

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 #:	20-135
Local Government Ordinance #:	2020-35

Property Owner Contact Information

Name(s):	multiple owners; Applicant is City of Tarpon Springs
Address:	Anclote Isles Subdivision; Southwest corner Anclote Road and Marina Drive
Phone:	727-938-3711, ext 2255
E-Mail Address:	pmcneese@ctsfl.us

Agent Contact Information (if applicable)

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

Characteristics of the Subject Property

Site Address(s):	multiple addresses; 19 lots and one common area parcel
Total Acreage of the Amendment Area:	8.61 acres
Existing Use(s):	19-unit single family detached residential subdivision
Proposed Use(s):	19-unit single family detached residential subdivision
Parcel Identification #:	see attached staff report
Legal Description of the Amendment Area:	Lots 1 through 19 and Tract A, Anclote Isles Subdivision
What is the adjacent roadway's Level of Service (LOS) grade?	LOS "C" (Anclote Road)
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 checked="" 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. Subdivision is built and residences may be sold from time to time.
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:	The property is an existing single family residential plat recorded in 1995. At that time the Future Land Use Map and City's Zoning Atlas were not amended to be consistent with the development.

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	Resort
Proposed Countywide Plan Map Category(ies):	Residential Low
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):	Commercial Recreation
Proposed Local Future Land Use Plan Map Category(ies):	Residential Low

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:

12/8/20

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.

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.

Anclote Isles – Existing Future Land Use – City of Tarpon Springs Application #20-135; Ordinance #2020-35



Anclote Isles – Proposed Future Land Use – City of Tarpon Springs Application #20-135; Ordinance #2020-35



