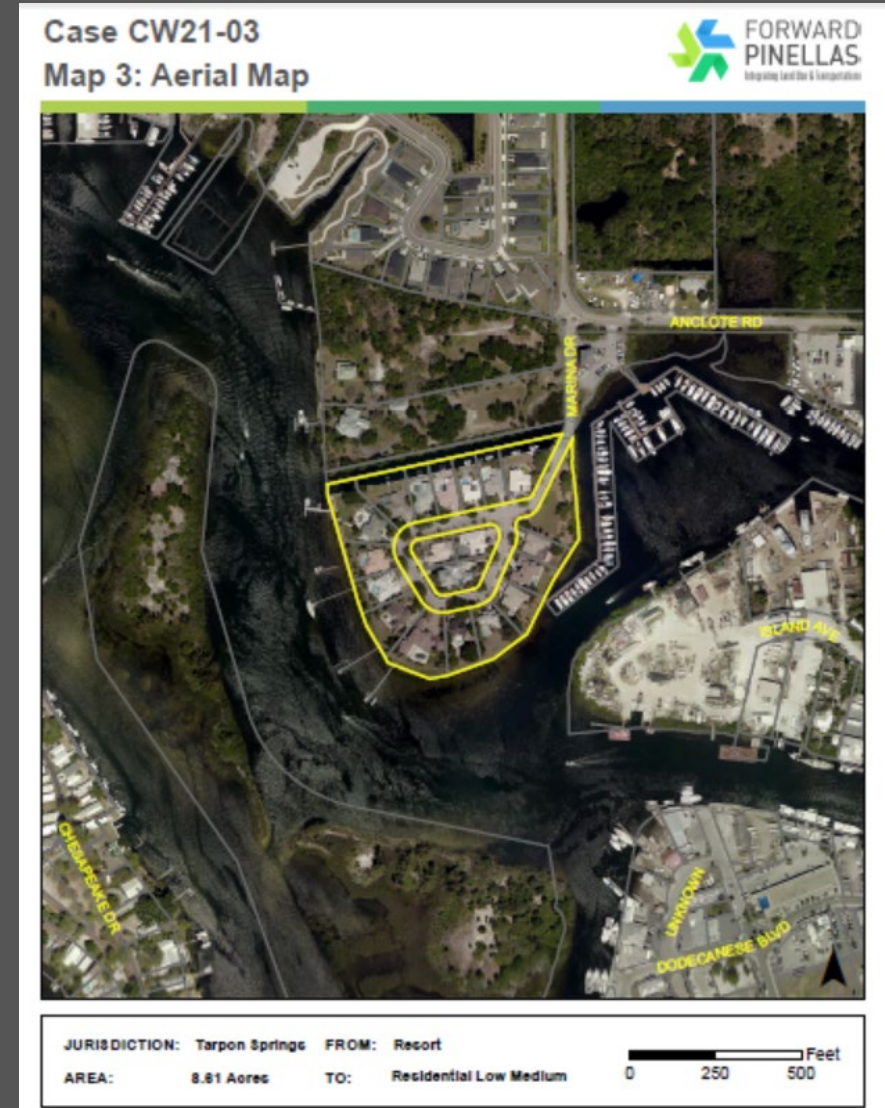
City of Tarpon Springs Requested Action

- The City of Tarpon Springs seeks to amend a property from Resort to Residential Low Medium
- The purpose of the proposed amendment is to ensure consistency with the existing single-family residential neighborhood and the appropriate land use category



Site Description

- **Location:** Marina Drive
- **Area Size:** Approximately 8.61 acres
- **Existing Uses:** Single-family detached residential subdivision
- **Surrounding Uses:** Single-family residential homes, marina



