

# Countywide Plan Map Amendment Application Form

## Local Government Contact Information

Requesting Local Government:	City of Tarpon Springs
Local Government Contact:	Allie Keen, AICP, Senior Planner
Address:	324 E. Pine Street, Tarpon Springs, FL 34689
Phone:	727-942-5611
E-Mail Address:	akeen@ctsfl.us
Local Government Case #:	#22-34
Local Government Ordinance #:	#2022-12

## Property Owner Contact Information

Name(s):	Livery Stable LLC (Joseph Kokolakis)
Address:	202 E. Center Street, Tarpon Springs, FL 34689
Phone:	727-942-2211
E-Mail Address:	jkokolakis@jkokolakis.com

## Agent Contact Information (if applicable)

Name(s):	William Kochenour III
Address:	201 E. Center Street, Suite 2, Tarpon Springs, FL 34689
Phone:	727-314-5689
E-Mail Address:	wkochenour@santekmanagement.com

## Characteristics of the Subject Property

Site Address(s):	100 & 108 N. Ring Avenue, Tarpon Springs, FL 34689
Total Acreage of the Amendment Area:	<b>0.32 acres</b>
Existing Use(s):	Single Family Detached Dwelling & Vacant 2-story Building
Proposed Use(s):	Single Family Detached Dwelling & Lodging
Parcel Identification #:	12-27-15-15210-000-0080 & 12-27-15-15210-000-0070
Legal Description of the Amendment Area:	Lots 7 & 8 of J.K. Cheney's Subdivision, Plat Book H2, Page 51 of the public records of Pinellas County
What is the adjacent roadway's Level of Service (LOS) grade?	<b>Local Road</b>
Does the Amendment Area impact: [check all that apply]	<div> <input checked="" type="checkbox"/> Activity Center         <input type="checkbox"/> Industrial or Employment Land       </div> <div> <input type="checkbox"/> Multimodal Corridor         <input type="checkbox"/> Target Employment Center       </div> <div> <input type="checkbox"/> Planned Redevelopment District         <input type="checkbox"/> Scenic/Noncommercial Corridor       </div> <div> <input type="checkbox"/> Coastal High Hazard Area       </div>

### 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:	The applicant is requesting to incorporate the subject site into the City's Sponge Docks and CRA Special Area Plan to allow the potential for mixed use or lodging within the existing historic 2-story structure on the site.

### Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	RLM (Residential Low Medium)
Proposed Countywide Plan Map Category(ies):	AC (Activity Center)
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):	RU (Residential Urban)
Proposed Local Future Land Use Plan Map Category(ies):	CRD (Community Redevelopment District)

