

## 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 #:	20-109
Local Government Ordinance #:	2020-28

### Property Owner Contact Information

Name(s):	City of Tarpon Springs
Address:	324 E Pine Street, Tarpon Springs, FL 34689
Phone:	727-938-3711, ext 2255
E-Mail Address:	pmcneese@ctsfl.us

### Agent Contact Information (if applicable)

Name(s):	n/a
Address:	
Phone:	
E-Mail Address:	

### Characteristics of the Subject Property

Site Address(s):	324 East Pine Street, 424 North Ring Avenue, and, 395 North Grosse Avenue, Tarpon Springs, FL 34689	
Total Acreage of the Amendment Area:	<b>2.82 acres</b>	
Existing Use(s):	Public buildings including government offices and performing arts center	
Proposed Use(s):	no change from existing use	
Parcel Identification #:	12-27-15-20700-000-0130 and 12-27-15-95490-000-0160	
Legal Description of the Amendment Area:	<b>See staff report and Ordinance 2020-28</b>	
What is the adjacent roadway's Level of Service (LOS) grade?	n/a	
Does the Amendment Area impact: [check all that apply]	<input type="checkbox"/> Activity Center <input 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?	No.
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:	This property houses the Tarpon Springs City Hall and Performing Arts Center. The change is requested to align the Future Land Use Map and Countywide Map with the existing use which is proposed to continue through the planning horizon.

**Countywide Plan Map Information**

Current Countywide Plan Map Category(ies):	Residential Low Medium
Proposed Countywide Plan Map Category(ies):	Public/Semi-Public
Amendment tier (subject to confirmation):	<input type="checkbox"/> Tier I <input checked="" 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):	Residential Low and Residential Urban
Proposed Local Future Land Use Plan Map Category(ies):	Institutional

**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:

10/27/20

## 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:

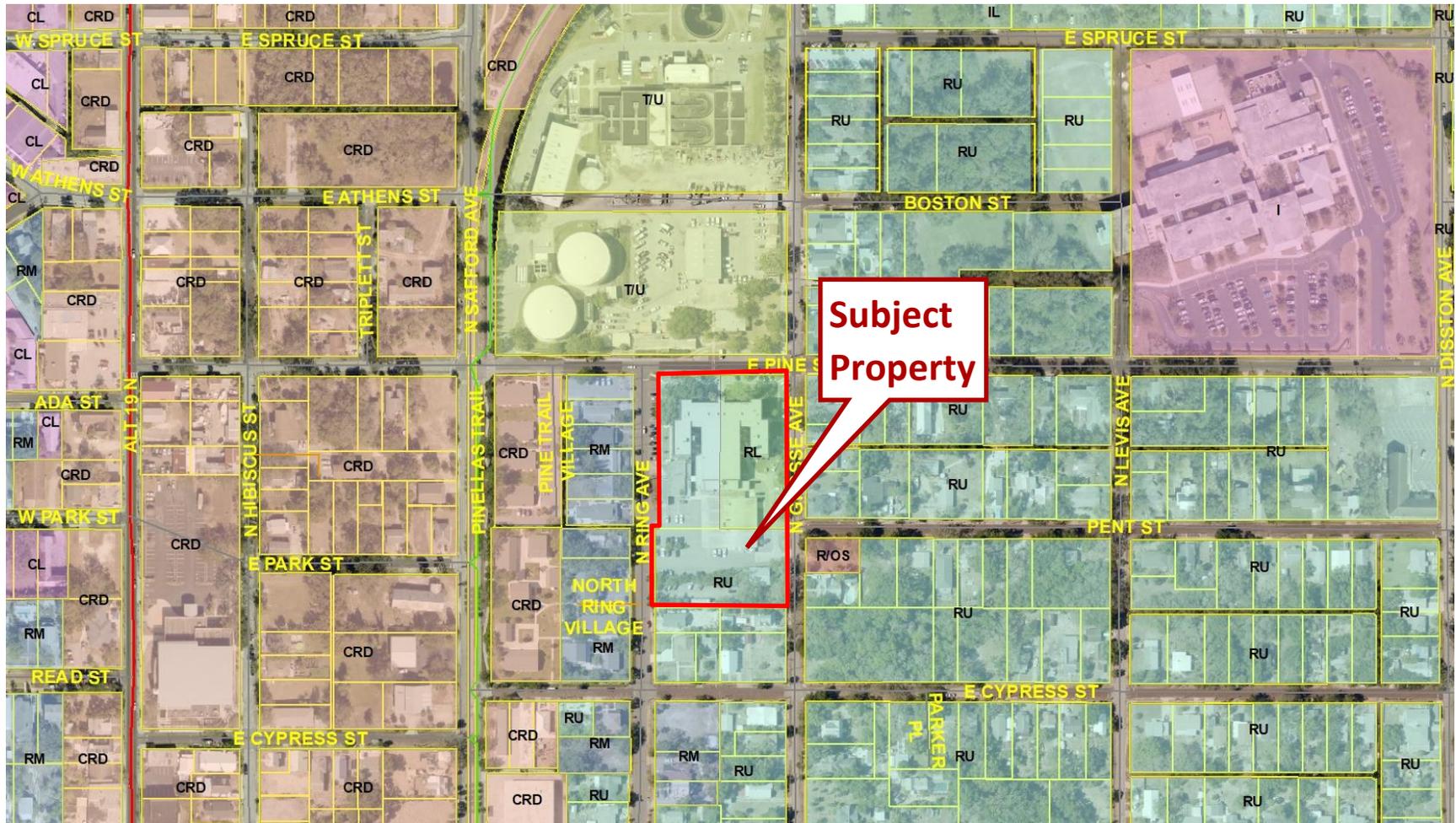
- Pre-application meeting
- For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