South of the amendment area



West of the amendment area



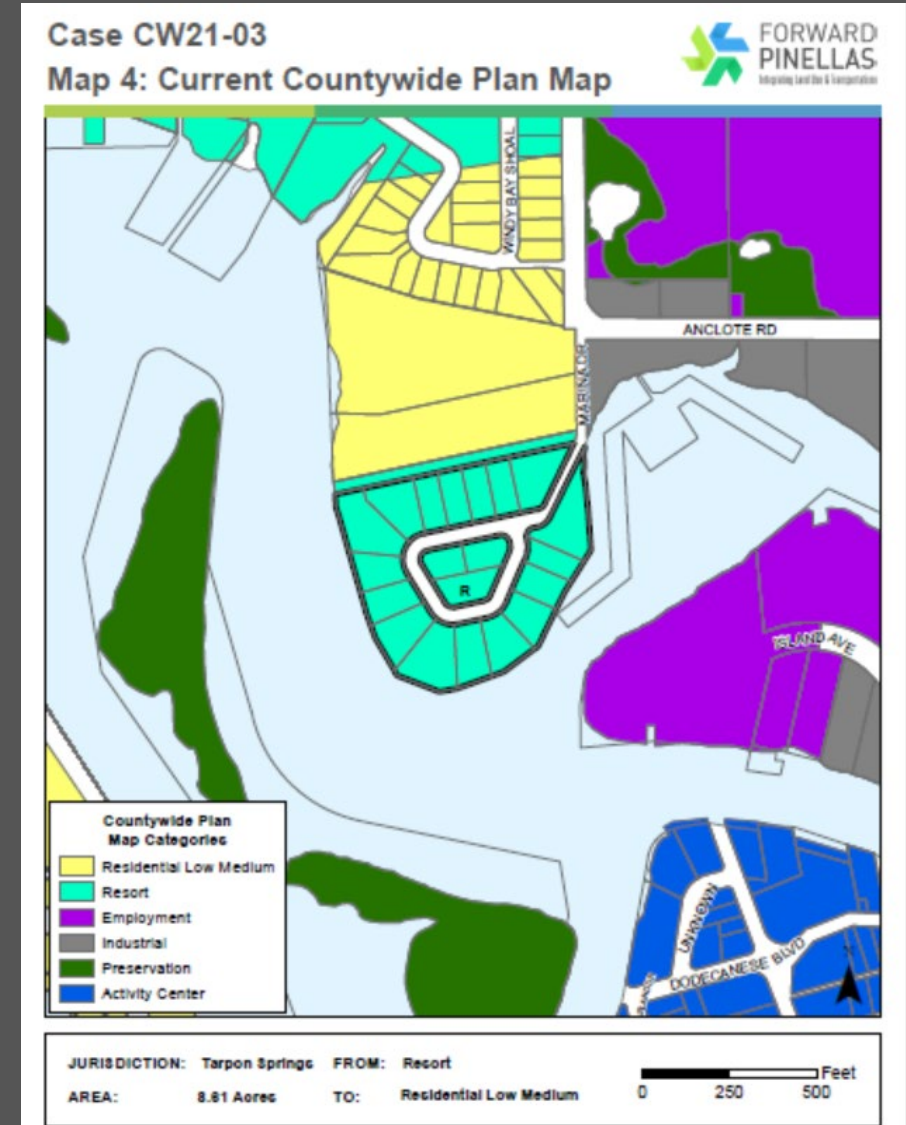
East of the amendment area



Current Countywide Plan Map Category

Category: Resort

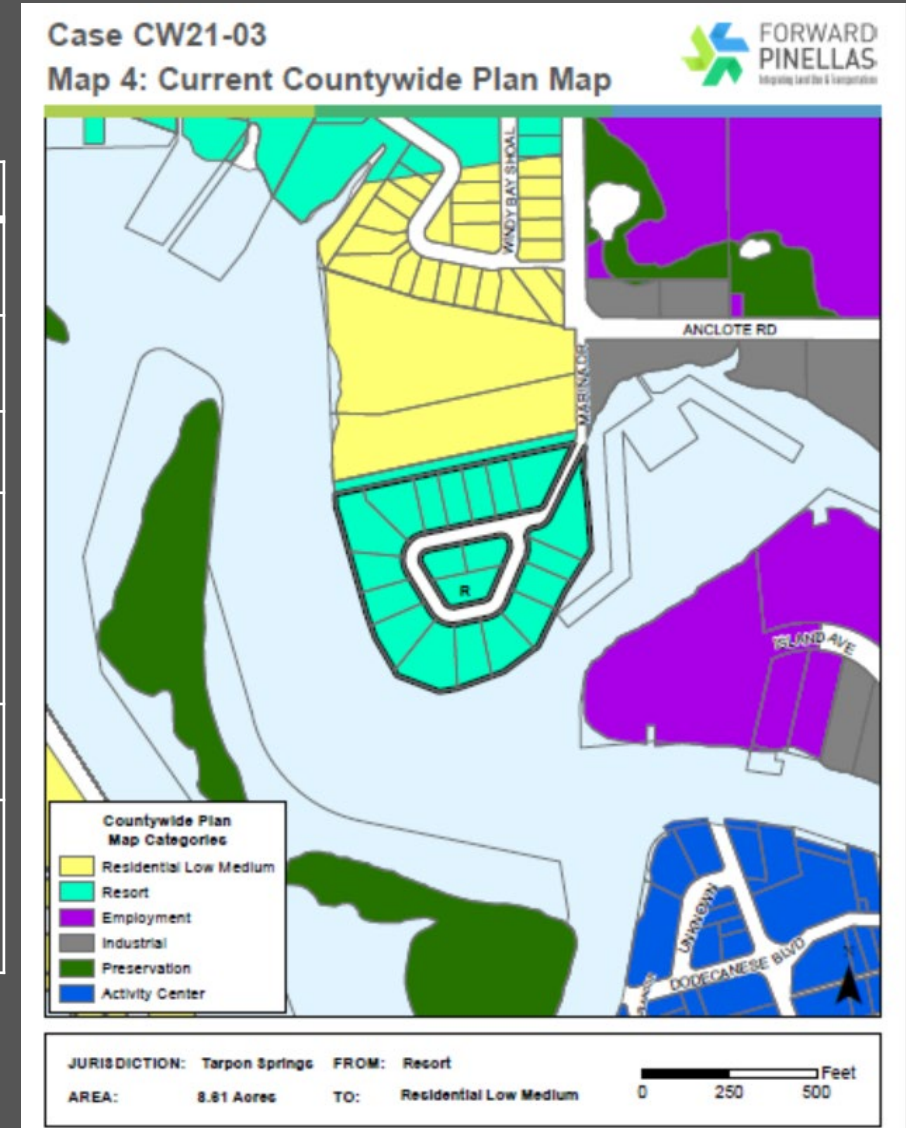
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Residential Residential Equivalent Vacation rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Temporary Lodging Recreational Vehicle Parks Office Personal Service/Office Support Retail Commercial Convention Center Commercial Business Service Commercial Recreation Recreation/Open Space Community Garden Agricultural-Light 	<ul style="list-style-type: