

## Countywide Plan Map Amendment Application Form

### Local Government Contact Information

Requesting Local Government:	City of Tarpon Springs
Local Government Contact:	Patricia L. McNeese, AICP
Address:	324 East Pine Street, Tarpon Springs, FL 34689
Phone:	727-938-3711, ext. 2255
E-Mail Address:	pmcneese@ctsfl.us
Local Government Case #:	21-22
Local Government Ordinance #:	2021-05

### Property Owner Contact Information

Name(s):	The Alliance Group of Tampa Bay III, LLC
Address:	41680 U.S. Highway 19 North
Phone:	727-938-3711, ext 2255
E-Mail Address:	pmcneese@ctsfl.us

### Agent Contact Information (if applicable)

Name(s):	Jaime R. Maier, Hill Ward Henderson
Address:	101 E. Kennedy Blvd., Suite 3700, Tampa, FL 33602
Phone:	813-221-3900
E-Mail Address:	jaime.maier@hwhlaw.com

### Characteristics of the Subject Property

Site Address(s):	41680 U.S. Highway 19, Tarpon Springs, FL 34689
Total Acreage of the Amendment Area:	<b>0.61 acres</b>
Existing Use(s):	developed with retail building and parking, currently unoccupied
Proposed Use(s):	as developed (retail building with parking)
Parcel Identification #:	07-27-16-89920-000-0030
Legal Description of the Amendment Area:	<b>Tarpon Pines Associates Tract C</b>
What is the adjacent roadway's Level of Service (LOS) grade?	<b>LOS "F" (U.S. Highway 19 North)</b>
Does the Amendment Area impact: [check all that apply]	<input type="checkbox"/> Activity Center <input checked="" type="checkbox"/> Industrial or Employment Land <input type="checkbox"/> Multimodal Corridor <input type="checkbox"/> Target Employment Center <input type="checkbox"/> Planned Redevelopment District <input type="checkbox"/> Scenic/Noncommercial Corridor <input type="checkbox"/> Coastal High Hazard Area

**Disclosure of Interest Statement**

Do any other persons have any ownership interest in the subject property?	No.
If so, provide the name and address of the person(s):	
If so, is the interest contingent or absolute?	
If so, what specific interest is held?	
Does a contract exist for the sale of the subject property?	Unknown.
If so, is the contract contingent or absolute?	
If so, provide the names of all parties to the contract:	
Are there any options to purchase the subject property?	No.
If so, provide the names of all parties to the option:	
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	Please note in the Board of Commissioners' packet that staff recommends adjustment of land use for three parcels on this corner, including the subject property, to better reflect the existing developed uses on the properties.

**Countywide Plan Map Information**

Current Countywide Plan Map Category(ies):	Employment
Proposed Countywide Plan Map Category(ies):	Retail & Services
Amendment tier (subject to confirmation):	<input type="checkbox"/> Tier I <input type="checkbox"/> Tier II <input type="checkbox"/> Tier III <input type="checkbox"/> To be determined

**Local Future Land Use Plan Map Information**

Current Local Future Land Use Plan Map Category(ies):	Industrial Limited
Proposed Local Future Land Use Plan Map Category(ies):	Commercial General

**Local Action Date**

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment:

6/8/21

## Application Checklist

Note: Our email server cannot accept any files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email [info@forwardpinellas.org](mailto:info@forwardpinellas.org).

### All Amendments

The following MUST be furnished with all applications (incomplete applications will not be accepted):

- A completed Countywide Plan Map amendment application form
- A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- A copy of the ordinance being considered by the governing body
- A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- A GIS shapefile of the amendment area (if technically feasible)
- A boundary survey (if applicable)
- A development agreement (if applicable)\*
- Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- Summary of public outreach conducted and/or public comment received (if applicable)

### Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- For AC and MMC categories, documentation of consistency with size criteria
- For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

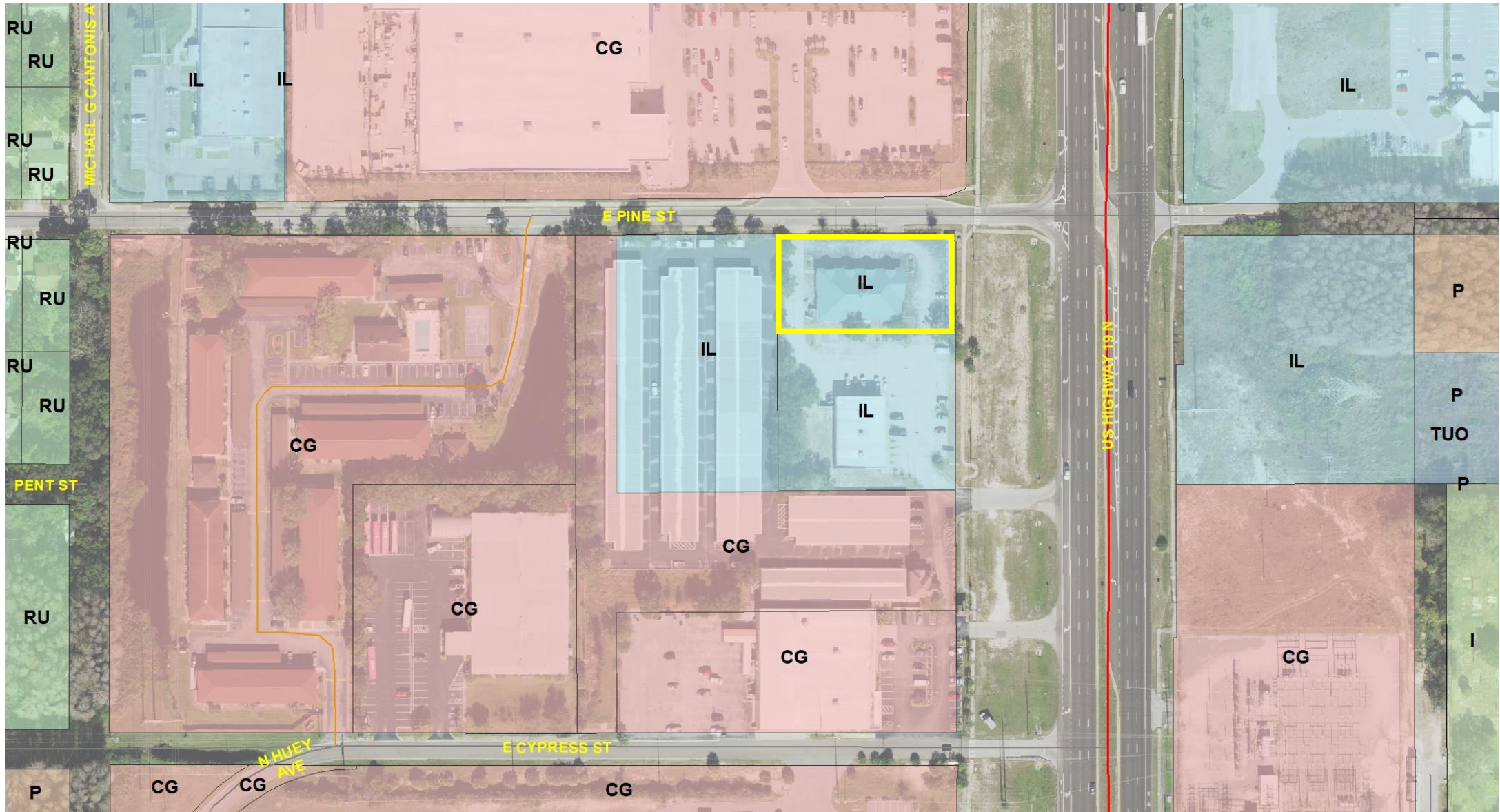
- Pre-application meeting
- For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

- Justification narrative demonstrating one or more of these unanticipated changes:
  - Improvement in transit facilities
  - Increases in population or employment densities
  - Local government funding study for public infrastructure
  - Other unique conditions

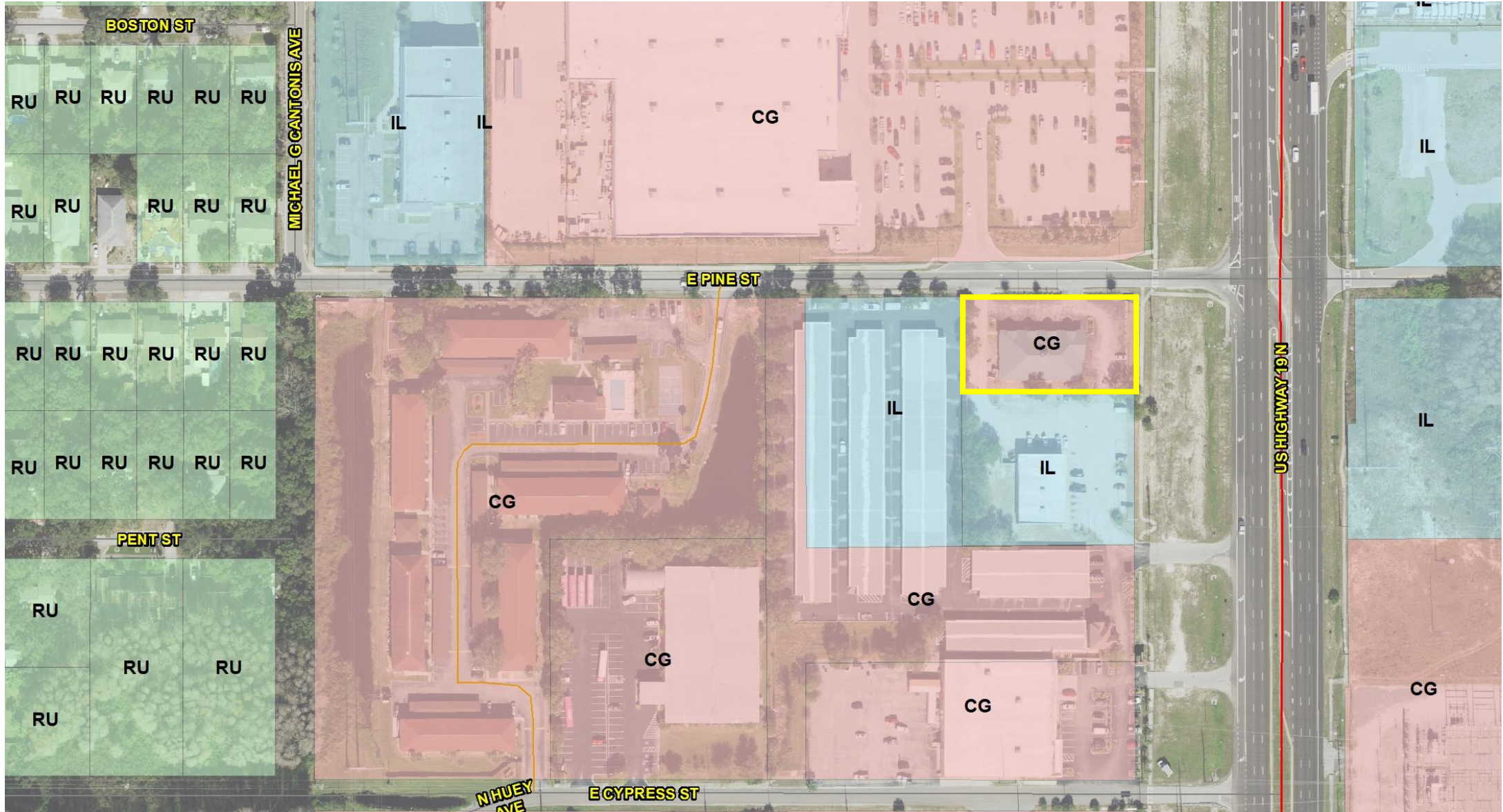
\* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Countywide Rules Section 6.1.5.