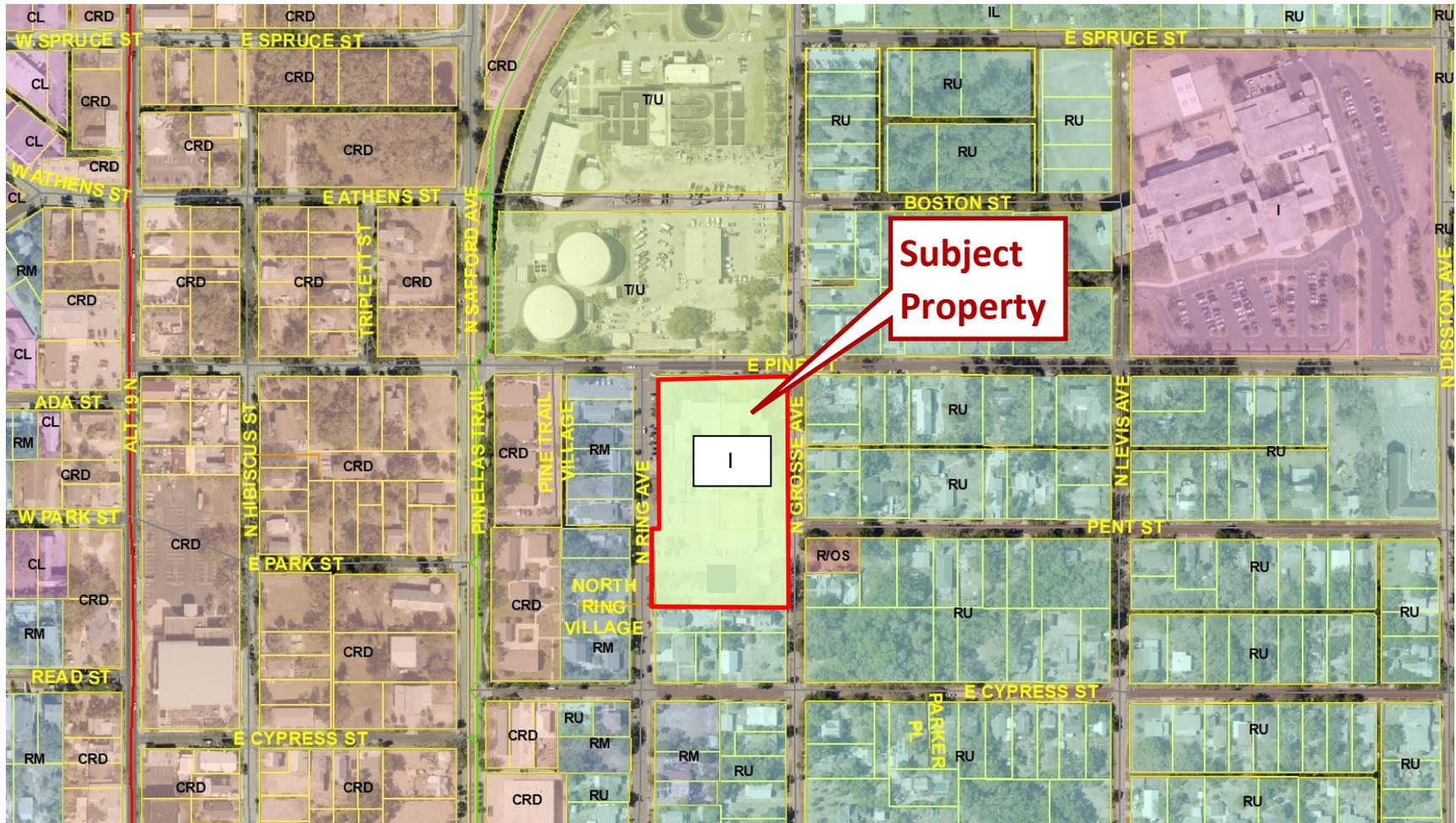
- Justification narrative demonstrating one or more of these unanticipated changes:
  - Improvement in transit facilities
  - Increases in population or employment densities
  - Local government funding study for public infrastructure
  - Other unique conditions

\* 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.

Existing Future Land Use Map, Tarpon Springs City Hall; 324 East Pine Street; City of Tarpon Springs App #20-109; Ordinance #2020-28



Proposed Future Land Use Map, Tarpon Springs City Hall; 324 East Pine Street; City of Tarpon Springs App #20-109; Ordinance #2020-28



# **CITY OF TARPON SPRINGS – CITY HALL**

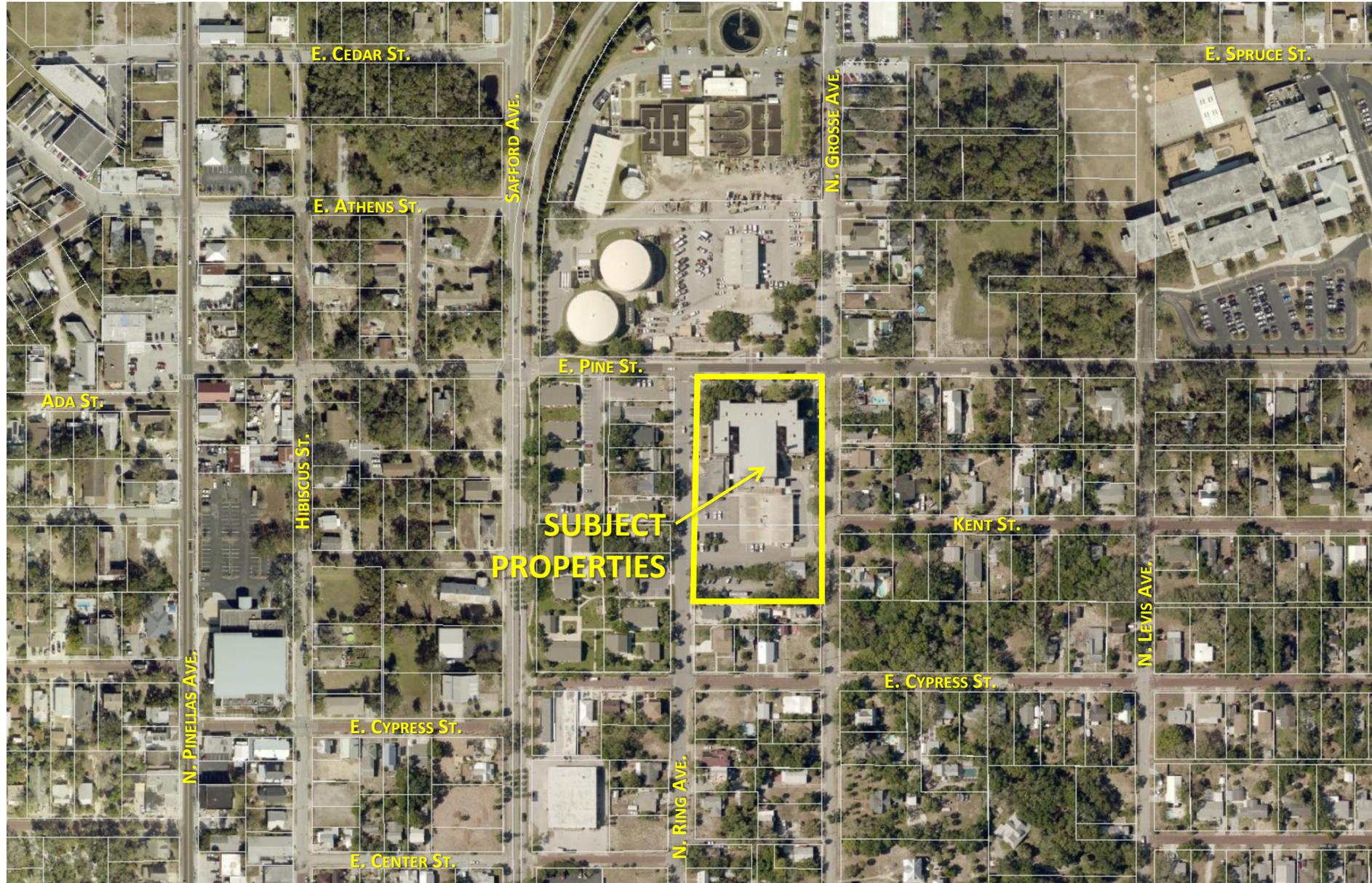
## **#20-109**

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Board of Commissioners – October 27, 2020

