



PPC Meeting  
December 9, 2015

*Agenda Item  
III.B.4*

Case - CW 15-23  
Tarpon Springs

## I. AMENDMENT INFORMATION

From: Residential Medium (RM)

To: Retail & Services (R&S)

Area: 0.8 acres m.o.l.

Location: South side of Lake Tarpon Avenue, west of 1513 Lake Tarpon Avenue, Tarpon Springs, FL (City of St. Tarpon Springs Jurisdiction)

## II. RECOMMENDATION

Council recommend to the Countywide Planning Authority that the proposed map amendment to Retail & Services be approved.

## III. BACKGROUND

This proposed amendment is submitted by the City of Tarpon Springs and seeks to reclassify an area totaling 0.8 acres from RM (allowing 15 residential dwelling units per acre, or upa) to R&S (allowing residential and primarily commercial uses). This amendment would normally qualify as a subthreshold amendment because it is less than five acres in size and meets the balancing criteria. However, the westernmost parcel is within a Scenic/Non-commercial Corridor and therefore must be reviewed as a regular amendment.

The subject amendment area includes a single family home and vacant lots. The application is intended to allow the adjacent restaurant (the Tarpon Turtle) to provide parking for its patrons and employees. At present, parking is occurring in the right-of-way as well as the existing parking lot.

***PPC Action:*** *The Council recommended approval of the amendment from Residential Medium to Retail & Services (vote 12-0).*

***CPA Action:***

The City of Tarpon Springs will be applying their Commercial Limited land use category and Waterfront Development-1 zoning category to the subject area. These two categories are more restrictive than the R&S category from the Countywide Plan, however they still allow uses that could be considered incompatible with the surrounding area. Therefore, the City has required the parking areas to obtain a conditional use approval and restrictive covenants ensuring that the amendment area only be used as parking for the restaurant. This is considered supplemental information for the Council, but it should be understood that if the City were to allow a change or modification to these plans without a change to the Countywide Plan designation being requested, the Council would not have input.

Additionally, it should be noted that the Countywide Plan has been updated recently to allow retail commercial uses within the RM category, up to three acres. Therefore, under the Countywide Plan a plan amendment would not be required; however the City has not adopted these same provisions. Second, the Countywide Rules allow ancillary nonresidential uses (e.g., parking lots) in RM up to three acres, but the City has not adopted these provisions either.

#### **IV. FINDINGS**

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

- A. The Retail & Services category recognize the proposed use of the site and is consistent with the criteria for utilization of these categories; and
- 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 the findings.**

***In consideration of and based upon a balanced legislative determination of the Relevant Countywide Considerations, as they relate to the overall purpose and integrity of the Countywide Plan, it is recommended that the proposed Retail & Services Countywide Plan Map category be approved.***

#### **V. PLANNERS ADVISORY COMMITTEE**

At the Planners Advisory Committee meeting on November 30, 2015, the members discussed and recommended approval of staff recommendation (vote 16-0).

**VI. LIST OF MAPS & ATTACHMENTS**

- Map 1 Location
- Map 2 Current Countywide Plan & Jurisdiction Map
- Map 3 Aerial
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map
- Map 6 Coastal High Hazard Area Map

- Attachment 1 Council Staff Analysis
- Attachment 2 Draft Planners Advisory Committee Summary Action Sheet

**VII. SUPPORT DOCUMENTS – available only at [www.pinellasplanningcouncil.org](http://www.pinellasplanningcouncil.org) (see November 2015 Agenda and then click on corresponding case number).**

- Support Document 1 Disclosure of Interest Form
- Support Document 2 Local Government Application

**VIII. MEETING DATES**

- Planners Advisory Committee, November 30, 2015 at 1:30 p.m.
- Pinellas Planning Council, December 9, 2015 at 3:00 p.m.
- Countywide Planning Authority, January 12, 2016 at 9:30 a.m.