### 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:

6/14/22

## 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

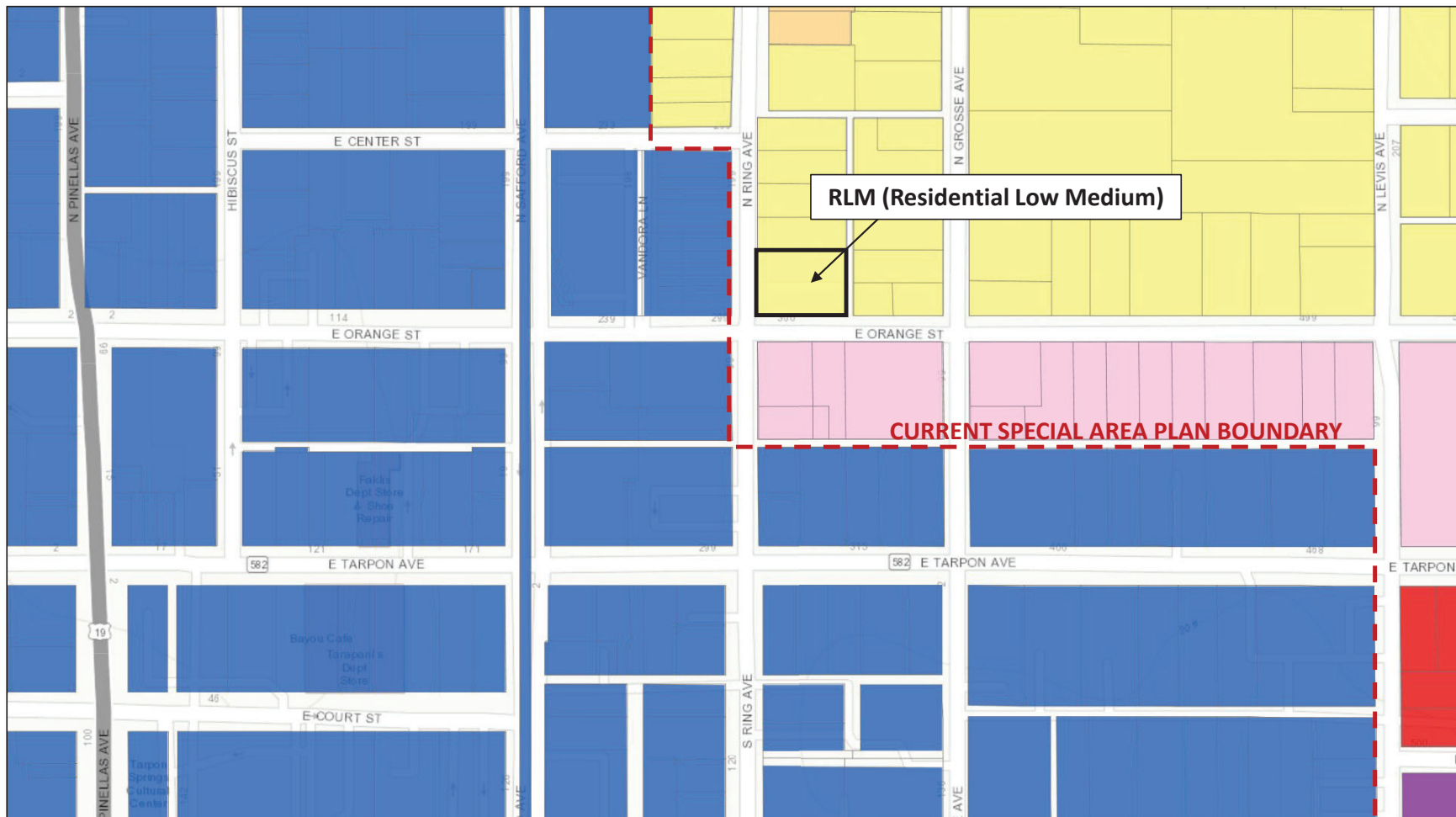
Tier III amendments must additionally provide the following:

- ☐ 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.