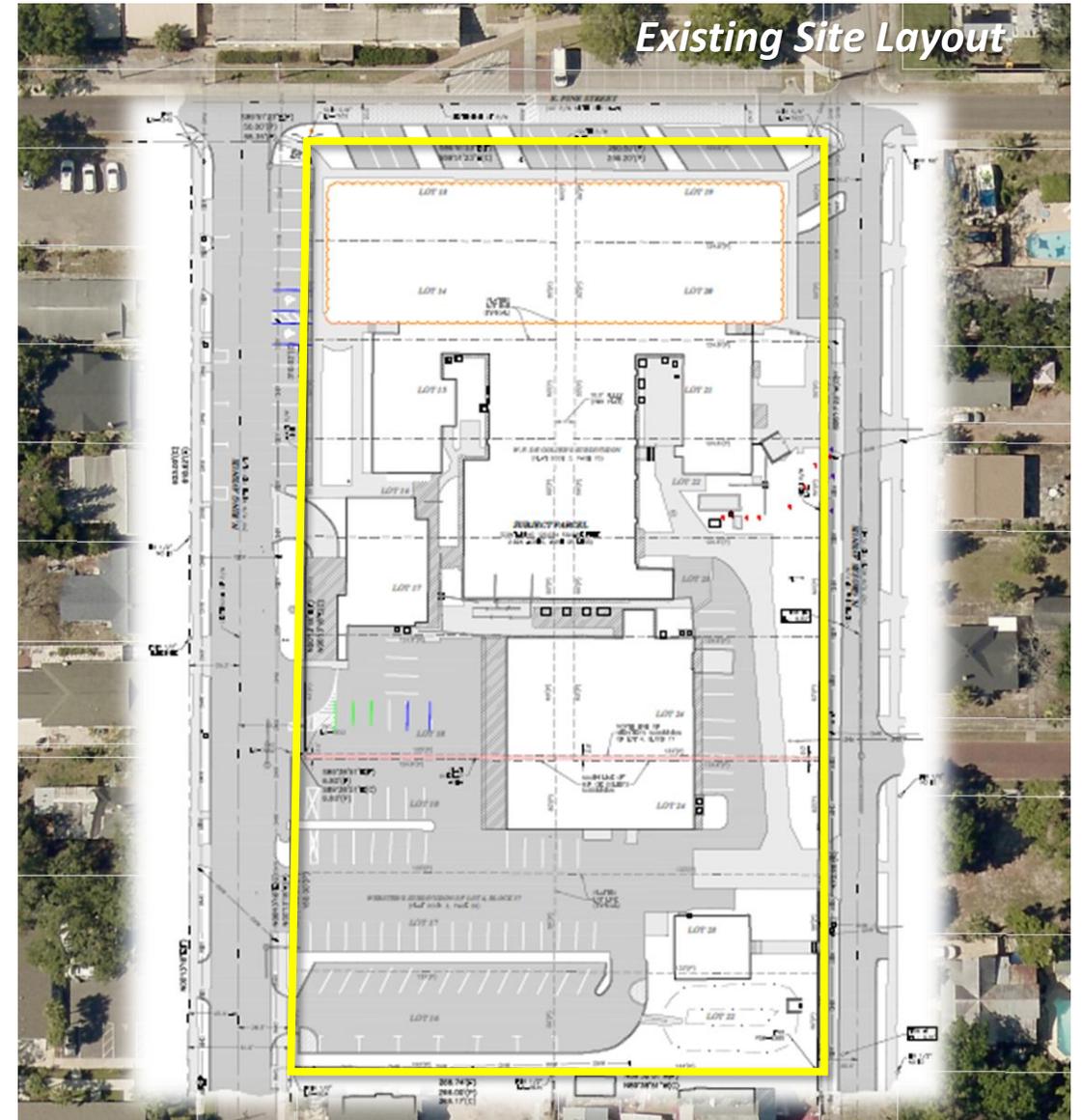


# LOCATION & CONTEXT

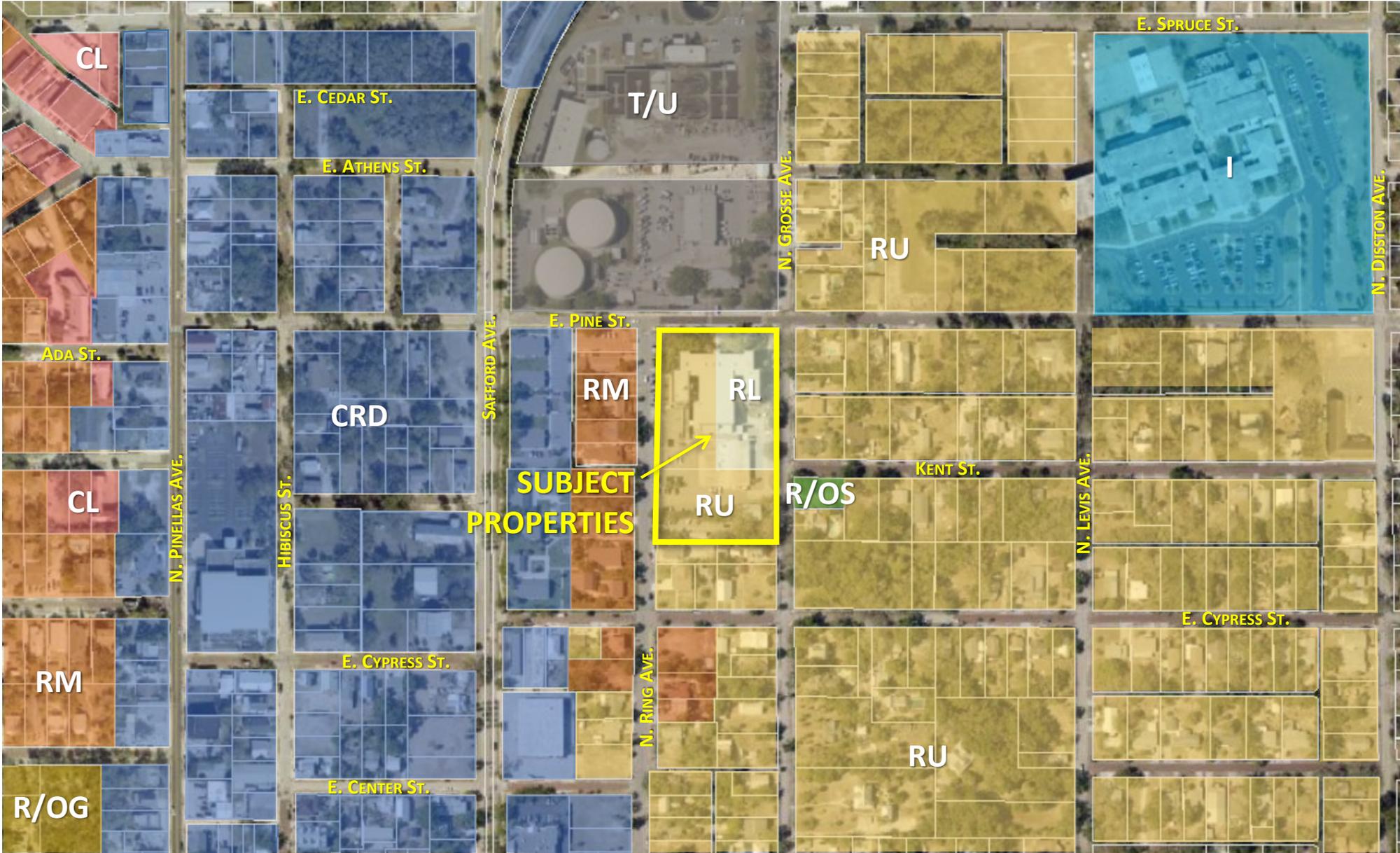


# SUMMARY OF REQUEST

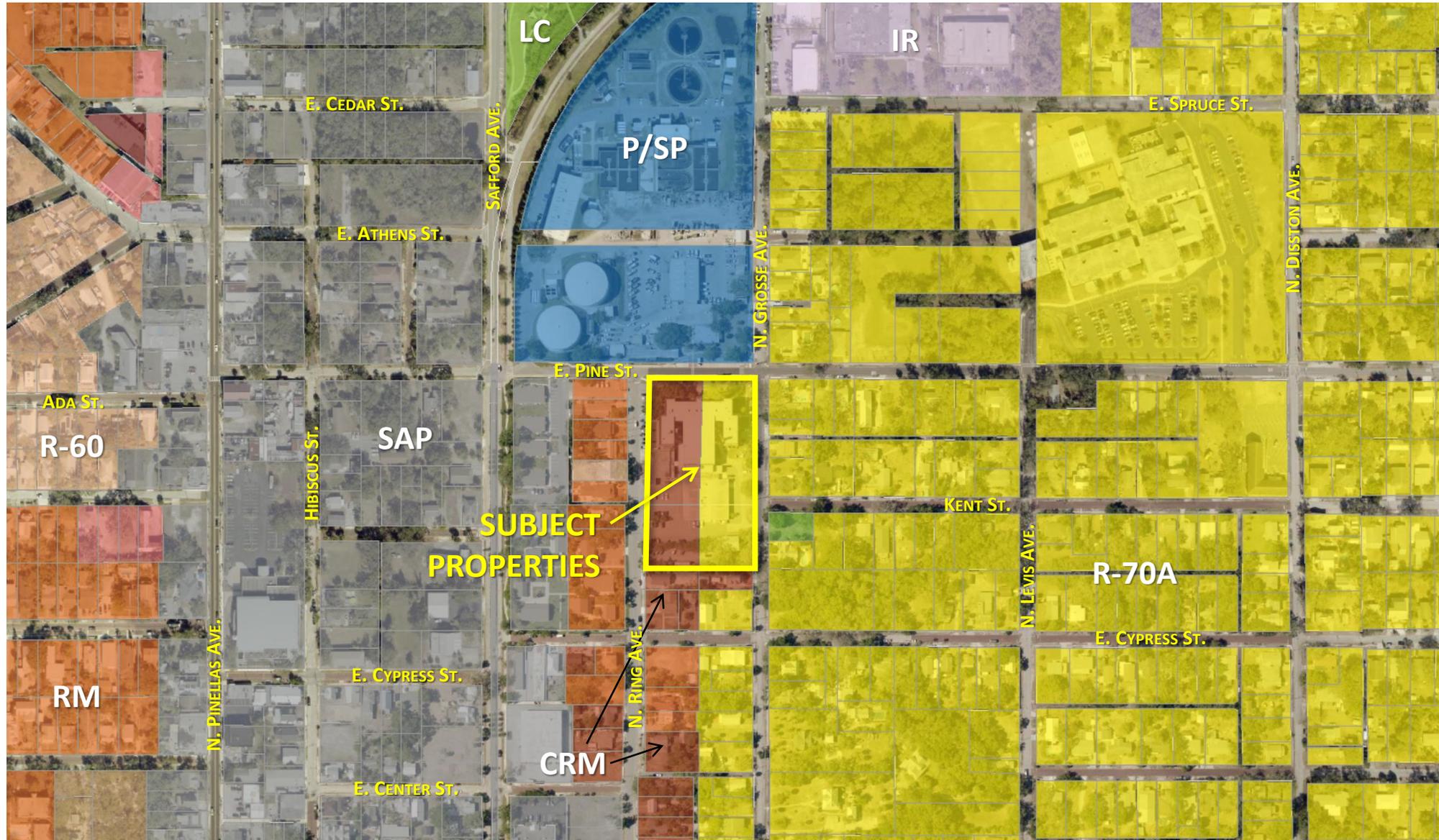
- **#20-109** – Future Land Use Map Amendment (FLUM) & Rezoning (+/- 2.82 ac)
  - Land Use:
    - Current: RL (Residential Low) & RU (Residential Urban)
    - Proposed: I (Institutional)
  - Zoning:
    - Current: CRM-7.5 (Conditional Residential Mix) & R-70A (Single Family Residential)
    - Proposed: P/SP (Public/Semi-Public)
- **Applicant:** City of Tarpon Springs
- *Intent is to align land use and zoning with the long-term utilization of the subject site [Tarpon Springs City Hall and the Performing Arts Center].*



# SURROUNDING LAND USE



# SURROUNDING ZONING



# REVIEW CRITERIA – FLUM AMENDMENT

- 1) Generally consistent with the applicable Comprehensive Plan policies.
- 2) Consistency with the Countywide Plan.

# REVIEW CRITERIA - REZONING

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

# PRELIMINARY STAFF RECOMMENDATION

- **#20-109 - *Approval*** of the following:
  - Ordinance 2020-28 Future Land Use Map amendment from RL (Residential Low) and RU (Residential Urban) to I (Institutional)
  - Ordinance 2020-29 Zoning Atlas amendment from CRM-7.5 (Conditional Residential Mix) and R-70A (Single Family Residential) to P/SP (Public/Semi-Public)

# PLANNING AND ZONING BOARD RECOMMENDATION

- **#20-109** - The Planning and Zoning Board, at their regular meeting of October 19, 2020, unanimously recommended ***Approval*** of the following:
