

CW 20-05
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by the City of Tarpon Springs and seeks to amend the local zoning designation of approximately 1.46 acres from T5d (North Pinellas Avenue Character District) to T4c (Residential High Character District) within their Activity Center. The subject property is currently vacant, and the applicant proposes to build a townhome development. The proposed amendment would permit townhomes on the property, per the local zoning designations. Due to a restrictive covenant placed on the property, there will be no increase in the allowable density standard of 15 units per acre. The subject property amendment is inclusive of the local Sponge Docks Character District of the Special Area Plan. The proposed amendment will support the character district intent to increase residential stability while remaining consistent with envisioned housing types.

The subject property's designation on the Countywide Plan Map will remain as Activity Center which is utilized to recognize those important, identifiable centers of business, public, and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use. Since no change to the current Countywide Plan Map category is required, this amendment can be deemed with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment where the existing Level of Service is operating at a LOS “D” or better; therefore, policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – A portion of the amendment area (0.03 acres) is located within the CHHA. However, the Restrictive Covenant prevents any increase in the allowable residential density over current provisions therefore, the proposed amendment would not impact the CHHA.
- 5) **Designated Development/Redevelopment Areas** – The subject property is located within the Sponge Docks Character District of the Special Area Plan (SAP) and the proposed amendment is consistent with the objectives of the SAP.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category; therefore, those policies are not applicable.

Conclusion:

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