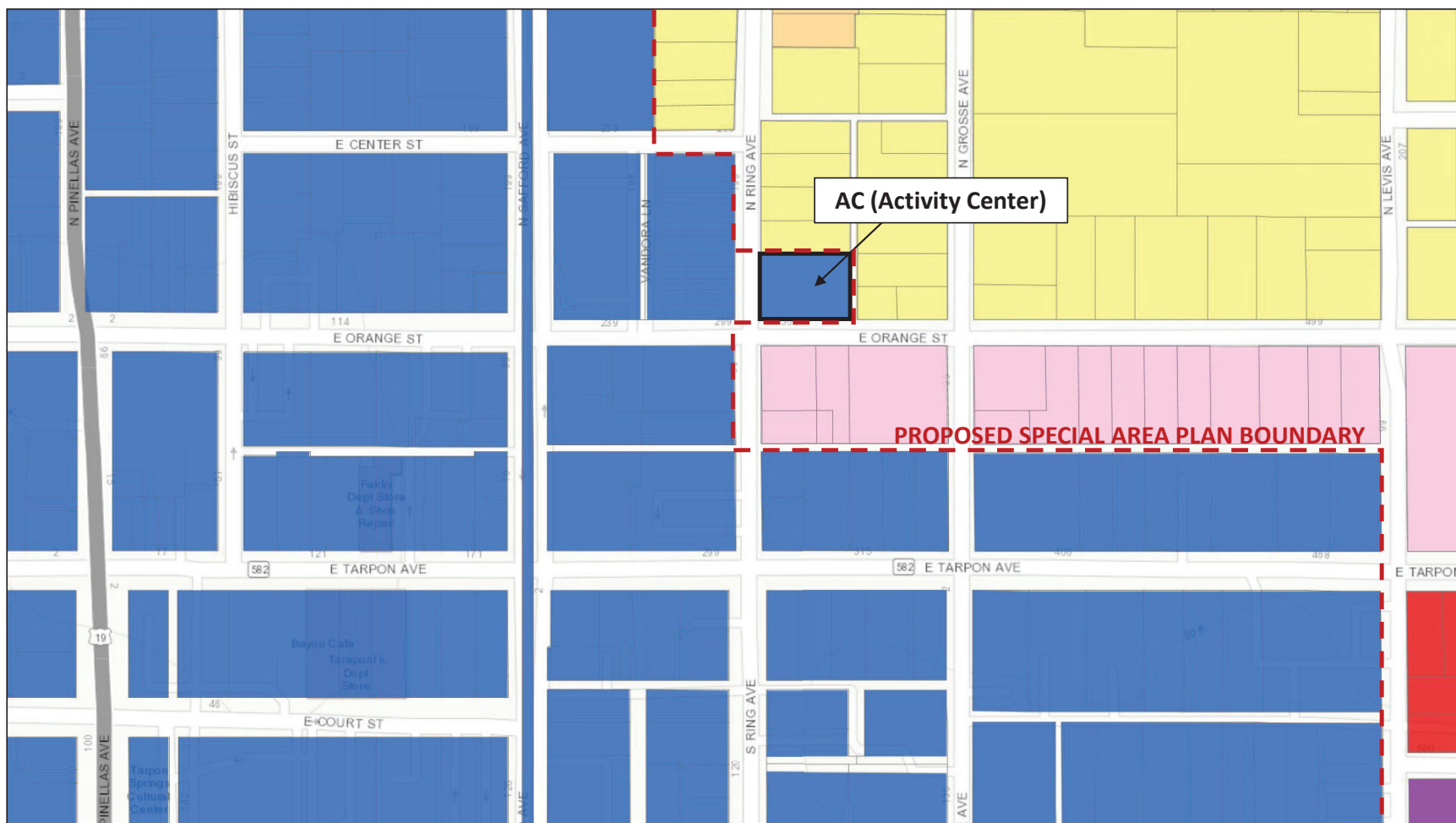
## #22-34 – CURRENT COUNTYWIDE PLAN CATEGORY







## #22-34 – PROPOSED COUNTYWIDE PLAN CATEGORY





# #22-34 – CURRENT LOCAL FUTURE LAND USE





# #22-34 – PROPOSED LOCAL FUTURE LAND USE



## **ORDINANCE 2022-12**

**AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP FOR 0.32 ACRES, MORE OR LESS, OR REAL PROPERTY LOCATED AT 100 AND 108 NORTH RING AVENUE AT THE NORTHEAST CORNER OF NORTH RING AVENUE AND EAST ORANGE STREET, FROM LAND USE DESIGNATION RU (RESIDENTIAL URBAN) TO LAND USE DESIGNATION CRD (COMMUNITY REDEVELOPMENT DISTRICT), AND AMENDING THE SPONGE DOCKS AND COMMUNITY REDEVELOPMENT AREA SPECIAL AREA PLAN TO INCLUDE SAID PROPERTY WITHIN THE 'DOWNTOWN' CHARACTER DISTRICT, AND AMENDING ALL MAPS WITHIN THE SPECIAL AREA PLAN TO REFLECT THE EXPANDED BOUNDARY; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the owner of said property totaling 0.32 acres, MOL, has applied to amend the Future Land Use Map designation of the property from the RU (Residential Urban) category to the CRD (Community Redevelopment District) category, specifically within the 'Downtown' character district of the Sponge Docks and Community Redevelopment Area Special Area Plan (SAP); and,

**WHEREAS**, the permitted uses within the Downtown character district are compatible with the surrounding and existing land uses; and,

**WHEREAS**, the property owner has also applied to rezone (Ordinance 2022-11) the property from the CRM (Conditional Residential Mix) zoning district to the SAP (Special Area Plan) zoning district, specifically within the T4a (Residential + Office/Retail) transect zone of the Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area (SmartCode); and,

**WHEREAS**, the Planning and Zoning Board conducted a public hearing on this application on May 16, 2022; 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 the CRD (Community Redevelopment District) land use designation and the SAP's 'Downtown' character district 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 to Community Redevelopment District for the property described as:

“Lots 7 and 8 of J.K. Cheney’s Subdivision, according to the map or plat thereof, as recorded in Plat Book H2, Page 51 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 2022-11.