  - Ordinance 2020-28 Future Land Use Map amendment from RL (Residential Low) and RU (Residential Urban) to I (Institutional)
  - Ordinance 2020-29 Zoning Atlas amendment from CRM-7.5 (Conditional Residential Mix) and R-70A (Single Family Residential) to P/SP (Public/Semi-Public)

**CITY OF TARPON SPRINGS**  
**Staff Report**

**October 20, 2020**

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**TO:** BOARD OF COMMISSIONERS

**FROM:** PLANNING & ZONING DEPARTMENT

**HEARING DATES:** OCTOBER 19, 2020 (PLANNING & ZONING BOARD)  
OCTOBER 27, 2020 (BOC 1<sup>ST</sup> READING)  
To Be Determined (BOC 2<sup>ND</sup> READING)

**SUBJECT:** APPLICATION #20-109 FUTURE LAND USE AMENDMENT  
AND REZONING AMENDMENT FOR CITY OF TARPON  
SPRINGS – CITY HALL PROPERTY

a. **ORDINANCE 2020-28:** AMENDING THE FUTURE  
LAND USE MAP FOR 2.82 ACRES, MORE OR LESS, OF  
REAL PROPERTY LOCATED AT 324 EAST PINE  
STREET, 410 NORTH RING AVENUE AND 395 NORTH  
GROSSE AVENUE FROM LAND USE DESIGNATION  
RL (RESIDENTIAL LOW) AND RU (RESIDENTIAL  
URBAN), TO, LAND USE DESIGNATION I  
(INSTITUTIONAL); and,

b. **ORDINANCE 2020-29:** AMENDING THE OFFICIAL  
ZONING MAP OF THE CITY OF TARPON SPRINGS,  
FLORIDA, FOR 2.82 ACRES, MORE OR LESS, OF REAL  
PROPERTY LOCATED AT 324 EAST PINE STREET, 410  
NORTH RING STREET AND 395 GROSSE AVENUE  
FROM CRM-7.5 (CONDITIONAL RESIDENTIAL MIX)  
AND R-70A (SINGLE FAMILY RESIDENTIAL)  
DISTRICT, TO, P/SP (PUBLIC/SEMI-PUBLIC)  
DISTRICT.

