

CW 21-01
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 the designation of approximately 2.82 acres of property from Residential Low Medium to Public/Semi-Public

The subject property currently houses the office of Tarpon Springs City Hall and the Performing Arts Center. The City has submitted the proposed amendment in order conform to the appropriate Countywide Plan Map category which reflects its existing use, hence the proposed category to Public/Semi-Public. The proposed amendment would also allow the City to continue to maintain and renovate the building as needed under the applicable designations.

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 current and intended use is consistent with the permitted uses and locational characteristics of the proposed category. The locational characteristics of the Public/Semi-Public category is “generally appropriate to those locations where institutional uses (such as educational, health, public safety, civic, religious and like uses) are required to serve the community,” such as the existing City Hall building and Performing Arts Center which the subject property is used as.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

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 not located in a CHHA; therefore, those policies are not applicable.

5. **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, therefore, those policies are not applicable.
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 proposed amendment area does not involve the reduction of land designated as Industrial or Employment; 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.