DRAFT

# LIVERY STABLE #22-34

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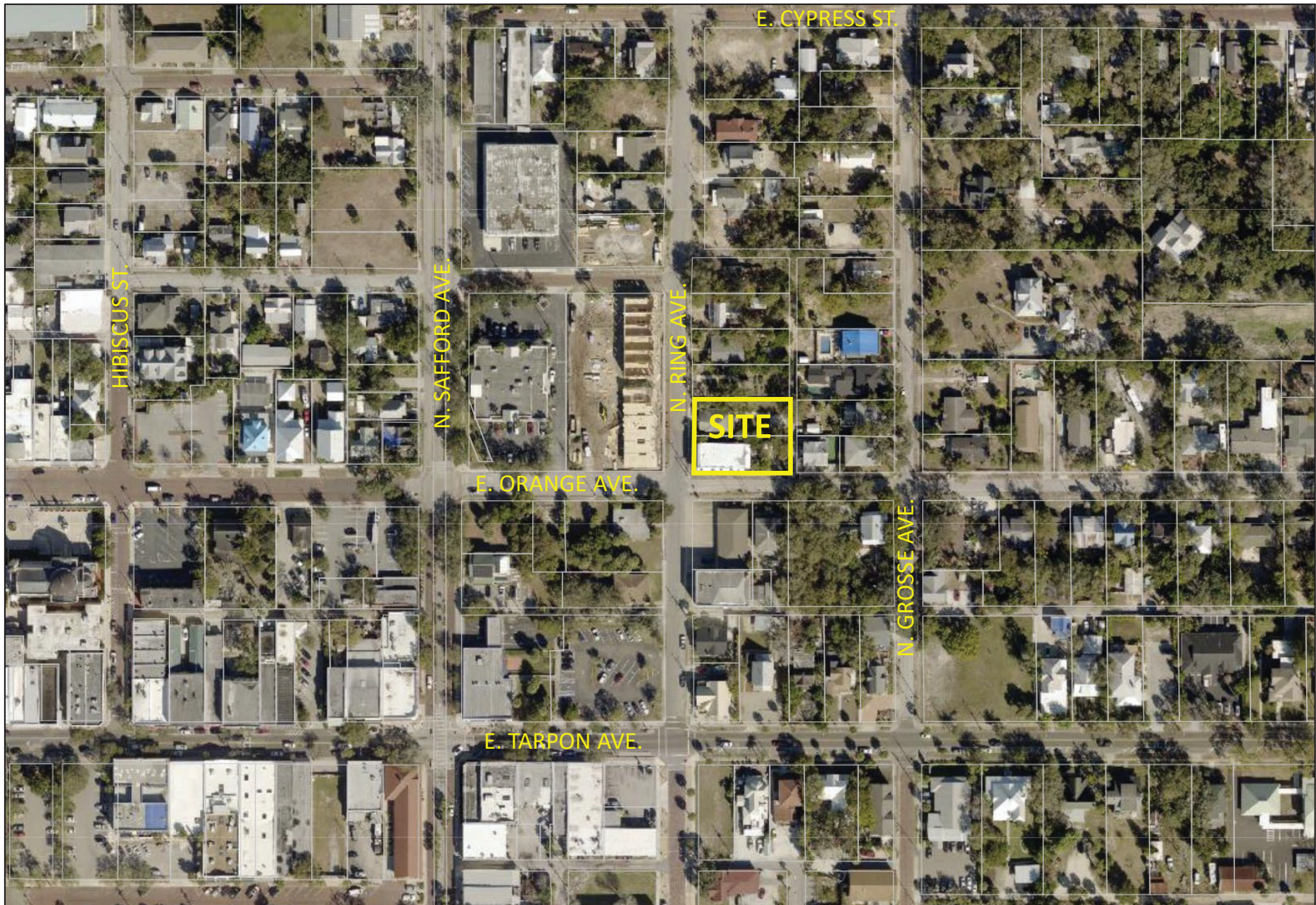
Planning & Zoning Board – May 16, 2022