# ARMANDO FLORES, III – EXISTING FUTURE LAND USE CITY OF TARPON SPRINGS APPLICATION #21-22, ORDINANCE #2021-05





# ARMANDO FLORES, III – PROPOSED FUTURE LAND USE CITY OF TARPON SPRINGS APPLICATION #21-22, ORDINANCE #2021-05



**City of Tarpon Springs Application #21-22, Ordinance #2021-05**  
**41680 U.S. Highway 19 North, Armando Flores, III**  
**Approved on first reading by Board of Commissioners, June 8, 2021**

**Review Against Reversion Criteria for Employment-related Categories and Uses of  
Countywide Rules Section 6.5.4.4**

**Provided by Patricia L. McNeese, AICP, Principal Planner, City of Tarpon Springs**

The City of Tarpon Springs is requesting an amendment to the Countywide Map for the property at 41680 U.S. Highway 19 North from Employment to Retail & Services. Section 6.5.4.4 of the Countywide Rules includes review criteria for map amendments from the Employment (E) category to a non-employment related category, in this case, Retail & Services (R&S). An evaluation of this site is presented below according to the listed criteria. Additional information relating this is also presented in the City’s staff report for the item.

The agent for the City applicant also provided an analysis of the site against Section 6.5.4.4 of the Countywide Plan and requested that it be included with this application.

**Target Employment Opportunities:** The subject property is 0.61 acres in size and developed with a 5,916 square foot building and parking lot. The building is designed for retail and/or office use and is classified as a “retail store” building type, and, “single building store” property use by the Pinellas County Property Appraiser. Target employment opportunities, as listed in the definition of target employment (Division 8.2) that may be available under the R&S category for this property might include fields of financial services, information technology, medical technology or wireless technology. The remaining listed fields would not be practical for this site due to its limited size and its location on a retail corridor near a residential apartment complex. Even those listed as possible could only be conducted on a limited basis (e.g., professional office for a financial advisor or medical services, for example). Those high-wage employment opportunities that would be practical at this limited site, can be accommodated in the R&S category.

**Amendment Site Characteristics:** The site can continue to support target employment uses as discussed above and is not situated to provide for unique and high-priority functions such as water-dependent or working waterfront uses.

**Amendment Area Characteristics:** The existing developed site is situated along the retail corridor of U.S. 19 North. This area of north U.S. 19 and along the Pinellas Trail (old railroad corridor) was historically more industrial but has since transitioned to a mix of retail, office, residential and mini-warehouse uses. The property has been used for retail since it was built in 2001 and is compatible with the surrounding area and uses.

**Supporting Transportation and Infrastructure Characteristics:** The property is currently served by City infrastructure and is located on U.S. Highway 19 North. The site does not have direct access onto U.S. Highway 19, but has an easement agreement for access through the adjacent property to the south. There are also two access driveways connecting to Pine Street.

**Supporting Redevelopment Plans, Special Area Plans, or Planning and Urban Design Principles Implementation Framework:** This property is not within an activity center, special area plan, or other planning area subject to the urban design principles.

Analysis of Countywide Rules Section 6.5.4.4  
submitted by Jaime Maier, agent for Tarpon Springs  
Application #21-34



**41680 US 19 SITE  
CONVERSION TO RETAIL & SERVICES**

**COUNTYWIDE PLAN RULES CRITERIA EVALUATION**

The applicant is requesting to amend the Future Land Use Map and amend the zoning atlas for a 0.61 acre property located at the southwest corner of US 19 and Pine Street in the City of Tarpon Springs. Currently the property has a Future land Use designation of Industrial Limited (IL) and is zoned Industrial Restricted (IR). The owner wishes to amend the land use to Commercial General (CG) and rezone the property to Highway Business (HB) to reflect the historical use of the property as a retail commercial store. The most recent use was Timber & Hides Furniture Store which has recently closed. The applicant seeks to change the land use and zoning to allow continued use of this parcel for retail-commercial sales.

Per the Countywide Plan Map this property has an Employment (E) designation. The parcel involved in this request is as follows:

Parcel ID #: 07/27/16/89920/000/0030

Street Address: 41680 US Highway 19 N.

Per Section 6.5.4.4 of the Countywide Rules, conversion of areas designated as "Employment" on the Countywide Plan Map is subject to satisfying certain criteria, these are:

1. **Target Employment Opportunities** – The extent to which the uses within the proposed category can potentially provide target employment opportunities, as compared to those that can potentially be available within the current employment, Industrial, TEC or corresponding FLUM category.

The 0.61 acre site is too small to provide any meaningful Target Employment Opportunities. Given the current IR zoning with a maximum FAR of 0.50, the site could at most be developed with 13,400 SF. Industrial type users typically require much larger land areas and buildings. Under the current IL land use and IR zoning the site could be redeveloped with mini-warehouse, wholesale trade establishments and vehicle sales among other uses. The proposed CG land use with HB zoning is focused on commercial activity similar to those on surrounding properties, such as Auto Zone, Lowes, as well as other retail sales/shopping opportunities. The direct frontage on US 19, a 6-lane divided Principal Arterial makes the Highway Business (HB) zoning the most reasonable zoning district.

2. **Amendment Site Characteristics** – Under the current or proposed category, the extent to which the site can continue to support target employment uses due to the site’s size, configuration, and physical characteristics, and is able to accommodate the provision of the site access, loading, and other necessary site improvements. The extent to which the proposed site will be, or is now, used for unique and high-priority functions, such as water-dependent or working waterfront uses.

Other than the subject property and the small parcel immediately south (occupied by Auto Zone retail sales) there are no other parcels on the west side of US 19 that have “IL” (City) land use and “E” (Countywide) land use. The west side of US 19 is dominated by Commercial General “CG” (City) and Retail & Sales “R&S” (Countywide) land uses. The IL land uses are strictly north of Spruce Street which includes the Hydrologic Plumbing & Lighting showroom/distribution facility and other industrial users north of Live Oak Street and adjacent to the Pinellas Trail. The Land Use Plan Amendment from IL to CG is reasonable in that Spruce Street (a signalized major roadway intersection with US 19) forms an appropriate boundary between the IL designation to the north and CG designation to the south. The 0.61 acre site is more appropriate for retail-commercial uses with HB zoning given its frontage on US19 and location at an intersection with directional median opening access. The vacant site presently does not provide any jobs.

3. **Amendment Area Characteristics** – The extent to which the uses within the current or proposed category relate to surrounding and nearby uses and plan classifications. The extent to which industrial uses can benefit from or provide benefit to, adjoining or nearby properties. The extent to which the proposed site will be used for unique and high-priority functions, including but not limited to, transit-oriented uses.

The area is characterized by a wide-ranging mix of uses. The site is “industrial” in name-only. Surrounding uses include:

- North: On the north side of Pine Street is Lowes Home Improvement Store which is a large retail establishment on land with CG Land use and Commercial Planned Development (CPD) zoning. **This parcel is identified as “Retail Sales & Services” on the Countywide Plan Map.**
- South: South of the subject property is the existing Auto Zone auto parts store which is clearly a retail use. This site will retain its IL land use and IR zoning. It will retain its “Employment” designation on the Countywide Plan Map. **The Auto Zone store is functioning as a valid “Conditional Use” as a retail store in an IL zone.** Further south are retail uses (Luikens Wines & Spirits and Tarpon Square Shopping Center on land with CG land use and HB zoning.

East: US Highway 19, a 6-lane divided Principal Arterial serving as the primary north-south route through Pinellas County. This arterial makes it highly compatible to have CG land use and HB zoning (City), with Retail Sales & Services (Countywide) land use. On the eastern side of US 19 are various uses with CG and IL land use.

West: Immediately west are various uses on land having CG land use, with both HB & IR zoning. These include Life Storage mini-storage on land having CG land use, but split zoning of HB & IR, Astroskate with CG land use and HB zoning, and Cypress Place Apartments with CG land use and HB zoning.