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**I. APPLICATION**

- A. Application: Request to amend the Future Land Use Map designation from RL (Residential Low) and RU (Residential Urban) to I (Institutional), and, to amend the zoning designation from CRM-7.5 (Conditional Residential Mix) and R-70A (Single Family Residential) to P/SP (Public/Semi-Public).
- B. Applicant: City of Tarpon Springs
- C. Owner: City of Tarpon Springs

**II. PROPERTY INFORMATION**

- A. Location: Located on East Pine Street between North Grosse Avenue and North Ring Avenue.
- B. Property Size: 2.82 acres, more or less
- C. Subject Parcel Future Land Use Plan/Zoning Designations:  
**Future Land Use**: RL (Residential Low) and RU (Residential Urban)  
**Zoning**: CRM-7.5 (Conditional Residential Mix) and R-70A (Single Family Residential).
- D. Surrounding Zoning and Existing Uses:

Direction	Zoning/Future Land Use	Existing Use
North:	T/U (Transportation/Utility) / P/SP (Public/Semi-Public)	Wastewater Treatment Plant, City Offices
East:	RU (Residential Urban) / R-70A (Single Family Residential)	Single Family Residential
	R/OS (Recreation/Open Space) / LC (Land Conservation)	Vacant
South:	RU (Residential Urban) / CRM-7.5 (Conditional Residential Mix)	Single Family Residential
	RU (Residential Urban) / R-70A (Single Family Residential)	Single Family Residential
West:	RM (Residential Medium) / RM-15 (Residential Multifamily)	Parking Lot, Single Family Residential, Multifamily Residential
	RM (Residential Medium) / R-60	Single Family Residential

- E. Tax Parcel Number(s): 12-27-15-20700-000-0130  
12-27-15-95490-000-0160

**III. BACKGROUND**

The applicant is proposing a Future Land Use Map amendment and rezoning of a developed 2.82-acre site located at 324 East Pine Street between North Grosse Avenue and North Ring Avenue. The property houses the offices of Tarpon Springs’ City Hall and the Performing Arts Center. The applicant is requesting changes to the City’s Future Land Use Map (FLUM) and the Zoning Atlas to provide appropriate designations for the current use which has been established for many years. The FLUM designation is proposed to be amended from two residential categories currently covering the property: RL (Residential Low) and RU (Residential Urban). The proposed new FLUM category is I (Institutional). Likewise, the property is currently located within two residential zoning districts: CRM-7.5 (Conditional Residential Mix) and R-70A (Single Family Residential). The proposed zoning district designation is P/SP (Public/Semi-Public). The

proposed changes to Future Land Use and zoning, if granted, would allow the City to continue to maintain and upgrade the property as needed under the appropriate designations.

**IV. REVIEW CRITERIA - COMPREHENSIVE PLAN MAP AMENDMENT**

The Future Land Use Map amendment is a legislative decision of the Board of Commissioners. The Comprehensive Plan standards for the existing and proposed land uses are as follows:

	Existing FLU (County)	Proposed FLU
	RL and RU	I
<b>Primary Uses</b>	Residential	Public/Private Schools, Colleges, Hospitals, Medical Clinic, Churches, Religious Institution, Cemetery, Social/Public Service Agency, Child Day Care, Fraternal, Civic Organization, Municipal Office Building, Courthouse, Library, Public Safety Facility, Emergency Service Building, Convention Center
<b>Max. Density</b>	RL: 5 dwelling units/acre RU:7.5 dwelling units/acre	0 dwelling units/acre
<b>Max. FAR<sup>1</sup></b>	0.40	0.25
<b>Max. ISR<sup>2</sup></b>	0.65	0.85

1. Floor Area Ratio
2. Impervious Surface Ratio

The Countywide Rules for the locational characteristics and traffic generation characteristics of the existing and proposed land uses are as follows:

**REVIEW OF COUNTYWIDE PLAN MAP CATAGORIES (EXISTING AND PROPOSED)**

	Existing Plan Category	Proposed Plan Category
	RLM (Residential Low Medium)	P/SP (Public/Semi-Public)
<b>Purpose</b>	This category is intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such	This plan 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

	areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.	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.
<b>Max. Density</b>	10 dwelling units per acre	12.5 dwelling units per acre
<b>Max. FAR<sup>1</sup></b>	0.50	0.70
<b>Max. ISR<sup>2</sup></b>	0.75	0.90
<b>Traffic Generation Characteristics</b>	67 trips/day/acre	835 trips/day/acre

1. Floor Area Ratio
2. Impervious Surface Ratio

**ANALYSIS:**

The subject property is developed with municipal facilities. The request is to update the land use and zoning designations to comport with the long-term existing (current) and future use of the property. A Countywide Plan map amendment to the P/SP (Public/Semi-Public) category will be required prior to adoption of the proposed amendment to the Tarpon Springs Future Land Use Map.

**V. REVIEW CRITERIA - ZONING MAP AMENDMENT:**

Section 207.03(A) of the Tarpon Springs Comprehensive Zoning and Land Development Code provides the following standards for zoning map amendments:

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

**ANALYSIS:** The City’s Comprehensive Plan Future Land Use Element states the following:

- “Goal 2. Land use designations are intended to protect community character, discourage urban sprawl, promote economic growth and promote compatibility between uses. The Future Land Use Map shall be the guiding mechanism that directs development through general category locations, descriptions, densities and intensities of future land use.
- Objective 2.1. The City of Tarpon Springs Future Land Use Map 2025 (FLUM) included in Appendix A of this Element characterizes the long term end toward which land use patterns in the City are ultimately directed. The FLUM also displays Future Land Use categories for unincorporated

areas in order to depict the relationship of the City's FLUM with other relevant jurisdictional areas.

- Objective 2.6. Public/Semi-Public Land Use Categories provide for land areas that serve a public purpose for the citizens at large including preservation of critical natural areas, provision of major public facilities such as park, utilities drainage, and provision of public or private institutions such as churches or schools. Public/Semi-Public categories may be located on land under public or private ownership.
- Policy 2.6.3 Institutional (I) The Institutional Land Use Category is intended for areas appropriate for educational, health, public safety, civic, religious and like institutional uses which are required to serve the community. The maximum Floor Area Ratio shall be .25. The maximum impervious surface ratio shall be .85.

Primary Use - Public/Private Schools, Colleges; Hospitals, Medical Clinic; Churches, Religious Institution, Cemetery; Social/Public Service Agency; Child Day Care; Fraternal, Civic Organization; Municipal Office Building, Courthouse; Library; Public Safety Facility, Emergency Service Building; Convention Center.

Secondary Uses - Residential; Residential Equivalent.

\* Residential uses shall not exceed 12.5 dwelling units per acre or the parcel's zoning category density.

\* Residential Equivalent Uses shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 12.5 dwelling units per acre."

The Institutional (I) FLUM category is requested to provide for an appropriate designation for this City-owned property which is already occupied by a municipal office complex / performing arts center.

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.*

**ANALYSIS:** The land immediately north of this site is occupied by the City's wastewater treatment facility, city offices and city garage. The areas to the east, west and south are occupied by residential development (single family homes and single-story multifamily uses). The existing municipal complex has been operating for years as a compatible low-impact use adjacent to residential development and is expected to continue as such into the future.