none"> Ancillary nonresidential Transportation/utility 	<ul style="list-style-type: none"> Institutional



Current Countywide Plan Map Category

- Category: Resort**

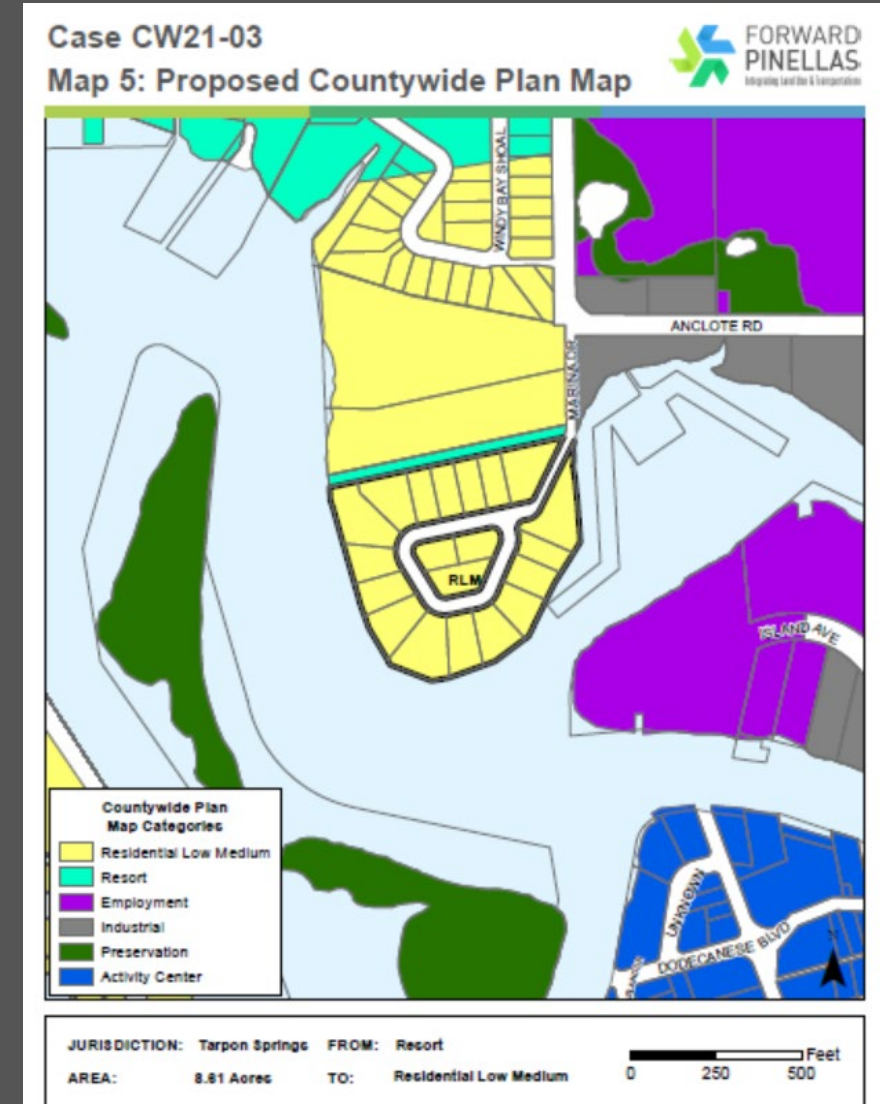
Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 30 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 30 UPA
Recreational Vehicle Use	Shall not exceed 30 UPA
Temporary Lodging Use	Shall not exceed 1) 50 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 1.2, nor an impervious surface ratio (ISR) of .95
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. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used.