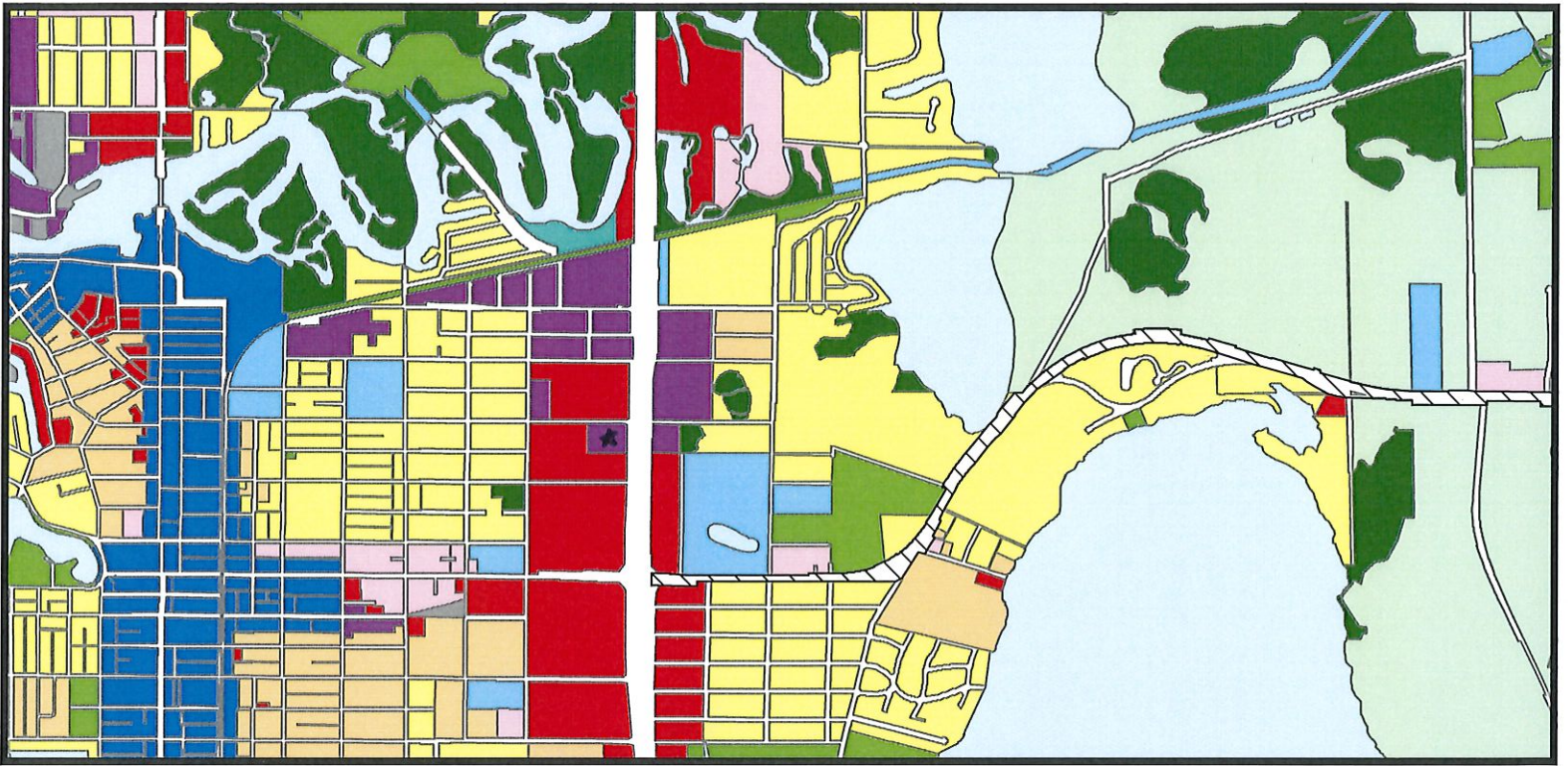
The amendment area characteristics are primarily highway business oriented with retail sales and services being the predominant land use on the west side of US 19.

4. **Supporting Transportation and Infrastructure Characteristics – The location of the property in relationship to, and the current or proposed uses need for, access to the arterial and interstate highway network, transit, international airport, and functional rail line, as well as other infrastructure and service facilities including water, sewer, storm-water, and parking and their respective capacities.**

The property has direct frontage on US19, a 6-lane divided Principal Arterial roadway. Pine Street is a minor east-west roadway through the City of Tarpon Springs with a directional median opening at US 19. Also, Spruce Street a major east-west roadway is located 1 block north, has a signalized intersection at US 19, and continues west through the City of Tarpon Springs. The adjacent segment of US 19 (Tarpon Ave – Beckett Way) operates at LOS C according to the Forward Pinellas 2019 Level of Service Report. There is no rail access or airport nearby. The site also has access to mass-transit with PSTA bus routes along US19. The site is currently served by water, and sanitary sewer facilities. Overall, extensive infrastructure is already in-place to support redevelopment.

5. **Supporting Redevelopment Plans, Special Area Plans, or Planning and Urban Design Principles Implementation Framework – The extent to which any amendment is included as part of a community redevelopment plan, special area plan, or Planning & Urban Design Principles Implementation framework pursuant to Section 6.2.6 that has evaluated and addressed the potential to support target employment uses in the redevelopment area proposed to be reclassified from an employment, Industrial TEC, or corresponding FLUM designation.**

The site is not part of a Special Area Plan or Redevelopment Plan. The site is a remnant parcel, isolated from the majority of industrial space located well to the north and mostly north of Spruce Street. In total, redevelopment for industrial purposes does not seem practical given the small site size (0.61 acres) and mixture of surrounding uses, which are primarily retail/commercial and multi-family residential. Re-use as a highway oriented business is most practical.