ANCLOTE ISLES

#20-135

Board of Commissioners – December 8, 2020



LOCATION & CONTEXT



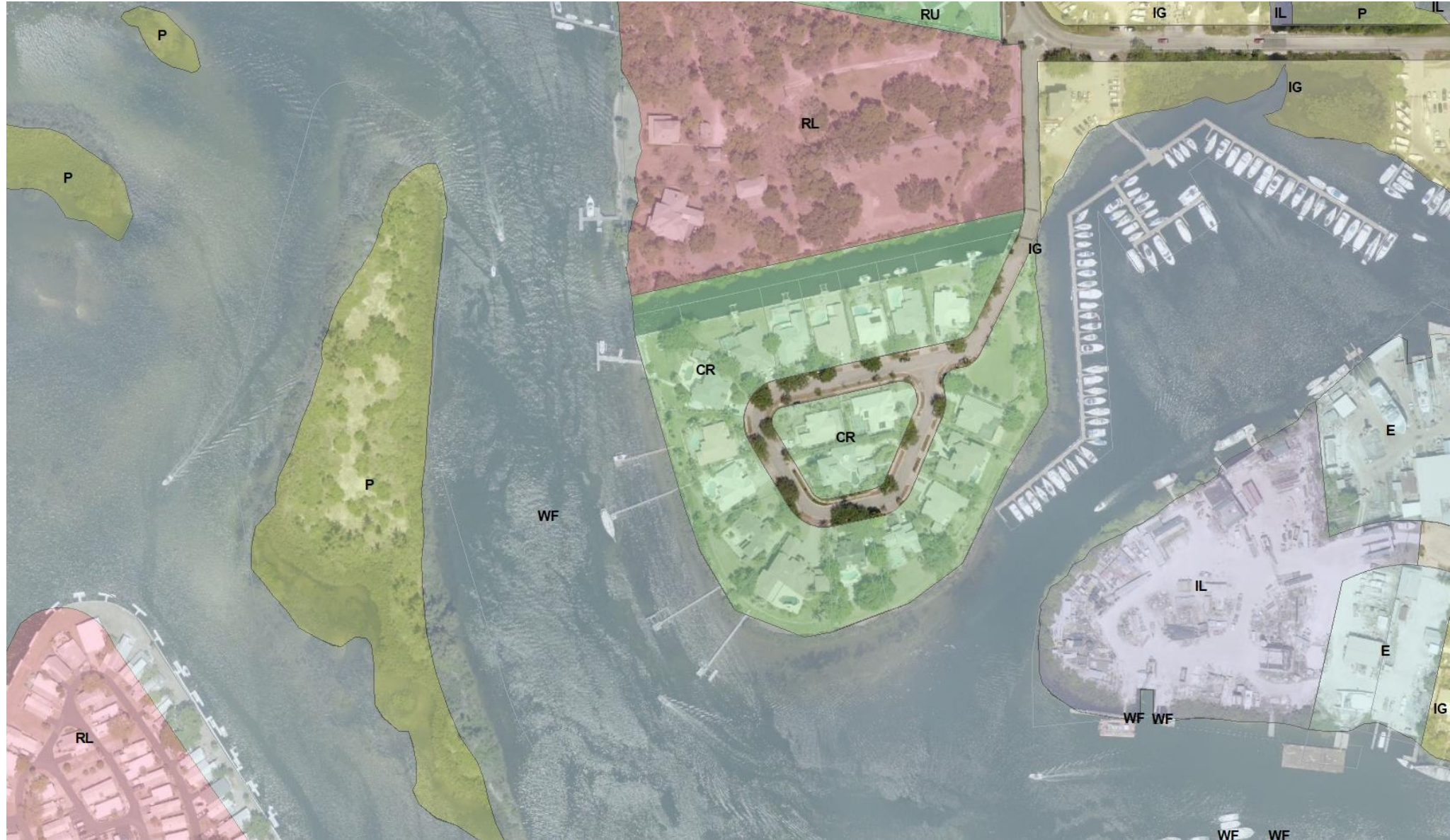
LOCATION & CONTEXT



SUMMARY OF REQUEST

- **#20-135** – Future Land Use Map Amendment (FLUM) & Rezoning (+/- 8.61 ac)
 - Land Use:
 - Current: CR (Commercial Recreation)
 - Proposed: RL (Residential Low)
 - Zoning:
 - Current: WD-1 (Waterfront Development)
 - Proposed: RPD (Residential Planned Development)
- **Applicant:** City of Tarpon Springs
- *Intent is to align land use and zoning with the current and long-term utilization of the subject site: single family residential subdivision*

SURROUNDING LAND USE



SURROUNDING ZONING



REVIEW CRITERIA – FLUM AMENDMENT

- 1) Consistent with the applicable Comprehensive Plan policies.
- 2) Consistent 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

#20-135 - *Approval* of the following:

- Ordinance 2020-35 Future Land Use Map amendment from CR (Commercial Recreation) to RL (Residential Low)
- Ordinance 2020-36 Zoning Atlas amendment from WD-1 (Waterfront Development) to RPD (Residential Planned Development)

Public Notice Provided – no responses received

PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board, at their meeting of November 16, 2020 unanimously recommended approval of each of the following ordinances:

- Ordinance 2020-35 Future Land Use Map amendment from CR (Commercial Recreation) to RL (Residential Low)
- Ordinance 2020-36 Zoning Atlas amendment from WD-1 (Waterfront Development) to RPD (Residential Planned Development)

There was no public comment on this item.



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
NOVEMBER 16, 2020 / DECEMBER 8, 2020

STAFF REPORT, November 17, 2020

Application No. / Project Title: 20-135 / Anclote Isles Subdivision

Staff: Patricia L. McNeese, AICP
Principal Planner

Applicant / Owner: City of Tarpon Springs / Multiple owners, Anclote Isles Subdivision

Property Size: 8.61 acres

Current Zoning: Waterfront Development (WD-1)
Proposed Zoning: Residential Planned Development (RPD)

Current Land Use: Commercial Recreation (CR)
Proposed Land Use: Residential Low (RL)

Ordinances: Ordinance 2020-35 amending the Future Land Use Map
Ordinance 2020-36 amending the Zoning Atlas

Location / Parcel ID: Marine Drive off Anclote Road – 19 Lots plus Tract A / Parcel IDs:
11-27-15-00952-000-0001
11-27-15-00952-000-0010
11-27-15-00952-000-0020
11-27-15-00952-000-0030
11-27-15-00952-000-0040
11-27-15-00952-000-0050
11-27-15-00952-000-0060
11-27-15-00952-000-0070
11-27-15-00952-000-0080
11-27-15-00952-000-0090
11-27-15-00952-000-0100
11-27-15-00952-000-0110
11-27-15-00952-000-0120
11-27-15-00952-000-0130
11-27-15-00952-000-0140
11-27-15-00952-000-0150
11-27-15-00952-000-0160
11-27-15-00952-000-0170
11-27-15-00952-000-0180
11-27-15-00952-000-0190