Proposed Countywide Plan Map Category

- **Category:** Residential Low Medium

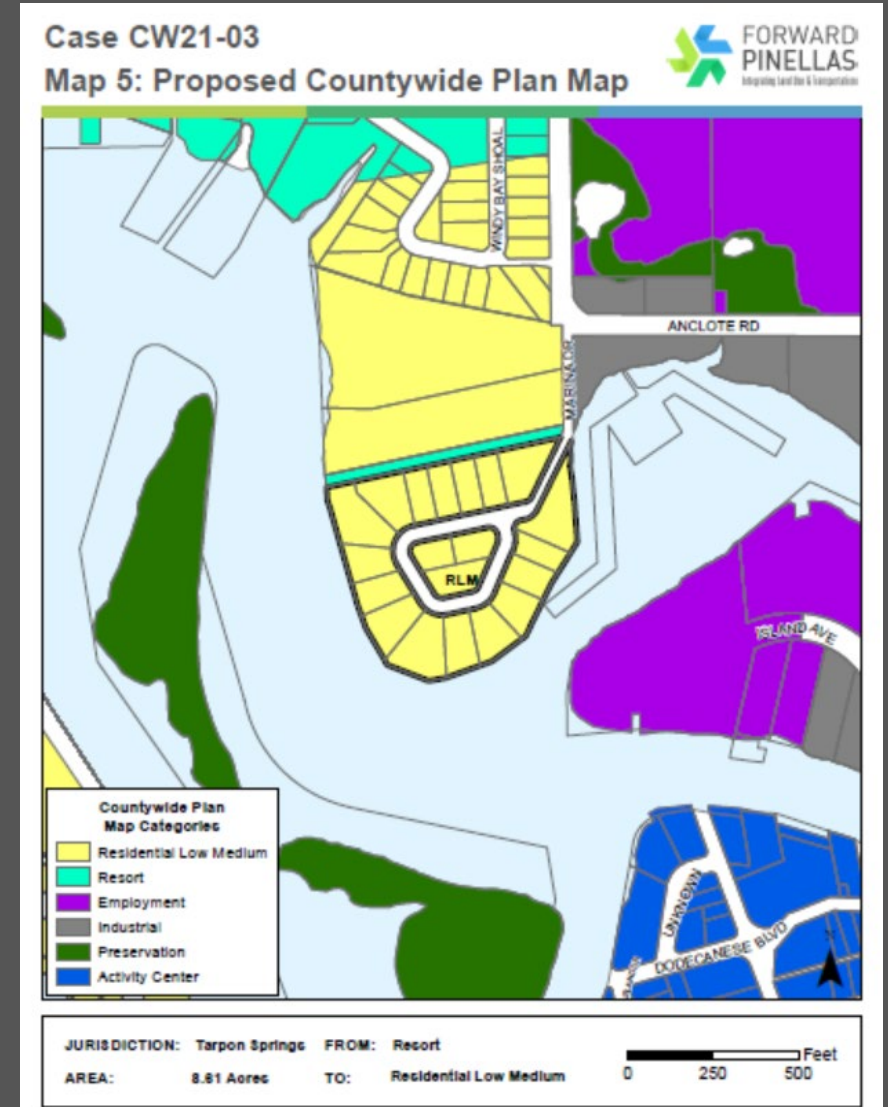
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to One Acre Maximum	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> • Residential; Residential Equivalent • Vacation Rental pursuant to the provisions of Section 509.242(1)(c), FS • Accessory Dwelling Unit • Public Educational Facility • Recreation/Open Space • Community Garden • Agricultural-Light; Agricultural 	<ul style="list-style-type: none"> • Office • Personal Service/Office Support • Retail Commercial 	<ul style="list-style-type: none"> • Ancillary Nonresidential • Transportation/Utility 	<ul style="list-style-type: none"> • Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)