Facility	Road Type	Juris	Length (miles)	Signals per Mile	LOS Meth.	AAADT	Vol.	Physical Capacity	V:Cap Ratio	Def. Flag	Fac. LOS
1045 - SR 688   ULMERTON RD: (I-275 -to- EGRET BLVD E)	SA 6D	SR	1.62	1.914	T	46500	2429	2940	0.826	0	C
1046 - SR 688   ULMERTON RD: (EGRET BLVD E -to- ROOSEVELT BLVD)	NA 6D	SR	0.336	0	T	46500	2429	5650	0.43	0	C
1047 - SR 688   ULMERTON RD: (ROOSEVELT BLVD -to- 40TH ST)	SA 6D	SR	0.881	3.787	T	70833	2429	2830	0.858	0	C
1048 - SR 688   ULMERTON RD: (ROOSEVELT BLVD -to- 49TH ST N)	SA 4D	SR	0.44	2.274	T	49500	2586	2830	0.914	0	C
1049 - SR 688   ULMERTON RD: (US 19 -to- BELCHER RD)	SA 6D	SR	1.43	1.746	T	55666	2455	2940	0.835	0	C
1050 - SR 688   ULMERTON RD: (STARKEY RD -TO-101ST ST)	SA 4D	SR	1.018	1.965	T	57000	2978	2830	1.052	0	D
1051 - SR 688   ULMERTON RD: (49TH ST N -to- US 19)	SA 6D	SR	1.351	1.498	T	46500	2429	2940	0.826	0	C
1052 - SR 688   ULMERTON RD: (101ST ST -to- 113TH ST/RIDGE RD)	SA 6D	SR	1	3.361	T	53500	2429	2830	0.858	0	C
1053 - SR 688   ULMERTON RD: (40TH ST -to- ROOSEVELT BLVD)	NA 6D	SR	0.314	3.181	T	83000	4336	2830	1.532	0	F
1054 - SR 688   ULMERTON RD: (BELCHER RD -to- STARKEY RD)	SA 4D	SR	1.015	2.586	T	48933	2556	2940	0.869	0	C
1055 - SR 688   ULMERTON RD: (113TH ST   RIDGE RD -to- WALSINGHAM RD)	SA 6D	SR	1.747	1.077	T	35500	1854	2940	0.631	0	C
1056 - SR 688/WALSINGHAM RD: (ULMERTON RD -to- INDIAN ROCKS RD)	SA 4D	SR	1.04	3.127	T	28000	1463	2830	0.517	0	C
1057 - SR 688   WALSINGHAM RD: (INDIAN ROCKS RD -to- GULF BLVD)	SA 4D	CR	1.177	1.728	T	16300	851	1960	0.434	0	D
1059 - STARKEY RD: (ULMERTON RD -to- EAST BAY DR)	SA 4D	CR	1.52	0.492	T	31147	1627	1764	0.922	0	C
1060 - STARKEY RD: (ULMERTON RD -to- STARKEY RD)	SA 4D	CR	1.521	1.972	T	37500	1959	1764	1.111	0	F
1061 - STARKEY RD: (BRYAN DAIRY RD -to- PARK BLVD)	SA 4D	CR	2.275	2.681	T	37500	1959	1683	1.164	0	F
1066 - SUNSET POINT RD: (US 19 -to- BELCHER RD)	SA 4D	CR	0.954	4.817	T	24432	1276	1683	0.758	0	C
1067 - SUNSET POINT RD: (EDGEWATER DR/US ALT 19 -to- KEENE RD)	SA 2U	CR	1.991	3.059	T	4300	224	774	0.289	0	C
1068 - SUNSET POINT RD: (BELCHER RD -to- KEENE RD)	SA 4D	CR	1.098	1.831	T	24432	1276	1764	0.723	0	C
1069 - SUNSET POINT RD   MAIN ST: (MCMULLEN BOOTH RD -to- US 19)	SA 4D	CR	1.26	0.492	T	19801	1034	1764	0.586	0	C
1071 - TAMPA RD: (CURLW RD -to- EAST LAKE RD)	SA 6D	CR	1.215	1.74	T	49500	2586	2646	0.977	0	C
1072 - TAMPA RD: (EAST LAKE RD -to- US 19)	SA 6D	CR	1.959	3.222	T	39500	2063	2547	0.81	0	C
1073 - TAMPA RD: (US 19 -to- ALT 19)	SA 4D	CR	1.852	2.809	T	20500	1071	1683	0.636	0	C
1076 - TARPON AVE: (ALT 19 -to- US 19)	SA 2D	TS	0.992	2.895	T	15200	794	792	1.003	0	F
1081 - TAYLOR AVE   8TH AV S: (US ALT 19 -to- CLWTR-LARGO RD)	SC 2D	CR	0.542	3.695	T	9700	506	587	0.862	0	D
1083 - TAYLOR AVE   8TH AV S: (CLWTR-LARGO RD -to- INDIAN ROCKS RD)	SA 2U	CR	1.522	0.859	T	9700	506	792	0.639	0	D
1084 - TREASURE ISLAND CSWY: (PARK ST -to- GULF BLVD)	SA 4D	CR	1.739	3.274	T	19392	1013	1764	0.574	0	D
1085 - TRINITY BLVD: (EAST LAKE RD -to- COUNTY LINE)	SA 4D	CR	1.681	0.595	T	22000	1149	1764	0.651	0	C
1091 - UNION ST: (EDGEWATER DR -to- KEENE RD)	SMC 2U	CR	1.912	0.88	T	4651	243	572	0.425	0	C
1092 - UNION ST: (KEENE RD -to- HERCULES AVE)	SC 2U	CR	0.504	1.983	T	4651	243	572	0.425	0	C
1093 - US 19: (GANDY BLVD -to- 54TH AVE N)	SA 6D	SR	1.328	6.041	T	51500	2612	2570	1.016	0	C
1094 - US 19: (54TH AVE N -to- 38TH AVE N)	SA 6D	SR	1.01	0.99	T	41500	2168	2940	0.737	0	C
1095 - US 19: (GANDY BLVD -to- MAINLANDS BLVD)	SA 6D	SR	1.243	2.638	T	65000	3396	2940	1.155	0	F
1096 - US 19: (MAINLANDS BLVD -to- BRYAN DAIRY RD/118TH AVE N)	NA 6P	SR	1.968	0	T	65833	3056	5650	0.541	0	F
1097 - US 19: (BRYAN DAIRY RD   118TH AVE N -to- E BAY DR)	NA 6P	SR	2.85	0	T	76500	3866	5650	0.684	0	F
1098 - US 19: (E BAY DR -to- GULF-TO-BAY BLVD)	NA 6P	SR	3.047	0	T	101000	4571	5650	0.809	0	F
1099 - US 19: (GULF-TO-BAY BLVD -to- SUNSET POINT RD)	NA 6P	SR	2.086	0	T	105000	5120	5650	0.906	0	F
1100 - US 19: (SUNSET POINT RD -to- SR 580   MAIN ST)	NA 6D	SR	2.103	0	T	107666	4911	5650	0.869	0	F
1101 - US 19: (SR 580   MAIN ST -to- CURLW RD)	SA 6D	SR	2.034	0.89	T	94000	4911	2940	1.67	0	F
1102 - US 19: (CURLW RD -to- TAMPA RD)	SA 6D	SR	1.253	0.666	T	74500	3892	2940	1.324	0	F
1103 - US 19: (TAMPA RD -to- ALDERMAN RD)	SA 6D	SR	1.818	0.819	T	83500	4362	2940	1.484	0	F
1104 - US 19: (ALDERMAN RD -to- KLOSTERMAN RD)	SA 6D	SR	2.025	0.999	T	72000	3762	2940	1.28	0	F
1105 - US 19: (KLOSTERMAN RD -to- TARPON AVE)	SA 6D	SR	1.602	1.886	T	77500	4049	2940	1.377	0	F
1106 - US 19: (TARPON AVE -to- BECKETT WAY)	SA 6D	SR	1.417	1.125	T	49671	2595	2940	0.883	0	C
1107 - US 19: (BECKETT WAY -to- PASCO CNTY LINE)	SA 6D	SR	0.438	2.281	T	49671	2595	2830	0.917	0	C
1108 - US 19   34TH ST N: (38TH AVE N -to- 22ND AVE N)	SA 6D	SR	1.009	1.982	T	41500	2168	2940	0.737	0	C
1109 - US 19/34TH ST N: (CENTRAL AVE -to- 5TH AVE N)	SA 6D	SR	0.435	9.64	T	37500	1959	2570	0.762	0	D
1110 - US 19   34TH ST N: (5TH AVE N -to- 22ND AVE N)	SA 6D	SR	1.003	3.33	T	37500	1959	2830	0.692	0	D
1112 - US 19/34TH ST S: (54TH AVE S -to- 22ND AVE S)	SA 6D	SR	2.015	3.448	T	26000	1358	2830	0.48	0	C
1113 - US 19/34TH ST S: (22ND AVE S -to- CENTRAL AVE)	SA 6D	SR	1.559	5.628	T	26000	1358	2830	0.48	0	D
1117 - VIRGINIA AVE S: (HERCULES AVE -to- KEENE RD)	SC 2U	CR	0.5	2.002	T	1408	73	559	0.131	0	C

# **ARMANDO FLORES**

## **#21-22**

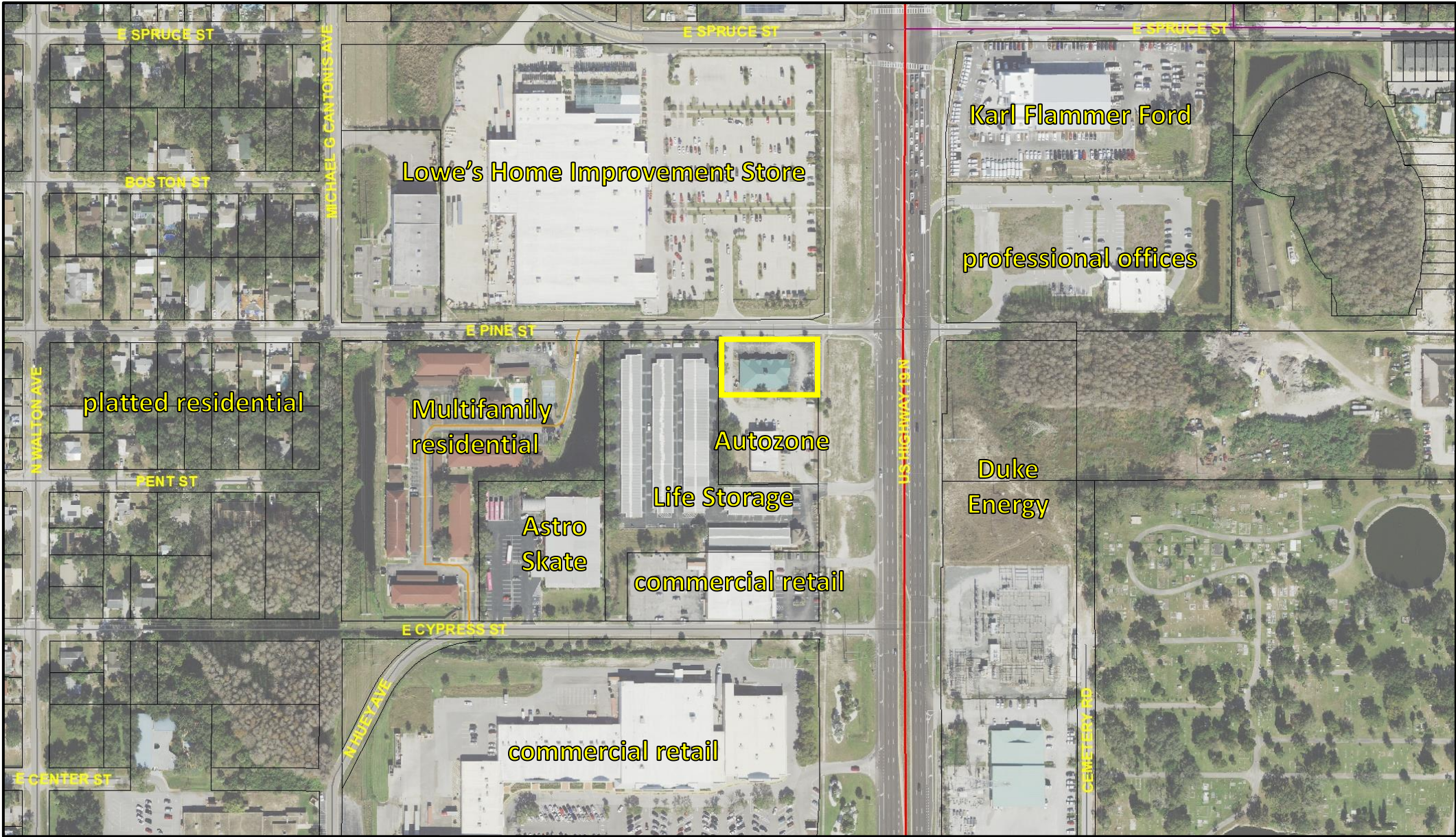
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Board of Commissioners – June 8, 2021



