

CW 21-09
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 0.61 acres of property from Employment to Retail & Services

The subject property is located on the southwest corner of US Highway 19 North and East Pine Street. There is currently a developed building and parking lot on the property, which was most recently used as a furniture store, and is now closed. The subject property has historically been utilized for retail commercial uses. The applicant is requesting this land use amendment in order to reflect this historical use and to allow continued use of the property for retail commercial purposes; hence the proposed amendment to the Retail & Services category.

The Countywide Rules state that the Retail & Services category is “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, and may include residential uses as part of the mix of uses.”

The locational characteristics of the Retail & Services category are “generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics.” The subject property is located on a corridor of mainly retail and commercial uses in proximity to the Tarpon Springs Sponge Dock CRA and Special Area Plan, which serves as an activity center and is therefore consistent with this locational criteria.

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 the segment of US Highway 19 North from Tarpon Avenue to Beckett Way, which is operating a LOS ‘F.’ However, traffic impacts are not expected to change for this site as it will continue to operate under retail uses, which has been the historical use for this property. Furthermore, there are de minimis traffic impacts from this site due because there is no direct access from/to US Highway 19 North, and there are alternate routes to and from the site.

- 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 on 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 a public educational facility or adjoining jurisdiction; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment does involve the reduction of Employment designated land. However, since its construction in 2001, the property has been utilized for retail and is compatible with the surrounding area and uses. Furthermore, target employment opportunities that may be available under the Retail & Services category for this property might include financial services, information technology, and medical or wireless technology. The remaining listed target employment opportunities would not be practical for this site due to its limited size on a predominantly retail corridor near a residential apartment complex. Therefore, the target employment opportunities which are appropriate with this subject property can continue to be supported under the proposed Retail & Services category.

Conclusion:

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