Proposed Countywide Plan Map Category

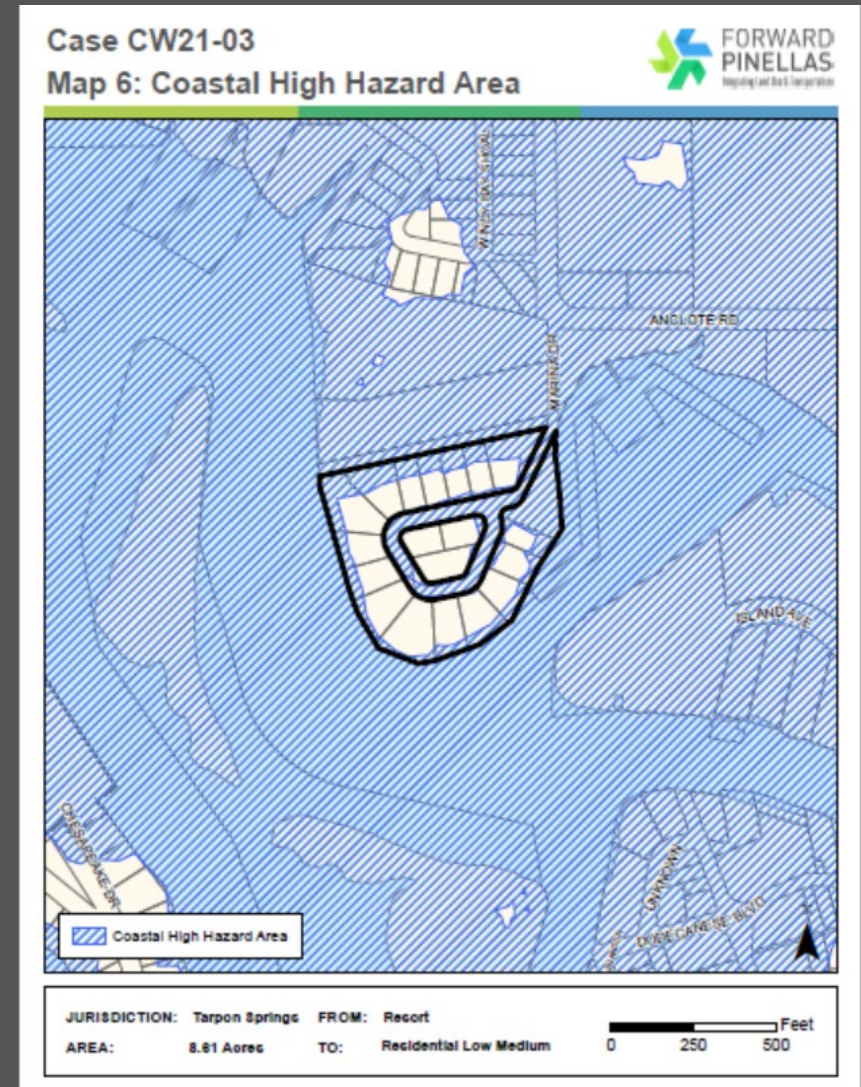
- **Category:** Residential Low Medium

Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 10 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 UPA
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75
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. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6



Coastal High Hazard Area

- A portion of the amendment area is located on the CHHA
- However, the proposed amendment will reduce the maximum allowable residential density from 30 UPA to 10 UPA
- There will be no impacts to the CHHA



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Residential Low Medium 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 located on a CHHA. However, the proposed amendment will reduce the maximum allowable residential density from 30 UPA to 10 UPA. Therefore, there will be no impacts to the CHHA.
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 area is not adjacent to a public educational facility; therefore, those policies are not applicable. The proposed amendment area is adjacent to Unincorporated Pinellas. County staff 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 21-03.