BACKGROUND SUMMARY:

This single family residential subdivision, platted in 1995, is located in the Commercial Recreation (CR) Future Land Use Map (FLUM) category and the Waterfront Development (WD-1) zoning district. The FLUM designation and zoning are intended to promote tourism-oriented uses and both preceded the platting of the



subdivision. The property owners filed a petition pursuant to Section 207(B)(5) asking the Board of Commissioners to consider amending the Future Land Use Map and the Zoning Atlas for the entire subdivision. The Board approved initiation of the amendments at their regular meeting of October 13, 2020. Staff has identified Residential Low (RL) as the appropriate FLUM category with a corresponding zoning of Residential Planned Development.

It is noted that the original petition submitted by the majority of the property owners requested a rezoning to R-100 district or R-100A district. Both are classifications of the Single Family Residential zoning districts. However, there were no surveys of the properties submitted to enable staff to determine whether the existing built properties are in conformance with the standards of those districts. Staff is proposing a rezoning to the Residential Planned Development (RPD) district with adoption of the R-60 (One and Two Family Residential) district dimensional standards in lieu of the RPD dimensional standards. The permitted and conditional uses allowed in the RPD district roughly correspond with the Single Family Residential districts (R-100 and R-100A). The RPD uses and proposed R-60 dimensional standards are listed below. The alternative dimensional standards should be processed as a waiver under Section 83.00 of the Land Development Code.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends approval of the following:

- Ordinance 2020-35 amending the Future Land Use Map from Commercial Recreation (CR) to Residential Low (RL), and,
- Ordinance 2020-36 amending the Official Zoning Atlas from Waterfront Development (WD-1) to RPD (Residential Planned Development) with the dimensional standards conforming to those of the R-60 (One and Two Family Residential) zoning district and a waiver of the Residential Planned Development dimensional criteria listed in Section 78.01 (E) of the Land Development Code.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board held a public hearing on this item on November 16, 2020. They voted unanimously to approve Ordinance 2020-35 and Ordinance 2020-36. Both votes were unanimous. There was no public comment.

CURRENT PROPERTY INFORMATION:

Use of Property:	Single family detached residential subdivision
Site Features:	Single family detached residences, accessory uses, subdivision improvements
Vehicle Access:	The property is access via Marina Drive which connects to Anclote Road

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	R-4 (One, Two and Three Family Residential) – Pinellas County	RL (Residential Low) – Pinellas County
South:	WD1-B (Waterfront Commercial Fishing and Tourism Redevelopment District)	IL (Industrial Limited)
East:	WD1-B (Waterfront Commercial Fishing and Tourism Redevelopment District)	IG (Industrial General)
West:	LC (Land Conservation)	P (Preservation)



ZONING DISTRICT SUMMARY (EXISTING / PROPOSED):

Dimensional Regulations	Current Zoning: WD-1	Proposed Zoning: RPD
Max. Density	10 units/acre (CR FLUM category)	5 units/acre (RL FLUM category)
<i>Note: Actual built-out density on site is 2.2 units/acre.</i>		
Lot Standards:		
Min. Lot Area	6,000 square feet	6,000 square feet
Min. Lot Width	40 feet	40 feet
Min. Lot Depth	n/a	n/a
Max. Height	30 feet	30 feet
Setbacks:		
Front Yard, to garage	25 feet	25 feet
Front Yard, to living area	20 feet	20 feet
Side Yard	5 feet	5 feet
Side Street	7.5 feet	7.5 feet
Rear Yard	20 feet	20 feet
Min. Net Floor Area	n/a	n/a

PLANNING CONSIDERATIONS:

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

1. The current Future Land Use Map (FLUM) category and zoning district were established prior to the 1995 platting of the property and neither was amended at that time.
2. The 19-lot single family detached subdivision has been platted, improvements installed, and vertical construction completed. The subdivision is now an established single family residential community.
3. The allowable uses, densities and intensities of the current FLUM category and zoning district are inappropriate for the established use on the property. The established single family residential use is expected to continue through the City’s long-range planning horizon.