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.*

**ANALYSIS:** The subject property is owned by the City of Tarpon Springs and has already promoted the efficient use of a former high school site with the establishment of City offices there. Amendment of the FLUM and Zoning Atlas will provide an appropriate designation for the orderly maintenance and upgrading of the site as may be needed in the future to improve services for the City's citizens.

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.*

**ANALYSIS:** The proposed amendment, if granted, would not adversely impact or exceed the capacity or fiscal ability of the City to provide public facilities and services. Rather, it will promote efficient use of existing fiscal and service capacities.

## **VI. OTHER EVIDENCE**

### **A. Technical Review Committee**

The TRC reviewed this application at their September 3, 2020 meeting and had no objections to the request.

- B. 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* and the property was posted. Staff has not received any questions or comments from the public on this application by phone or written correspondence as of the date of this report.

## **VII. STAFF RECOMMENDATION**

Staff recommendation is to **approve** the following:

**Ordinance 2020-28 Future Land Use Map amendment from Pinellas County RL (Residential Low) and RU (Residential Urban) to City of Tarpon Springs I (Institutional), and,**

**Ordinance 2020-29 Zoning Atlas amendment from CRM-7.5 (Conditional Residential Mix) and R-70A (Single Family Residential) to P/SP (Public/Semi-Public).**

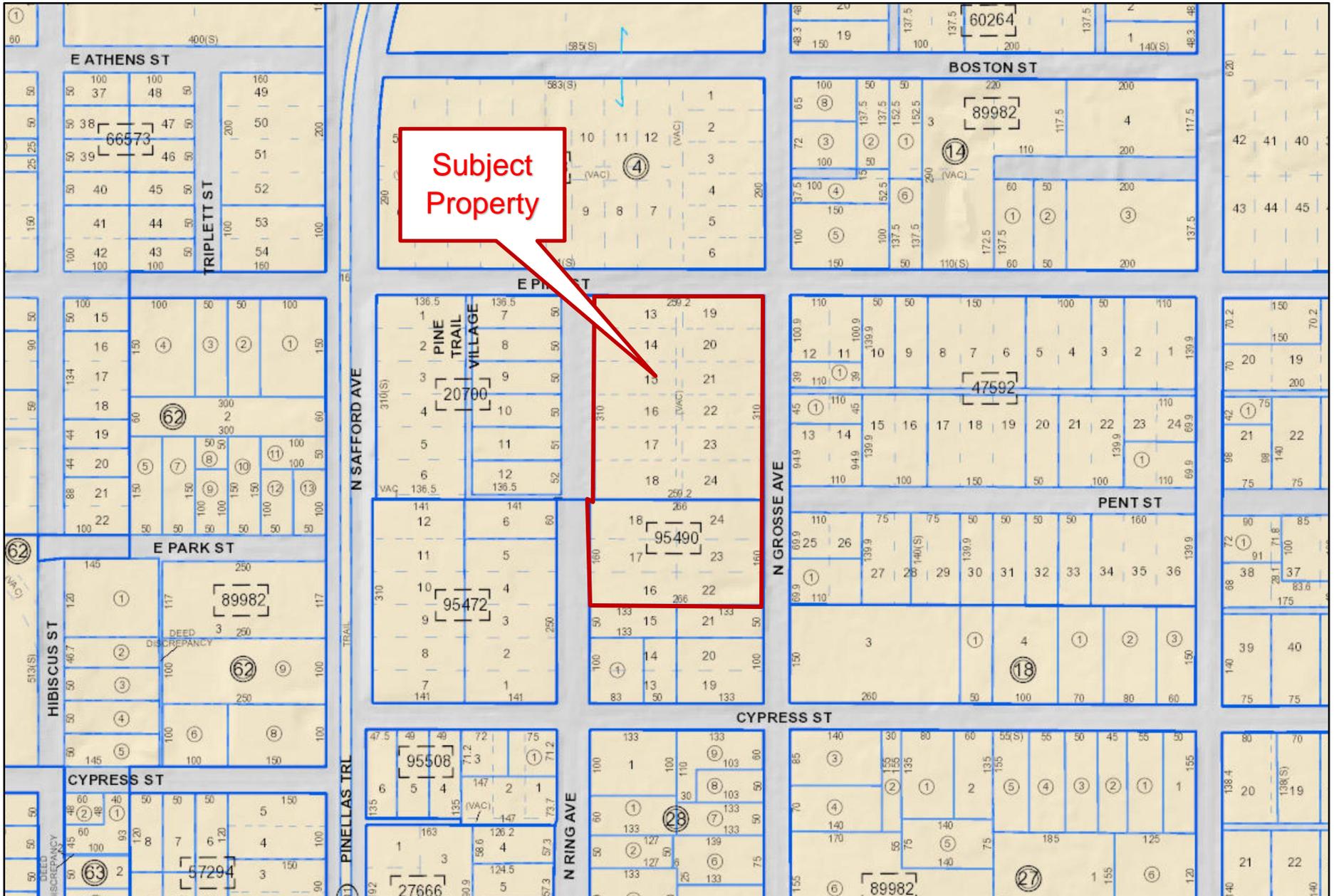
## VIII. PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board, at their regular meeting of October 19, 2020 with six members in attendance voted unanimously to recommend **approval** of each of the above-listed ordinances. There was no public comment received.

### List of Exhibits:

- 1) Location Map
- 2) Aerial Map
- 3) Future Land Use Map
- 4) Zoning Map
- 5) Zoning district summary
- 6) Application
- 7) Survey
- 8) Ordinance 2020-28
- 9) Ordinance 2020-29