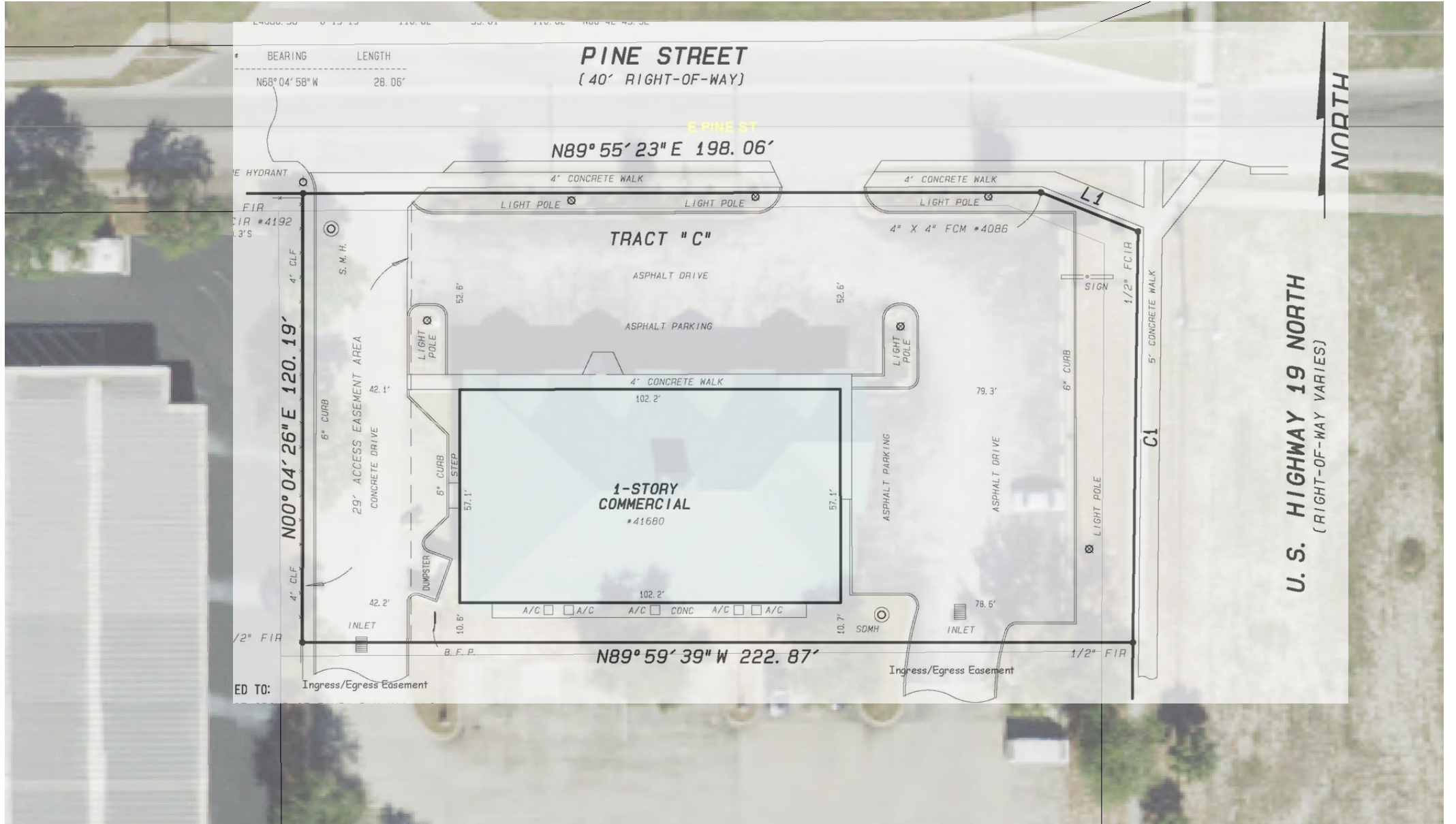


# LOCATION & CONTEXT





# LOCATION & CONTEXT

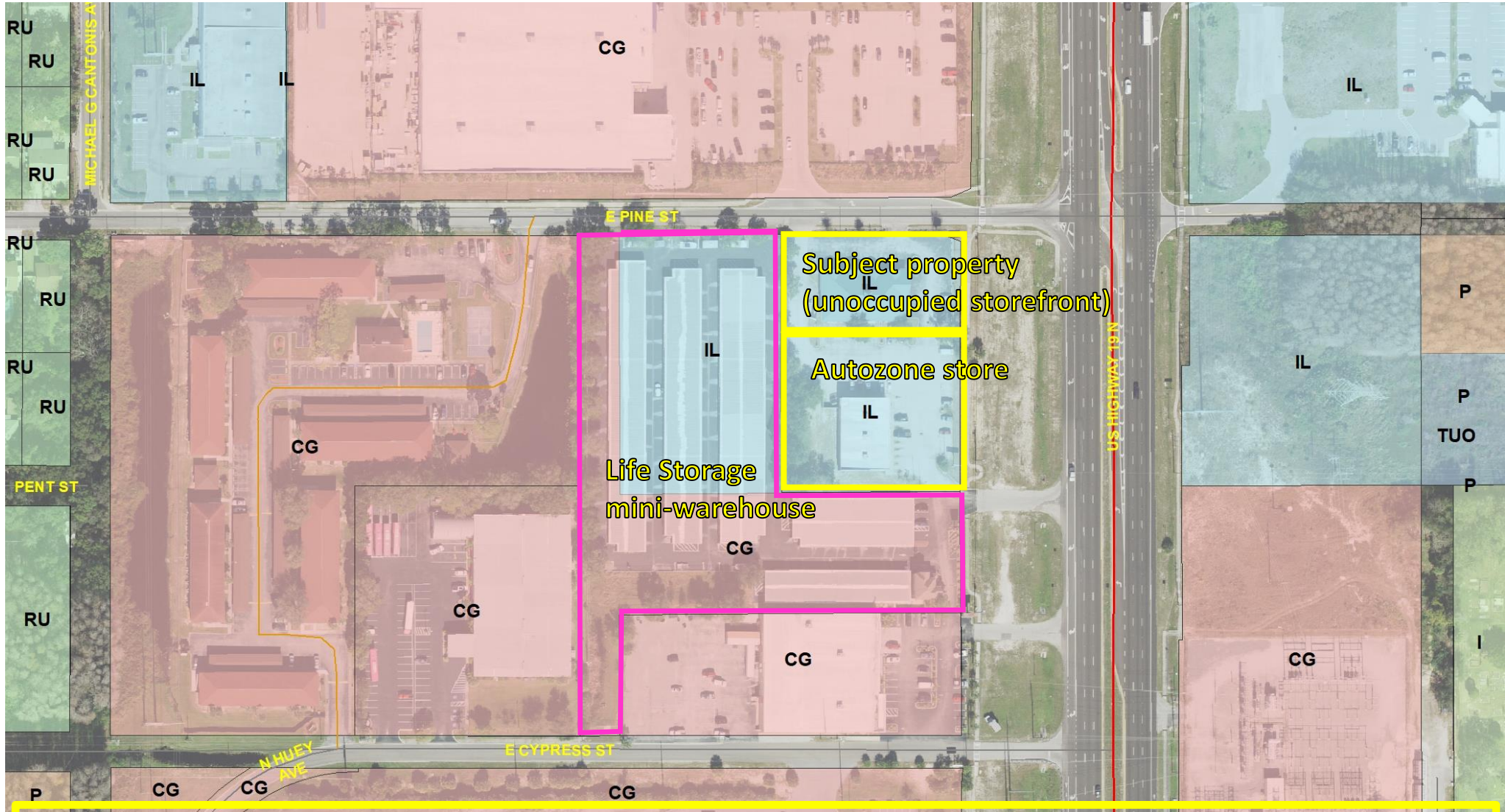




# SUMMARY OF REQUEST

- **#21-22** – Future Land Use Map Amendment (FLUM) & Rezoning
  - Land Use:
    - Current: Industrial Limited (IL)
    - Proposed: Commercial General (CG)
  - Zoning:
    - Current: Industrial Restricted (IR)
    - Proposed: Highway Business (HB)
  - Property Features
    - 0.61 acres (26,633 square feet)
    - Built property with one commercial building and parking lot
- **Applicant**: Armando Flores III
- Request is to allow the re-designation of the property to reflect the past and desired continued establishment of commercial use.

# SURROUNDING LAND USE



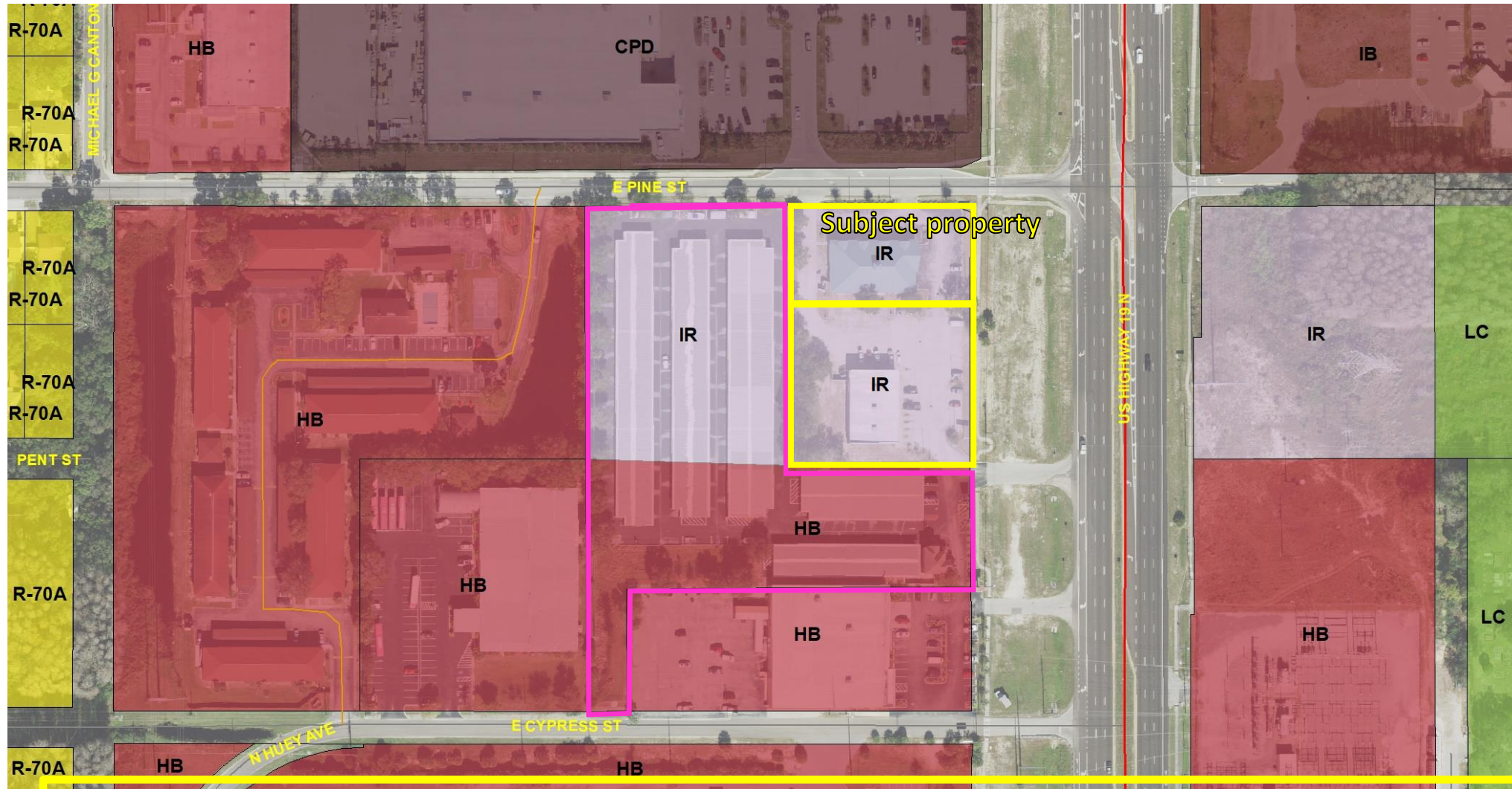
Area bounded by yellow recommended to go to Commercial General Future Land Use Map category