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:



	Current FLU: Commercial Recreation (CR)	Proposed FLU: Residential Low (RL)
Intent:	“To establish a waterfront development pattern on the north side of the Anclote River consistent with the River’s natural character and function” (Policy 2.3.7)	“Intended for areas outside urban activity centers, and is generally intended for areas that are to be developed in a low density residential manner” (Policy 2.2.3)
Primary Uses:	wet and dry slip marinas	residential
Max. Density:	10 units/acre	5 units/acre
Max. Floor Area Ratio (FAR):	0.45	0.40
Max. Impervious Surface Ratio (ISR):	0.85	0.65

Staff Analysis: The property has been platted and built as a single family detached residential subdivision of only 19 individual homes on ¼-acre to over ½ –acre lots. The existing built out density is 2.2 dwelling units per acre. The use of the property projected in the planning horizon is single family residential at a low density. The current designation of Commercial Recreation is inappropriate for the property and should probably have been amended at the time the plat was approved. The Residential Low category provides for appropriate restrictions on uses for this subdivision and for the appropriate densities and intensities. The property is already served by City public facilities and is built out. No new impacts to the City’s public facilities are expected. Therefore, the proposed amendment is consistent with the City’s Comprehensive Plan.

Countywide Plan Map Amendment

The property is designated as Resort (R) on the Countywide Plan Map. A Countywide Plan Map amendment will be required to amend the designation to Residential Low Medium (RLM). Countywide Rules for the locational characteristics and traffic generation characteristics of the current and proposed Countywide Map designations are summarized below:

	Current Plan Category: Resort (R)	Proposed Plan Category: Residential Low Medium (RLM)
Purpose:	“Intended to depict areas developed, or appropriate to be developed, in high-density residential and resort use” (Policy 2.3.3.7)	“Intended to depict areas that are now developed, or appropriate to be developed in a suburban, low density or moderately dense residential manner” (Policy 2.3.3.3)
Max. Density:	30 units/acre	10 units/acre
Max. Floor Area Ratio (FAR):	1.2	0.50
Max. Impervious Surface Ratio (ISR):	0.95	0.75
Traffic Generation Characteristics:	279 trips per day per acre	67 trips per day per acre



REVIEW STANDARDS / STAFF ANALYSIS - REZONING:

Section 207.03(A) of the Tarpons 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 Residential Low (RL). The proposed Residential Planned Development (RPD) zoning district is consistent with the proposed Residential Low FLUM 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 built out residential subdivision. Due largely to the buffering of this area from adjacent marina uses, and the nature of the subdivision properties (large and few in number), compatibility with the existing surrounding uses is achieved. The Residential Planned Development (RPD) district would allow the following uses pursuant to Section 78.01 of the Land Development Code:

	Residential Planned Development Uses:
Permitted Uses:	Family Care Homes Multifamily Public Parks and Recreation Facilities Single Family Attached Single Family Detached Single Family Detached Cluster Single Family Detached Zero Lot Line Single Family Semi-Detached
Accessory Uses:	Recreation Facilities
Conditional Uses:	Churches Community Residential Homes Community Service Uses Congregate Care Facilities Day Care Centers Emergency Shelters, and Residential Treatment Facilities Home Occupations Nursing Homes' Schools of General Education

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 subdivision exists and is built out. The properties in the subdivision are all 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 subdivision exists and is built out. The properties are currently served by the City. There will be no impact on the City's fiscal ability to continue to provide these services. Level of Service standards were deemed compliant via the approval of the residential subdivision plat.

REVIEW STANDARDS / STAFF ANALYSIS – WAIVERS

Section 83.00 of the Land Development Code allows the Board of Commissioners to waive or modify any design requirement of the Land Development Code and provides circumstances for which a waiver or modification may be granted. The waiver of the Residential Planned Development dimensional criteria is proposed for this property in favor of adoption of the R-60 (One and Two Family Residential) district dimensional criteria. This 19-lot subdivision is completely built out in conformance with the R-60 standards, which are currently applied in the WD-1 zoning district for single family detached housing. ***It is important to note that the allowable uses of the R-60 district are not being proposed for adoption under this waiver, only the dimensional criteria.*** The allowable uses of the Residential Planned Development (RPD) district, as listed in the above table, would be in force on this property with this rezoning.