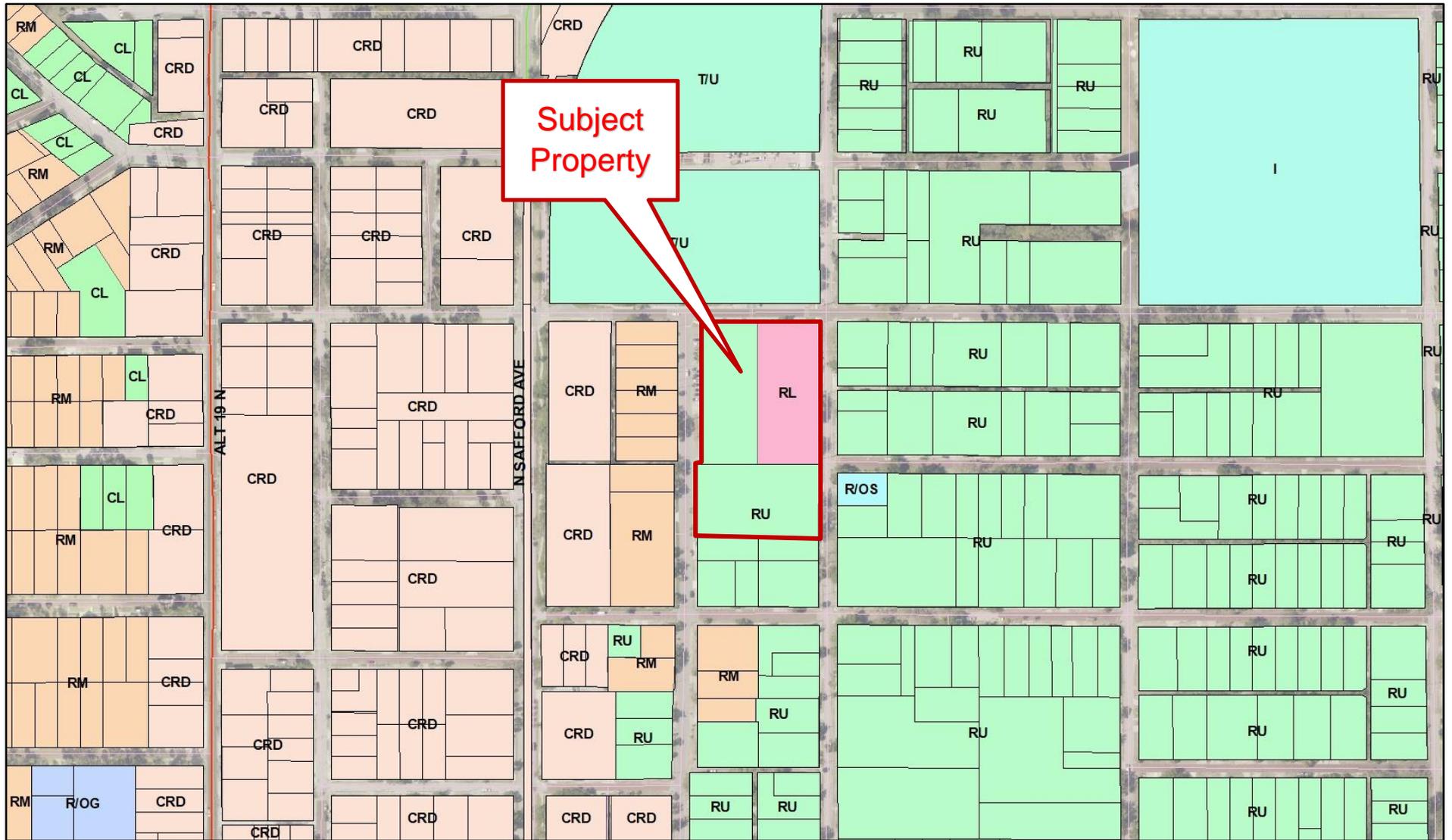
APP #20-109 LOCATION MAP



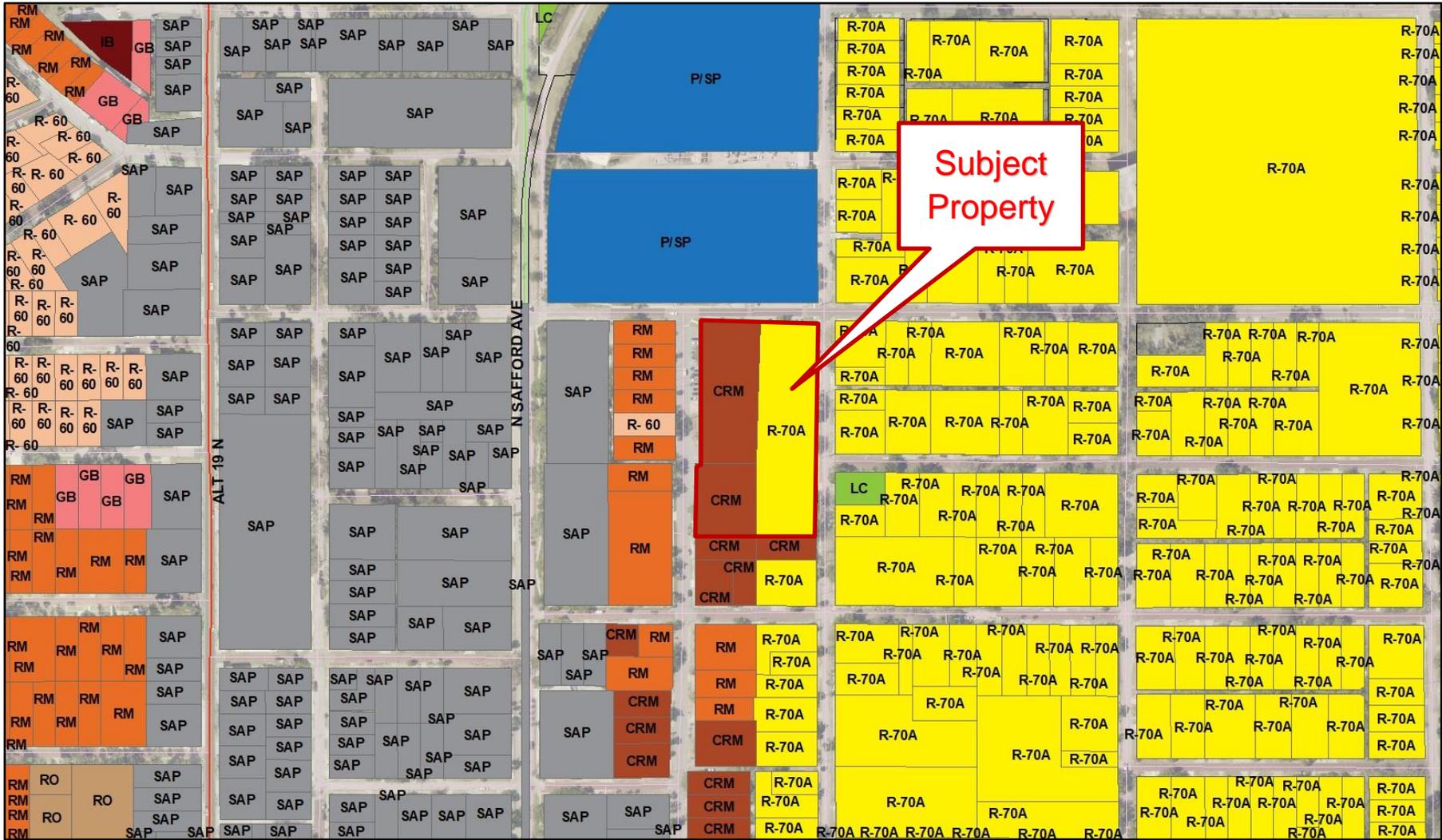
APP #20-109 AERIAL MAP



APP #20-109 FUTURE LAND USE MAP



# APP #20-109 ZONING MAP



§ 25.20 - P/SP Public/Semi-Public District.

- (A) The Public/Semi-Public District shall provide for appropriate development of lands that are designated in the Comprehensive Plan as Institutional or Transportation/Utility.
- (B) The permitted uses, densities, and intensity standards in this District shall be limited by the parcel's designation on the Future Land Use Map Series.
- (C) For those properties designated as Institutional on the Future Land Use Map the following standards apply:
  - (1) Residential Use shall not exceed 12.5 dwelling units per acre.
  - (2) Residential Equivalent Use shall not exceed three beds per permitted dwelling unit at 12.5 dwelling units per acre.
  - (3) Nonresidential uses shall not exceed a Floor Area Ratio of .45 to .65 nor an Impervious Surface Ratio of .65 to .85.
- (D) For those properties designated Transportation/Utility on the Future Land Use Map the following standards apply:
  - (1) No use shall exceed a Floor Area Ratio of .50 to .70 nor an Impervious Surface Ratio of .70 to .90.
  - (2) An appropriate buffer shall be provided within and between the T/U category and any other adjoining plan classification, other than Industrial.