Board of Commissioners – June 14, 2022





# LOCATION & CONTEXT



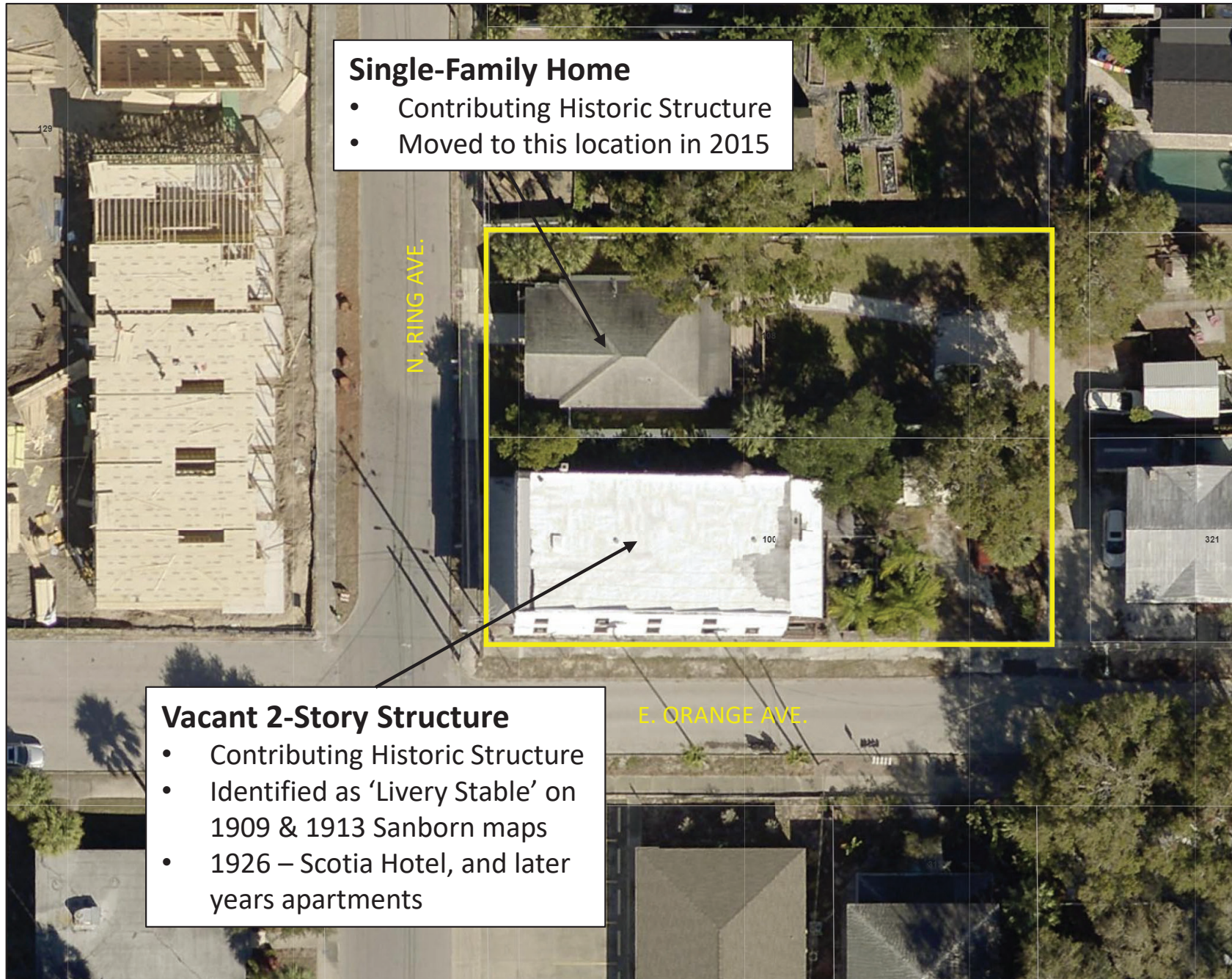




# REQUEST

- **#22-34 – Future Land Use Map Amendment (FLUM) & Rezoning**
  - Requesting to *incorporate the site into the City's SAP* to allow the potential for mixed use or short-term lodging within the existing historic structure located at 100 N. Ring Ave.
    - **Land Use:**
      - Current: Residential Urban (RU)
      - Proposed: Community Redevelopment District (CRD)
    - **Zoning:**
      - Current: Conditional Residential Mix (CRM)
      - Proposed: Special Area Plan (SAP)
  - Special Area Plan/SmartCode Designations:
    - **SAP** (*land use*) – ‘Downtown’ Character District
    - **SmartCode** (*zoning*) – ‘T4a’ (Residential + Retail/Office)
- **Applicant:** Joseph Kokolakis