The proposed dimensional criteria are judged to meet at least two of the five circumstances under which a waiver may be granted:

Technical Impracticality: The subdivision has been built out under the R-60 dimensional standards. Changing the dimensional standards runs the unnecessary risk of creating a legal nonconforming situation and a new set of standards by which the property would have to abide going forward. Future modification of the properties should be done consistent with the standards under which they were originally built.

No Relationship to the Development or Its Impacts: The subdivision is built out, so application of new dimensional criteria would have no relationship to the existing built properties and there is no rational basis for their application.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project on November 5, 2020 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:

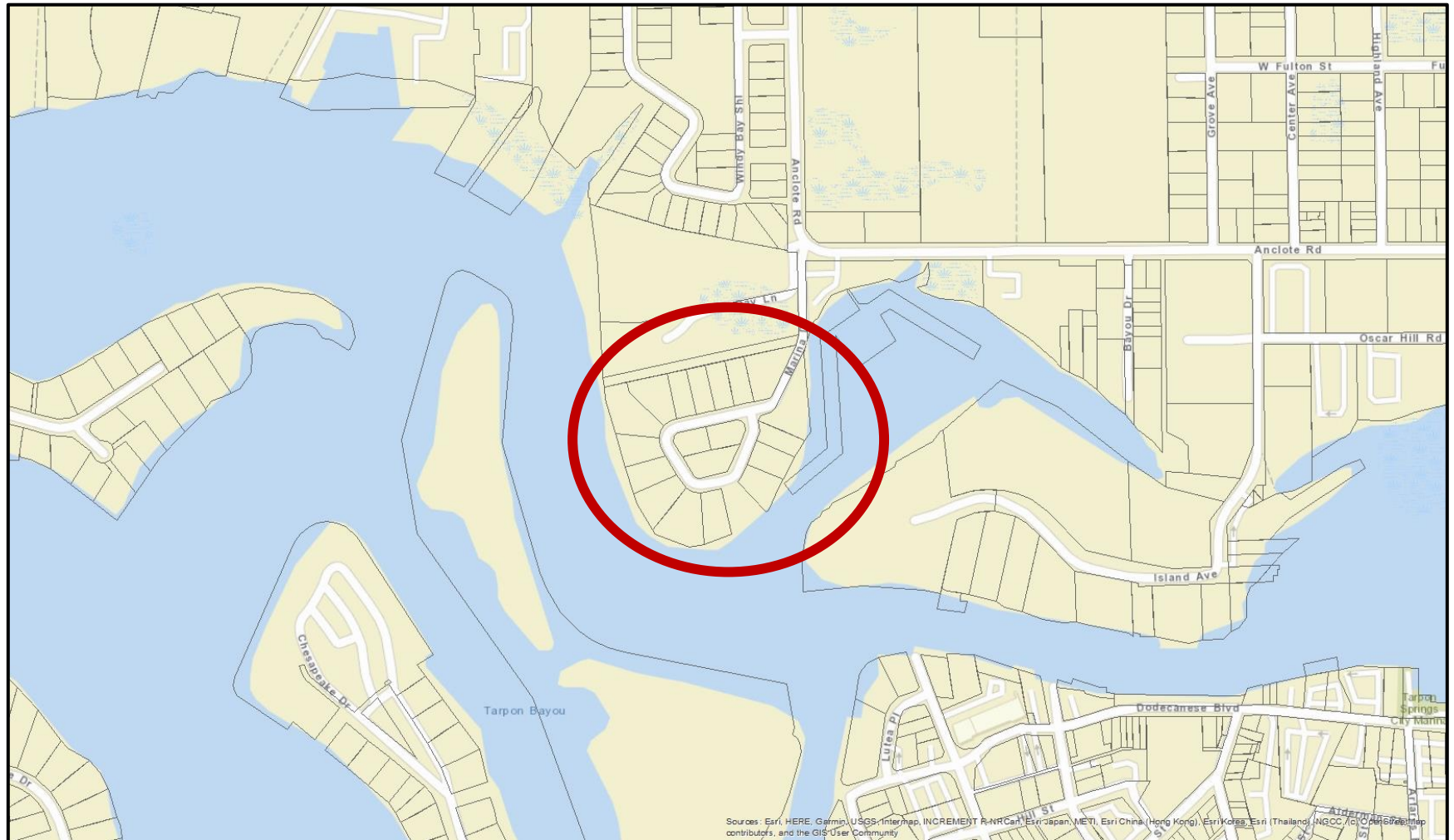
The property owners within 500 feet were sent written notification in accordance with Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and Chapter 166.041, Florida Statutes. Notice was advertised in the *Tampa Bay Times*. Staff has not received any responses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

