

**December 13, 2017**

**6C5. Case CW 17-15 –Tarpon Springs**



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**SUMMARY**

From: Residential Low Medium  
To: Employment  
Area: 9.3 acres m.o.l.  
Location: NW Corner of Rainville Road and North Pinellas Avenue

This proposed amendment is submitted by the City of Tarpon Springs and seeks to amend a property totaling approximately 9.3 acres from Residential Low Medium (used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre) to Employment (used to depict areas that are developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts).

The subject property is vacant. If approved, this amendment will be consistent with the City of Tarpon Spring’s Comprehensive Plan.

**FINDINGS**

Staff submits the following findings in support of the recommendation for approval:

- A. The Employment category recognizes the proposed use of the site, and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

**LIST OF MAPS & ATTACHMENTS:**

- Map 1 Locator Map
- Map 2 Site Map
- Map 3 Aerial Map
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map
- Map 6 Coastal High Hazard Area Map
- Map 7 Alternative Recommendation

Attachment 1 Forward Pinellas Staff Analysis

**MEETING DATES:**

Planners Advisory Committee, December 4, 2017 at 1:30 p.m.

Forward Pinellas, December 13, 2017 at 1:00 p.m.

Countywide Planning Authority, January 9, 2018 at 9:30 a.m.

**ACTION:** Board, in its role as the Pinellas Planning Council, to recommend approval or denial of the requested amendment to the Countywide Planning Authority.

**STAFF RECOMMENDATION:** The staff recommends to the board that it recommend approval of an alternative compromise to Employment and Preservation.

**ADVISORY COMMITTEE RECOMMENDATION(S):** The Planners Advisory Committee met on December 4, 2017 and voted 12-0 to approve an alternative compromise to Employment and Preservation.

**FORWARD PINELLAS BOARD RECOMMENDATION:** The board met on December 13, 2017 and voted 11-0 to recommend an alternative compromise amendment to Employment and Preservation.

**CPA ACTION:** At its January 9, 2018 meeting, the Countywide Planning Authority temporarily deferred action on the amendment consistent with and to accommodate the Forward Pinellas recommendation for alternative compromise.