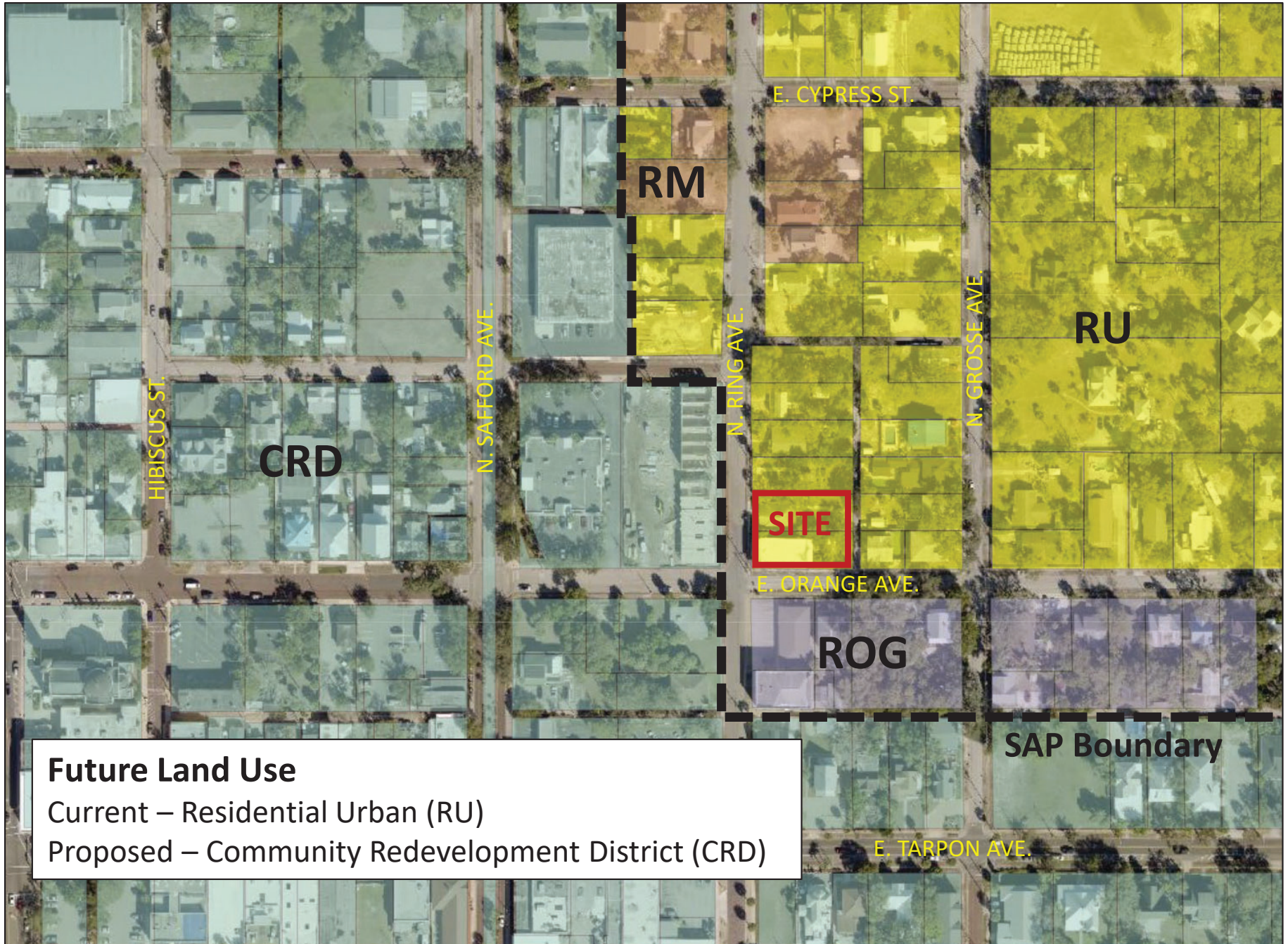
# CURRENT SITE CONDITIONS







# SURROUNDING LAND USE







# SPECIAL AREA PLAN (SAP)

- Adopted in 2011 – Comprised of Community Redevelopment Area (CRA) and the Sponge Docks.
- Encourages a *mix of uses, diverse housing and lodging options*, and *focuses* on *redevelopment* and *infill* opportunities that are *sensitive* to the *historic importance* and *character* of the area.
- Establishes **10 Character Districts**