ATTACHMENTS:

1. Location/Aerial Maps
2. Future Land Use Map/Zoning Map
3. Ordinance 2020-35
4. Ordinance 2020-36



20-135 ANCLOTE ISLES LOCATION MAP



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, OpenStreetMap contributors, and the GIS User Community



20-135 ANCLOTE ISLES AERIAL MAP





20-135 ANCLOTE ISLES FUTURE LAND USE MAP



ORDINANCE 2020-35

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP FOR 8.61 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE SOUTHWEST CORNER OF ANCLOTE ROAD AND MARINA DRIVE, AND KNOWN AS ANCLOTE ISLES SUBDIVISION, FROM LAND USE DESIGNATION CR (COMMERCIAL RECREATION), TO LAND USE DESIGNATION RL (RESIDENTIAL LOW); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owners of said property totaling 8.61 acres, MOL, filed a petition pursuant to Section 207(B)(5) of the Comprehensive Zoning and Land Development Code requesting that the Board of Commissioners initiate an amendment to the Future Land Use Map and to the Official Zoning Atlas of the City of Tarpon Springs for the subdivision known as Anclote Isles; and,

WHEREAS, the Board of Commissioners approved such request on October 13, 2020 to initiate the process for said amendments; and,

WHEREAS, the Board of Commissioners has determined that an amendment of the Future Land Use Map designation of the property from CR, Commercial Recreation to RL, Residential Low designation is appropriate; and,

WHEREAS, the permitted uses within the RL, Residential Low, land use designation are compatible with the surrounding and existing land uses; and,

WHEREAS, in conjunction with the amendment to the Future Land Use Map, the Board of Commissioners has also initiated an amendment to the Official Zoning Atlas to re-zone the property from WD-1, Waterfront Development district to RPD, Residential Planned Development district; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this application on November 16, 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 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 for the property described as Anclote Isles, a plat recorded in Plat Book 113, Pages 71 and 72 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 2020-36.

ORDINANCE 2020-36

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF TARPON SPRINGS FOR 8.61 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE SOUTHWEST CORNER OF ANCLOTE ROAD AND MARINA DRIVE, AND KNOWN AS ANCLOTE ISLES SUBDIVISION, FROM ZONING DESIGNATION WD-1 (WATERFRONT DEVELOPMENT), TO ZONING DESIGNATION RPD (RESIDENTIAL PLANNED DEVELOPMENT); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owners of said property totaling 8.61 acres, MOL, filed a petition pursuant to Section 207(B)(5) of the Comprehensive Zoning and Land Development Code requesting that the Board of Commissioners initiate an amendment to the Future Land Use Map and to the Official Zoning Atlas of the City of Tarpon Springs for the subdivision known as Anclothe Isles; and,

WHEREAS, the Board of Commissioners approved such request on October 13, 2020 to initiate the process for said amendments; and,

WHEREAS, the Board of Commissioners has initiated an amendment to the Official Zoning Atlas to amend the zoning designation from WD-1, Waterfront Development district to RPD, Residential Planned Development district; and,

WHEREAS, the Board of Commissioners has also initiated an amendment to the Future Land Use Map from CR, Commercial Recreation category to RL, Residential Low category; and,

WHEREAS, the proposed RPD, Residential Planned Development zoning district is consistent with the proposed Future Land Use Map category of RL, Residential Low; and,

WHEREAS, the planned uses within the RPD district are compatible with surrounding and existing land uses; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this application on November 16, 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 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 Anclote Isles, a plat recorded in Plat Book 113, Pages 71 and 72 of the Public Records of Pinellas County, Florida.

Section 3. RESIDENTIAL PLANNED DEVELOPMENT DIMENSIONAL STANDARDS

The Residential Planned Development zoning designation is hereby approved with dimensional standards in accordance with the R-60, One and Two Family Residential zoning district as codified in the Comprehensive Zoning and Land Development Code of the City of Tarpon Springs.

Section 4. EFFECTIVE DATE

This Ordinance shall be effective upon approval and in conjunction with approval of Ordinance 2020-35.