(Ord. 93-31, passed 11-16-93; Am. Ord. 2011-08, passed 9-6-11)

**CITY OF TARPON SPRINGS, FLORIDA**  
**Conventional Rezoning and/or Comprehensive Plan**  
**Amendment Application**

Return to:  
 Planning & Zoning Division  
 324 E. Pine Street  
 Tarpon Springs, FL 34689  
 (727) 942-5611

(Please type or print clearly)

**Property Owner(s)**

Name City of Tarpon Springs, c/o Pat McNeese		Email pmcneese@ctsfl.us	
Address 324 East Pine Street			
City Tarpon Springs		State Florida	Zip 34684
Phone (727) 942-5611	Fax (727) 942-4651	Cellular (727) 916-9379	

**Applicant**

Name same as above		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

**Agent (if applicable)**

Name same as above		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

**General Information**

Project Name City Hall	
Property Location or Address 324 East Pine Street, Tarpon Springs, FL 34689	
Legal Description (attach additional sheets as necessary) DE GOLIERS LOTS 13 TO 24 INCL & VAC ALLEY; WEBSTER'S SUB LOTS 16,17,18,22,23, & 24	
Tax Parcel Number(s) 12-27-15-20700-000-0130; 12-27-15-95490-000-0160	

**Existing Land Use & Zoning Information**

Present Designations of Property		Proposed Designations for Property	
Land Use Category RL, RU	Zoning District CRM-7.5, R-70A	Land Use Category I	Zoning District P/SP
Land Use Plan Amendment Required? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Yes		If yes, Countywide Plan Amendment Required? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Is property defined as a Coastal High Hazard Zone? [s. 163.3178(2) (h), F.S.] <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO No			

**Site Acreage:**

Upland 2.82 Wetland 0 Submerged 0 Total 2.82

**CITY OF TARPON SPRINGS, FLORIDA**  
**Conventional Rezoning and/or Comprehensive Plan**  
**Amendment Application**

**Flood Information:** [please check all that apply]

Zone X

Zone X Shaded

Zone AE

Zone VE

**Base Flood Elevation (BFE):** [please list all elevations] \_\_\_\_\_

**Proposed Land Use Information**

**Residential Development:**

Total No. of Units 0

Single Family:

\_\_\_\_\_ Detached

\_\_\_\_\_ Zero Lot Line

\_\_\_\_\_ Attached

\_\_\_\_\_ Cluster

\_\_\_\_\_ Semi-Detached

Multi-Family:

\_\_\_\_\_ Triplex

\_\_\_\_\_ Townhome

\_\_\_\_\_ Other

\_\_\_\_\_ Apartment

\_\_\_\_\_ Condominium

**Non-Residential Development:**

Total Non-Residential Floor Area to be determined

\_\_\_\_\_ Commercial

\_\_\_\_\_ Industrial

\_\_\_\_\_ Office

\_\_\_\_\_ Institutional

\_\_\_\_\_ Mixed Use

\_\_\_\_\_ Other

**The following MUST be furnished with this application: [incomplete applications will not be accepted]**

- Completed application form
- Property survey, signed and sealed by a professional land surveyor
- Appropriate fees: [check only one]
  - \$750.00 for Rezoning only
  - \$750.00 for Land Use Change only plus TBRPC fee, if applicable
  - \$1,250.00 for both a Rezoning and Land Use Change together plus TBRPC fee, if applicable
- \$500.00 advertising cost for each required ad
- Proof of ownership (warranty deed, title certification, etc.)
- Hurricane Shelter Space Impact Study, if required by Section 112.13, LDC
- Traffic Impact Study, if required by Section 112.12, LDC
- Mailing labels for public notices and applicable postage charges (City staff will prepare the labels and calculate postage charges when a complete application is submitted.)

**CITY OF TARPON SPRINGS, FLORIDA**  
**Conventional Rezoning and/or Comprehensive Plan**  
**Amendment Application**

**AFFIDAVIT**

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Patricia McNessor or Renea Vincent is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: <u>09-23-2020</u>	Title Holder/Property Owner: <u>Mel Lelan City Manager</u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA            )  
COUNTY OF PINELLAS        )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of Sept, A.D., 20 20 by Mark G LeCouris, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

NOTARY PUBLIC  
Name: \_\_\_\_\_  
Signature: Kimberly Yothers  
Stamp: \_\_\_\_\_







**ORDINANCE 2020-28**

**AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP FOR 2.82 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 324 EAST PINE STREET, 410 NORTH RING AVENUE AND 395 NORTH GROSSE AVENUE FROM LAND USE DESIGNATION RL (RESIDENTIAL LOW) AND RU (RESIDENTIAL URBAN), TO, LAND USE DESIGNATION I (INSTITUTIONAL); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the owner of said property totaling 2.82 acres, MOL, has applied to amend the Future Land Use Map designation of the property from RL (Residential Low) and RU (Rural Urban) designations to I (Institutional) designation; and,

**WHEREAS**, the permitted uses within the I, Institutional, 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 CRM-7.5 (Conditional Residential Mix) and R-70A (Single Family Residential) districts to City of Tarpon Springs P/SP (Public/Semi-Public) district; and,

**WHEREAS**, the Planning and Zoning Board conducted a public hearing on this application on October 19, 2020; 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 T/U, Transportation/Utility, 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 for the property described as:

“Lots 13 through 24 inclusive, of Degolier’s Subdivision, per plat thereof recorded in the Plat Book 3, Page 70, Public Records of Pinellas County, Florida; Lots 16, 17, 18, 22, 23 and 24, Webster’s Subdivision of Lot 4, Block 17, of the Official Map of the Township of Tarpon Springs, per plat thereof recorded in Plat Book 3, Page 289, of the Public Records of Pinellas County, Florida.”

**Section 3.** EFFECTIVE DATE

This Ordinance shall be effective upon approval.

**ORDINANCE 2020-29**

**AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TARPON SPRINGS, FLORIDA, FOR 2.82 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 324 EAST PINE STREET, 410 NORTH RING STREET AND 395 GROSSE AVENUE FROM CRM-7.5 (CONDITIONAL RESIDENTIAL MIX) AND R-70A (SINGLE FAMILY RESIDENTIAL) DISTRICT, TO, P/SP (PUBLIC/SEMI-PUBLIC) DISTRICT; 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 Pinellas County CRM-7.5 (Conditional Residential Mix) and R-70A (Residential Single Family) districts to City of Tarpon Springs P/SP (Public/Semi-Public) district; and,

**WHEREAS**, the applicant is also requesting a change to the Future Land Use designations from Pinellas County RU (Residential Urban) and RL (Residential Low) designations to City of Tarpon Springs I (Institutional) designation; and,

**WHEREAS**, the proposed P/SP, Public/Semi-Public, zoning district is consistent with the proposed future land use category of I, Institutional; and,

**WHEREAS**, the planned uses within the P/SP 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 October 19, 2020; 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.** MAP AMENDMENT

That the Official Zoning Atlas of the City of Tarpon Springs is hereby amended for property legally described as:

“Lots 13 through 24 inclusive, of Degolier’s Subdivision, per plat thereof recorded in the Plat Book 3, Page 70, Public Records of Pinellas County, Florida; Lots 16, 17, 18, 22, 23 and 24, Webster’s Subdivision of Lot 4, Block 17, of the Official Map of the Township of Tarpon Springs, per plat thereof recorded in Plat Book 3, Page 289, of the Public Records of Pinellas County, Florida.”

**Section 3.** EFFECTIVE DATE

This Ordinance shall be effective upon approval of, and concurrently with, Ordinance 2020-28.