Area bounded by pink recommended to go to Industrial Limited Future Land Use Map category





# SURROUNDING ZONING



Area bounded by yellow recommended to go to Highway Business zoning district

Area bounded by pink recommended to go to Industrial Restricted zoning district

# REVIEW CRITERIA – FLUM AMENDMENT

- 1) Consistent with the applicable Comprehensive Plan policies –
  - The location and built condition of the property is suitable for inclusion in the Commercial General FLUM category that is appropriate for commercial uses along U.S. Highway 19.
  - This area of U.S. 19 has transitioned from a previous long-standing industrial land designation to construction of commercial and office uses with the City’s growth and demand for additional goods and services.
  - The property was most recently occupied by a commercial retail use. The applicant has requested a land use designation appropriate to continuance of that use.
  - The property is currently served by City Utilities.
- 2) Consistent with the Countywide Plan –
  - A change to the “Retail & Services” countywide designation is expected to be consistent with the Countywide Plan.



# REVIEW CRITERIA - REZONING

- 1) Consistency with the City's Comprehensive Plan
- 2) Available uses and compatibility –
  - 1) The Highway Business (HB) available uses are generally compatible with existing commercial uses and the U.S. Highway 19 corridor in this area.
- 3) Provision for efficient and orderly development –
  - 1) The property is located in an area of existing commercial development along the west side of the U.S. Highway 19 corridor.
  - 2) The property is served with City facilities.
- 4) The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities –
  - 1) The property is served with City facilities.
  - 2) The building has most recently been used for commercial retail and is suited to that use. Any proposed change of use will undergo review, but the uses available in HB zoning for this relatively small property (just over half an acre) are not expected to result in significant increases in impacts to public facilities.

# PRELIMINARY STAFF RECOMMENDATION

**#21-22 - *Approval*** of the following:

- Ordinance 2021-05 Future Land Use Map amendment from IL (Industrial Limited) to CG (Commercial General)
- Ordinance 2021-04 Zoning Atlas amendment from IR (Industrial Restricted) to HB (Highway Business)

**Public Notice Provided – no responses were received**

# PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board, at their meeting of May 17, 2021 recommended approval of each of the following ordinances with one member dissenting:

- Ordinance 2021-05 Future Land Use Map amendment from IL (Industrial Limited) to CG (Commercial General)
- Ordinance 2021-04 Zoning Atlas amendment from IR (Industrial Restricted) to HB (Highway Business)

Dissenting board member was concerned about the potential for establishment of “adult entertainment uses,” a permitted use in the HB zoning district (Land Development Code Sec. 25.12(B)(1)).

There was no public comment on this item.



**CITY OF TARPON SPRINGS**  
**PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS**  
**MAY 17, 2021 / JUNE 8, 2021**

**STAFF REPORT, May 20, 2021**

**Application No. / Project Title:** 21-22 / Armando Flores III

**Staff:** Patricia L. McNeese, AICP  
Principal Planner

**Applicant / Owner:** Armando Flores III / The Alliance Group of Tampa Bay, LLC

**Property Size:** 0.61 acres

**Current Zoning:** Industrial Restricted (IR)

**Proposed Zoning:** Highway Business (HB)

**Current Land Use:** Industrial Limited (IL)

**Proposed Land Use:** Commercial General (CG)

**Location / Parcel ID:** 41680 U.S. Highway 19 North / Parcel ID: 07-27-16-89920-000-0030

**BACKGROUND SUMMARY:**

The subject property is located at the southwest corner of U.S. Highway 19 and East Pine Street. It is developed with a building and parking lot, and, was most recently occupied by a furniture store. The property is located in an industrial land use and zoning designation. The property owner is requesting a change to the land use and zoning to allow the continuance of the retail use of the property under a more appropriate zoning designation.

**PRELIMINARY STAFF RECOMMENDATION:**

Staff recommends **approval** of the following:

- Ordinance 2021-05 amending the Future Land Use Map (FLUM) from Industrial Limited (IL) to Commercial General (CG), and,
- Ordinance 2021-04 amending the Official Zoning Atlas from Industrial Restricted (IR) to Highway Business (HB).

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board heard this item at their regular meeting of May 17, 2021 with six board members in attendance. The Board voted to recommend approval of both of the above listed ordinances with one member dissenting. The dissenting board member was concerned with the potential for establishment of "adult entertainment uses," a permitted use in the Highway Business district (Section 25.12(B)(1) of the Land Development Code). There was no public comment on the item.



**CURRENT PROPERTY INFORMATION:**

<b>Use of Property:</b>	Currently unoccupied commercial building and parking lot
<b>Site Features:</b>	Commercial building, parking lot, landscaping
<b>Vehicle Access:</b>	The property has two driveway curb cuts to East Pine Street. It also shares two driveway connections with the adjacent parcel to the south

**SURROUNDING ZONING & LAND USE:**

	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	Commercial Planned Development (CPD)	Commercial General (CG)
<b>South:</b>	Industrial Restricted (IR)	Industrial Limited (IL)
<b>East:</b>	Industrial Restricted (IR)	Industrial Limited (IL)
<b>West:</b>	Industrial Restricted (IR)	Industrial Limited (IL)

**ZONING DISTRICT SUMMARY (EXISTING / PROPOSED):**

<b>Dimensional Regulations</b>	<b>Current Zoning: IR</b>	<b>Proposed Zoning: HB</b>
<b>Max. Density</b>	0 dwelling units/acre	15 dwelling units/acre
<b>Lot Standards:</b>		
<b>Min. Lot Area</b>	5,000 square feet	10,000 square feet
<b>Min. Lot Width</b>	50 feet	80 feet
<b>Min. Lot Depth</b>	80 feet	100 feet
<b>Max. Height</b>	40 feet	35 feet
<b>Setbacks:</b>		
<b>Front Yard</b>	10 feet	30 feet
<b>Side Yard</b>	10 feet	10 feet
<b>Side Street</b>	10 feet	15 feet
<b>Rear Yard</b>	25 feet	25 feet
<b>Maximum Floor Area Ratio</b>	0.50	0.40





**PLANNING CONSIDERATIONS:**

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

1. This northeasterly portion of the City bordering the Anclote River and Pinellas Trail (old Seaboard Coastline Railroad corridor) was predominated by industrial type land uses in the past. A transition to more retail centered uses has taken place, especially along U.S. Highway 19. A 2008-era change from industrial to retail for the development of the Lowe’s Home Improvement Center was a significant part of this shift in land use.
2. The subject property, as well as the adjacent parcel to the south, are occupied by retail buildings (empty storefront, and, the Autozone store, respectively). Both of these properties are more appropriately categorized as commercial retail rather than industrial. The property to the south and west, occupied by the Life Storage mini-warehouse use is currently located in a split-zoning situation with both industrial and commercial retail designations and is more appropriately categorized as industrial. Staff has contacted the owners of the Autozone and Life Storage and will be bringing forth future amendments to recommend redesignations of these properties.
3. The allowable uses, densities and intensities of the requested FLUM and zoning categories for the subject property are more appropriate to its existing built condition and, more consistent with the envisioned use of the site going forward.

**REVIEW STANDARDS / STAFF ANALYSIS – COMPREHENSIVE PLAN MAP AMENDMENT**

***Future Land Use Map Amendment***

The Future Land Use Map amendment is a legislative decision of the Board of Commissioners. The standards for the current and proposed future land use categories are summarized below:

<b>FUTURE LAND USE - CITY</b>	<b>Current FLU: Industrial Limited (IL)</b>	<b>Proposed FLU: Commercial General (CG)</b>
<b>Intent:</b>	“Industrial land use categories provide for the concentration of industrial activity at locations with appropriate infrastructure and relatively low impact to surrounding land uses” (Objective 2.5)	“Commercial land use categories provide for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis” (Objective 2.4)
<b>Primary Uses:</b>	Office, research/development (light and heavy), manufacturing (light and medium), wholesale/distribution, storage/warehouse (light)	Office, convenience shopping, and personal services oriented to a particular neighborhood or geographic segment of the community
<b>Max. Density:</b>	0 dwelling units/acre	15 dwelling units/acre
<b>Max. Floor Area Ratio (FAR):</b>	0.60	0.45
<b>Max. Impervious Surface Ratio (ISR):</b>	0.85	0.85



*Staff Analysis:* The property has been built and used for retail services in the past. The current designation of Industrial Limited is not ideal for the property as built since it may not be readily adaptable to house the uses listed above. Its frontage on U.S. Highway 19 makes it more appropriate for a Commercial General designation. Although this area of Tarpon Springs has seen a shift of industrial land to commercial retail, most notably with the development of the Lowe’s Home Improvement store, this change is focused on the highway. The proposed land use designation recognizes and responds to that changing dynamic. The existing built industrial just north of Spruce Street and along the Pinellas Trail is retained as a viable continuation of the industrial base in this area. In addition, the City still has sufficient industrial area designations, including the recent addition of an industrial subdivision that is actively building, located north of the Anclote River. The change to a Commercial designation for this relatively small parcel (just under 2/3 acres) is appropriate, especially given the existing improvements on the property. The property is already served by City public facilities and is built out. No new impacts to the City’s public facilities are expected. The proposed amendment is consistent with the City’s Comprehensive Plan. The Future Land Use Element of the Comprehensive Plan can be found at this link: <https://www.ctsfl.us/wp-content/uploads/2020/11/Future-Land-Use-Element-FLUE-2020.pdf>. Policy 2.5.1 covering the Industrial Limited (IL) category can be found on PDF page 44. Policy 2.4.3 covering the Commercial General (CG) category can be found on PDF page 43.

**Countywide Plan Map Amendment**

The property is designated as Employment (E) on the Countywide Plan Map. A Countywide Plan Map amendment to the Retail & Services (R&S) category will be required. The property is not in the Coastal High Hazard Area. Countywide Rules for the locational characteristics and traffic generation characteristics of the current and proposed Countywide Map designations are summarized below:

<b>COUNTYWIDE MAP</b>	<b>Current Plan Category: Employment (E)</b>	<b>Proposed Plan Category: Retail &amp; Services</b>
<b>Purpose:</b>	“intended to recognize areas develop with, or appropriate to be developed with, a wide range of employment uses, including primary industries..., allowing for flex space, and for uses that have minimal external impacts” (Policy 2.3.3.9)	“Intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses...” (Policy 2.3.3.8)
<b>Max. Density:</b>	0 dwelling units/acre	24 dwelling units/acre
<b>Max. Floor Area Ratio:</b>	0.65	0.55
<b>Max. Impervious Surface Ratio:</b>	0.85	0.90
<b>Traffic Generation Characteristics:</b>	206 trips per day per acre	433 trips per day per acre



**REVIEW STANDARDS / STAFF ANALYSIS - REZONING:**

Section 207.03(A) of the Tarpon Springs Comprehensive Zoning and Land Development Code provides standards for zoning map amendments. These standards, along with planning staff's analysis are provided below:

**1. The amendment is consistent with the goals, objectives and policies of the Tarpon Springs Comprehensive Plan.**

*Staff Analysis:* See above analysis of the Future Land Use Map (FLUM) amendment to Commercial General (CG). The proposed Highway Business zoning district is consistent with the Commercial General (CG) Future Land Use Map category.

**2. The available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.**

*Staff Analysis:* The property is occupied by an existing commercial building and parking lot. It fronts on U.S. Highway 19 and is situated in an area of commercial activity, at a substantial distance from residential land uses. The Highway Business district lists 30 uses permitted by-right and 21 conditional uses (latter only available if approved by the Board of Commissioners). The range of permitted uses include retail, office, personal services, recreational uses, service stations, hotels and similar uses typical of those occupying the U.S. Highway 19 corridor. The property itself is bordered on the north by the Lowe's Home Improvement Center, to the south by the Autozone retail store, and, to the west by the Life Storage mini-warehouse. Commercial Planned Development (CPD) and HB zoning designations predominate along this western side of the U.S. Highway 19 corridor. The uses available in the HB district are appropriate to the subject property and are compatible with the existing and planned uses on this corridor.

The available uses for the existing IR zoning designation can be found at this link:

[https://library.municode.com/fl/tarpon\\_springs/codes/code\\_of\\_ordinances?nodeId=COOR\\_APC\\_OZOLADECO\\_ARTIIDIRE\\_S25.17IRINREDI](https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APC_OZOLADECO_ARTIIDIRE_S25.17IRINREDI)

The available uses for the requested HB designation can be found at this link:

[https://library.municode.com/fl/tarpon\\_springs/codes/code\\_of\\_ordinances?nodeId=COOR\\_APC\\_OZOLADECO\\_ARTIIDIRE\\_S25.12HBHIBUDI](https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APC_OZOLADECO_ARTIIDIRE_S25.12HBHIBUDI)

**3. The amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.**

*Staff Analysis:* The property is developed and is currently served by the City. There will be no additional cost to the City to continue to provide public facilities.

**4. The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities, including transportation, waste and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities. Compliance with the adopted Levels of Service standards can be demonstrated if necessary.**



*Staff Analysis:* The property is developed and is currently served by the City. The previous retail sales establishment (furniture store) that last occupied the property is a conditional use under the current zoning of Industrial Restricted (IR). The store was closed and vacated over six months ago and the conditional use has therefore ceased (Section 209.00(N)). The applicant has stated that the rezoning is requested to “properly describe what the building has been used for all along,” indicating that re-establishment of a retail sales establishment is desired.

**TECHNICAL REVIEW COMMITTEE:**

The Technical Review Committee (TRC) reviewed this project on March 4, 2021 for completeness and conformance to the Comprehensive Zoning and Land Development Code and the Comprehensive Plan. The TRC determined that the application was complete and ready for processing. There were no further comments from the TRC.

**PUBLIC CORRESPONDENCE:**

The property owners within 500 feet were sent written notification in accordance with Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and Chapter 166.041, Florida Statutes. Notice was advertised in the *Tampa Bay Times*. Staff has not received any responses to these notices.

**ATTACHMENTS:**

1. Slide show presentation with applicable maps
2. Applicant letter
3. Survey
4. Ordinance 2021-05
5. Ordinance 2021-04

**THE ALLIANCE GROUP OF TAMPA BAY VII, LLC**

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4714 TANNERY AVENUE  
TAMPA, FLORIDA 33624

TELEPHONE (813) 407-3787

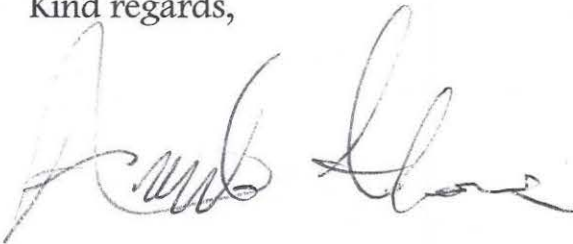
City of Tarpon Spring  
324 East Pine Street  
Tarpon Springs, FL

Re: Rezoning 41680 US Hwy 19, Tarpon Springs

To whom it may concern regarding the subject property:

TAG VII, LLC does not plan to make any changes to the property or to the use thereof. Right now it is zoned Industrial with a special exception allowing Retail. We are simply trying to rezone to a zoning and land use that properly describes what the building has been used for all along.

Kind regards,

A handwritten signature in cursive script, appearing to read "Armando Flores III".

Armando Flores III  
manager



# BOUNDARY SURVEY

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	24680.58'	0° 15' 19"	110.02'	55.01'	110.02' N00-42-43.3E

LINE #	BEARING	LENGTH
L1	N68° 04' 58" W	28.06'

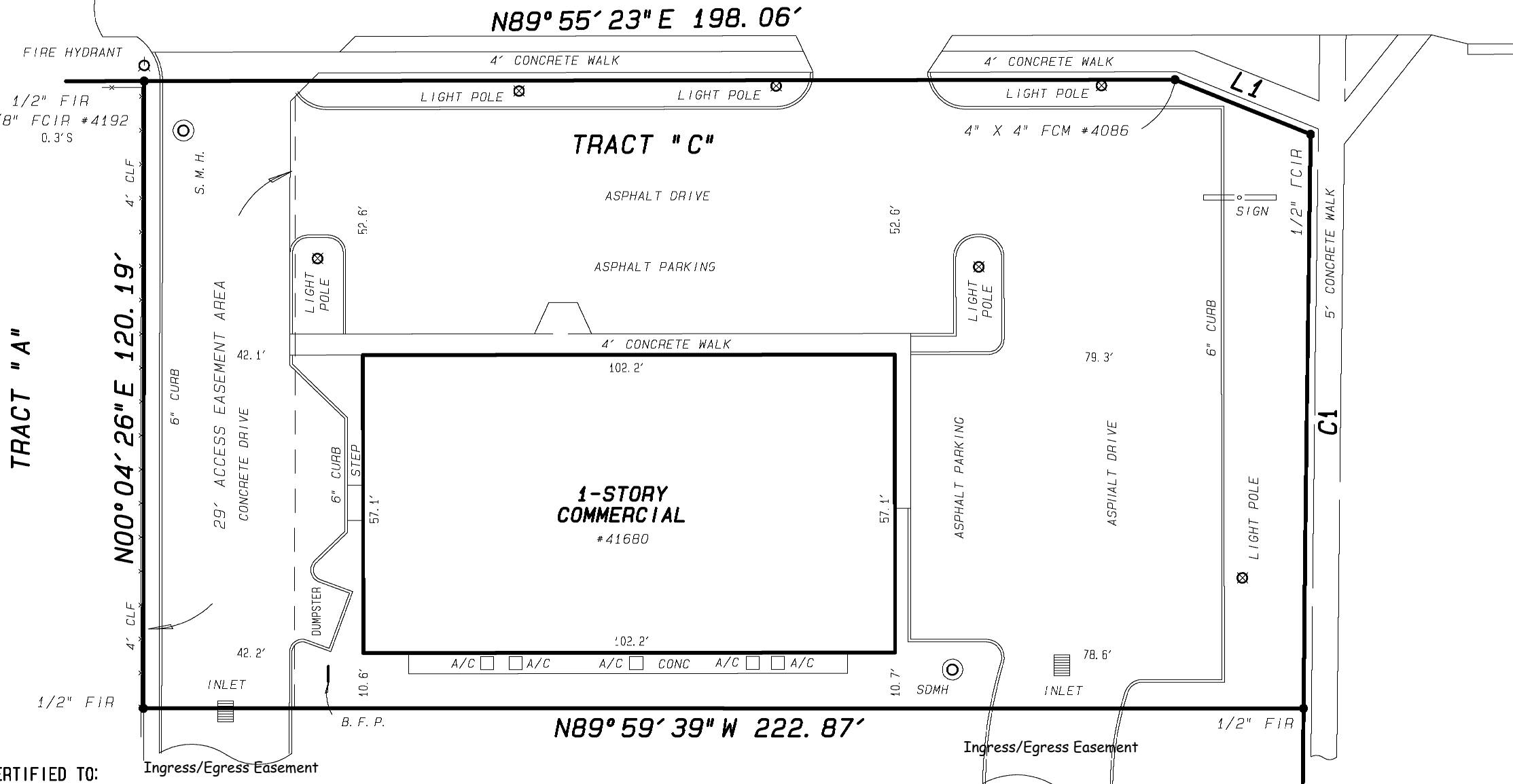
**PINE STREET**  
(40' RIGHT-OF-WAY)

N89° 55' 23" E 198.06'



- SURVEYOR'S REPORT/NOTES:**
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY. THERE MAY BE SETBACKS, EASEMENTS, RESTRICTIONS, AND/OR OTHER MATTERS OF RECORD WHICH COULD AFFECT THE PROPERTY AND/OR BOUNDARIES.
  - THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY R/W OF PINE STREET BEARING N89° 55' 23" E.
  - ELEVATIONS SHOWN HEREON ARE BASED ON N. A. V. D. 1988.
  - BENCHMARK: GPS DETERMINED.
  - CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATION OF PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, &/OR (C) COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.
  - ALL PROPERTY DIMENSIONS ARE RECORDED UNLESS NOTED OTHERWISE.
  - DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
  - PHYSICAL ADDRESS: 41680 U.S. HIGHWAY 19, TARPON SPRINGS, FLORIDA 34689.
  - THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS AS THEY EXISTED 10-19-2020. THE SURVEYOR MAKES NO WARRANTY, WRITTEN OR OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUNDARIES BEYOND THAT DATE.
  - THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIONS, AND/OR IMPROVEMENTS HEREAFTER ERECTED.
  - ELEVATIONS ARE SHOWN THUS: +0.00
  - UNDERGROUND FEATURES SUCH AS UTILITIES, FOOTERS AND STEMWALLS ARE NOT LOCATED.

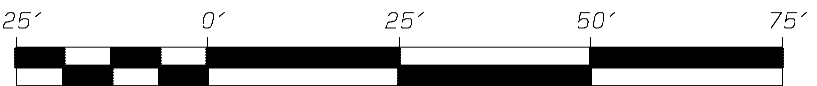
- LEGEND:**
- ⊙ = CENTERLINE
  - Δ = CENTRAL ANGLE
  - A = ARC LENGTH
  - A/C = AIR CONDITIONER
  - (C) = CALCULATED
  - C. B. S. = CONCRETE BLOCK STRUCTURE
  - CH. = CHORD
  - CLF = CHAIN LINK FENCE
  - CONC. = CONCRETE
  - CB/CH = CHORD BEARING/CHORD
  - ELEV. = ELEVATION
  - FCM = FOUND CONCRETE MONUMENT
  - FDH = FOUND DRILL HOLE
  - FCIR = FOUND CAPPED IRON ROD
  - FIR = FOUND IRON ROD
  - FND = FOUND
  - FNT = FOUND NAIL & TIN
  - FOEP = FOUND OPEN END PIPE
  - FPP = FOUND PINCHED PIPE
  - L. L. F. = LOWEST LIVING FLOOR
  - (M) = MEASURED
  - N/A = NOT APPLICABLE
  - O. R. B. = OFFICIAL RECORDS 300K
  - (P) = PLAT
  - P. B. = PLAT BOOK
  - PG. = PAGE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - R = RADIUS
  - (R) = RECORD
  - SDH = SET DRILL HOLE
  - SNT = SET NAIL & TIN
  - SCIR = SET 1/2" CAPPED IRON ROD #5545
  - U. E. = UTILITY EASEMENT
  - x— = FENCE LINE



**U. S. HIGHWAY 19 NORTH**  
(RIGHT-OF-WAY VARIES)

CERTIFIED TO:  
ALLIANCE GROUP OF TAMPA BAY VII LLC

TRACT "B"



GRAPHIC SCALE - FEET

**CERTIFICATION:**  
I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5-17 F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALSO, THE SKETCH SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION OF SAID PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

REVISIONS	DRAWN BY: WGM	CREW CHIEF: MBF
1:	CHECKED BY: MBF	F. B. FILE
2:	SCALE: 1" = 25'	FIELD WORK: 10/19/20
3:	JOB NO. 201022H	DATA FILE: 201022
4:		

**LEGAL DESCRIPTION:** (SECTION 07, TOWNSHIP 27 SOUTH, RANGE 16 EAST)  
TRACT "C", TARPON PINES ASSOCIATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGES 64 - 66, OF THE PUBLIC RECORDS OF PINELAS COUNTY, FLORIDA.

**MOHAMMAD B. FAR**  
8131 Meadowview Place, New Port Richey, Florida 34653  
Phone: (727) 375-1740 Fax: (727) 375-1740

**FLOOD INSURANCE RATE MAP INFORMATION:**  
COMMUNITY PANEL NUMBER: 12103C-0038-G DATED: 09/03/2003  
THE PROPERTY APPEARS TO BE IN FLOOD ZONE "X"  
THE BASE 100 YEAR FLOOD ELEVATION IS N/A MEAN SEA LEVEL.

**NOT FOR PUBLIC RELEASE**

MOHAMMAD B. FAR, P.L.S. #5545 DATE  
NOT VALID UNLESS SIGNED, DATED, AND STAMPED WITH AN ELECTRONIC SEAL.

**ORDINANCE 2021-05**

**AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP FOR 0.61 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 41680 U.S. HIGHWAY 19 NORTH, TARPON PINES ASSOCIATES TRACT C, ON THE SOUTHWEST CORNER OF U.S. HIGHWAY 19 NORTH AND EAST PINE STREET, FROM, LAND USE DESIGNATION IL (INDUSTRIAL LIMITED) TO LAND USE DESIGNATION CG (COMMERCIAL GENERAL); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the owner of said property totaling 0.61 acres, MOL, has applied to amend the Future Land Use Map designation of the property from IL (Industrial Limited) category to CG (Commercial General) category; and,

**WHEREAS**, the permitted uses within the CG, Commercial General, land use designation are compatible with the surrounding and existing land uses; and,

**WHEREAS**, the property owner has also applied to re-zone the property from the IR (Industrial Restricted) zoning district to the HB (Highway Business) zoning district; and,

**WHEREAS**, the Planning and Zoning Board conducted a public hearing on this application on May 17, 2021; and,

**WHEREAS**, this Ordinance has been duly advertised in accordance with the requirements of Chapter 171, F.S. and the Tarpon Springs Comprehensive Zoning and Land Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:**

**Section 1. FINDINGS**

1. That the Board of Commissioners finds that this Ordinance is consistent with Chapter 163, Part II, Florida Statutes.
2. The Board of Commissioners finds that this amendment to RL, Residential Low, land use designation is appropriate.

**Section 2. LAND USE PLAN DESIGNATION**

The Future Land Use Map of the Future Land Use Plan Element of the Tarpon Springs Comprehensive Plan is hereby amended to Industrial Limited for the property described as

“Tract C, Tarpon Pines Associates, according to the plat thereof, as recorded in Plat Book 120, Page 64 through 66, of the Public Records of Pinellas County, Florida.”

**Section 3.** EFFECTIVE DATE

This Ordinance shall be effective upon approval in conjunction with approval of Ordinance 2021-04.

**ORDINANCE 2021-04**

**AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF TARPON SPRINGS FOR 0.61 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 41680 U.S. HIGHWAY 19 NORTH, TARPON PINES ASSOCIATES TRACT C, ON THE SOUTHWEST CORNER OF U.S. HIGHWAY 19 NORTH AND EAST PINE STREET, FROM, ZONING DESIGNATION IR (INDUSTRIAL RESTRICTED) TO ZONING DESIGNATION HB (HIGHWAY BUSINESS); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the property owner of record of said parcel has requested to amend to the zoning district designation of said parcel from IR (Industrial Restricted) to HB (Highway Business); and,

**WHEREAS**, the applicant is also requesting a change to the Future Land Use designation from IL (Industrial Limited) category to CG (Commercial General) category; and,

**WHEREAS**, the proposed HB, Highway Business, zoning district is consistent with the proposed future land use category of CG (Commercial General); and,

**WHEREAS**, the planned uses within the HB District are compatible with surrounding and existing land uses; and,

**WHEREAS**, the Planning and Zoning Board conducted a public hearing on this rezoning Ordinance on May 17, 2021; and,

**WHEREAS**, published legal notice of this Ordinance has been provided pursuant to the requirements of Chapter 166.041, F.S. and Section 206 of the Tarpon Springs Comprehensive Zoning and Land Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:**

**Section 1. FINDINGS**

1. That the Board of Commissioners finds that this Ordinance is consistent with the Tarpon Springs Comprehensive Plan.
2. That available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.



3. That the amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.
4. That the amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.

**Section 2. ZONING ATLAS AMENDMENT**

That the Official Zoning Atlas of the City of Tarpon Springs is hereby amended for the property described as “Tract C, Tarpon Pines Associates, according to the plat thereof, as recorded in Plat Book 120, Page 64 through 66, of the Public Records of Pinellas County, Florida.”

**Section 3. EFFECTIVE DATE**

This Ordinance shall be effective upon approval and in conjunction with approval of Ordinance 2021-05.