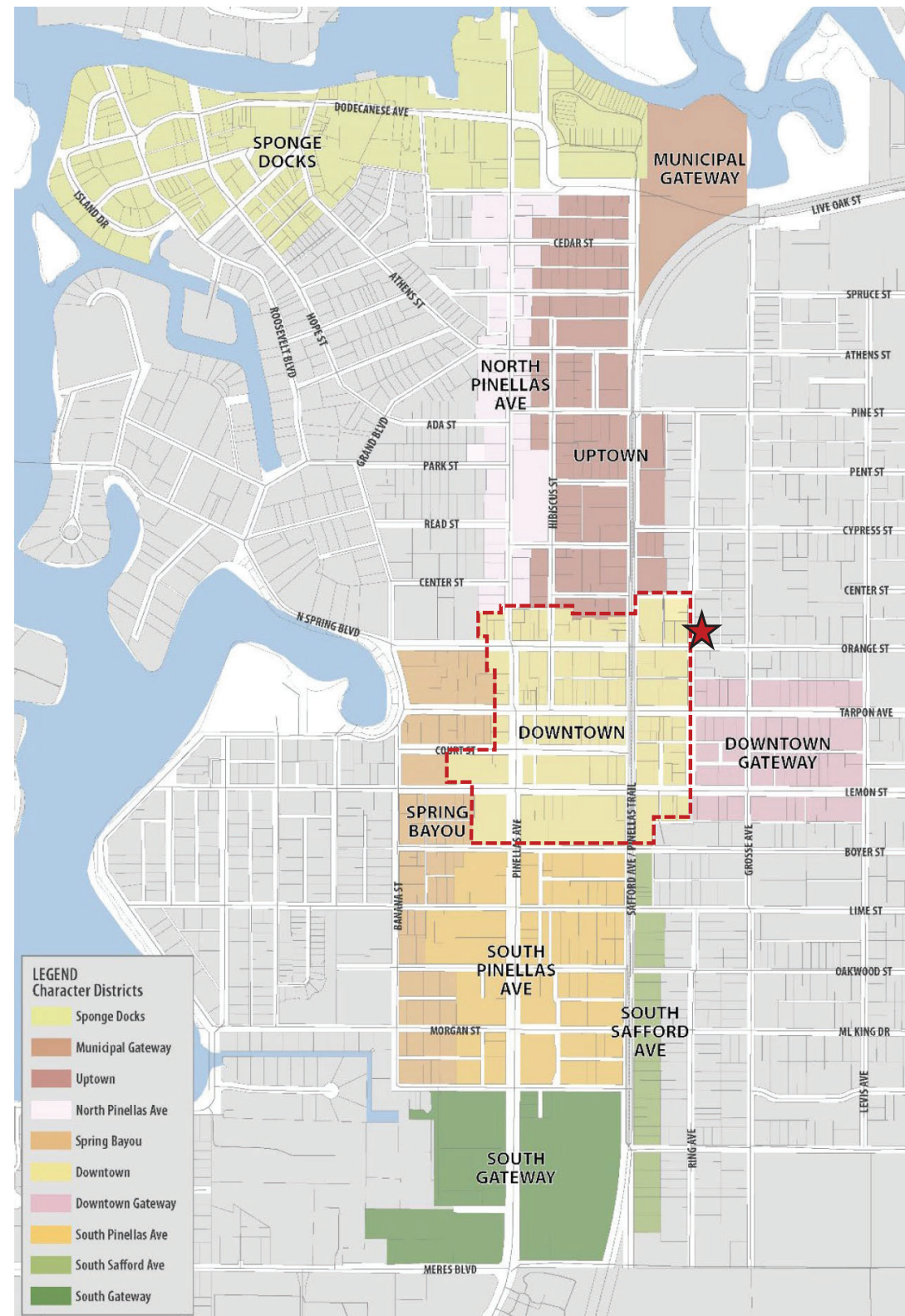




# SPECIAL AREA PLAN (SAP)

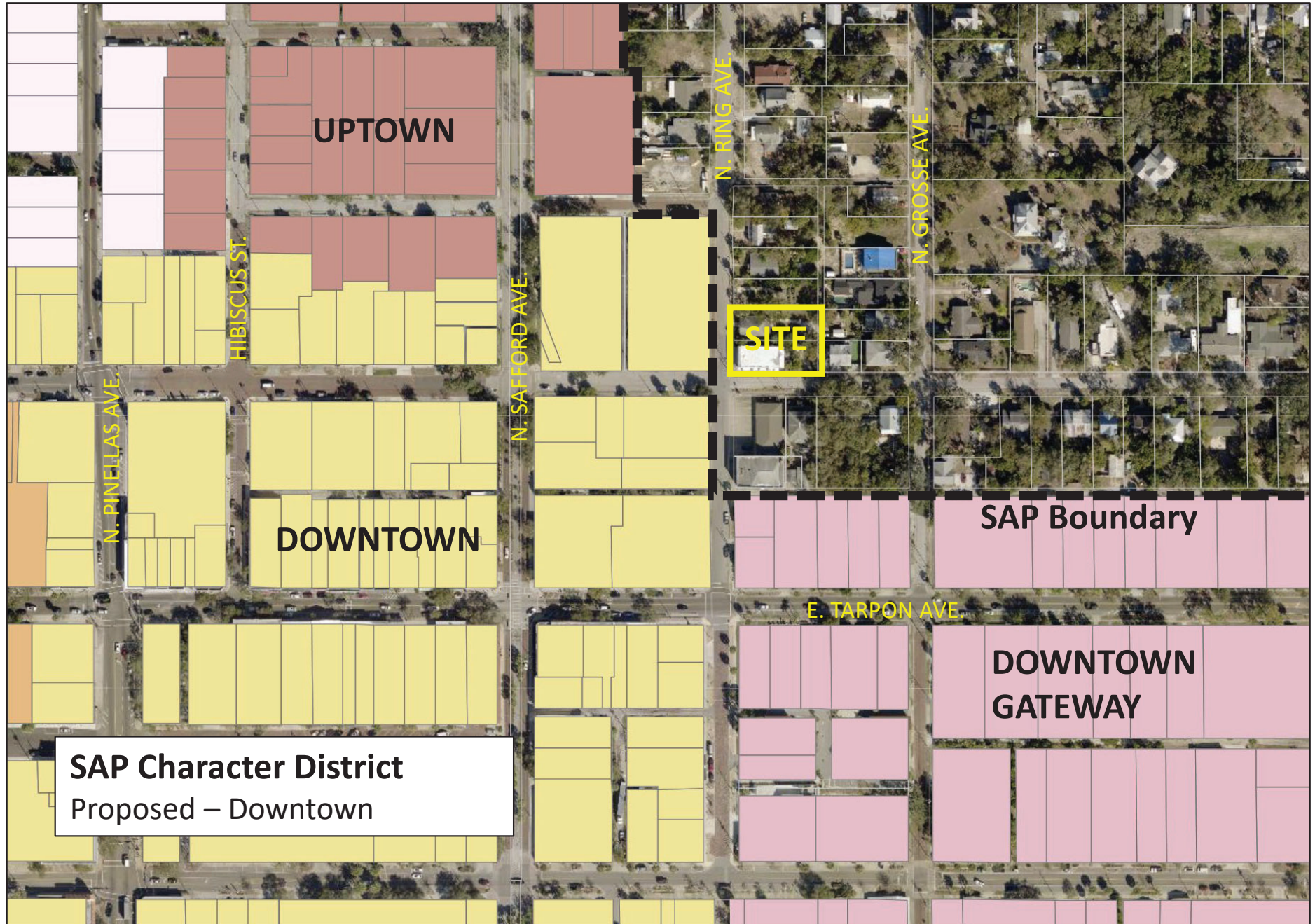
## Downtown Character District

- Intent
  - To promote retail development and encourage medium density ad mixed-use residential development to support retail along Tarpon Ave.
- Density
  - Current (RU) = 7.5 du/ac
  - Proposed (Downtown) = 15 du/ac
  - Property Size = 0.32 ac
    - Current = Max. 2 units
    - Downtown Character District Allowance = Max. 5 units





# SURROUNDING CHARACTER DISTRICTS





# SURROUNDING ZONING

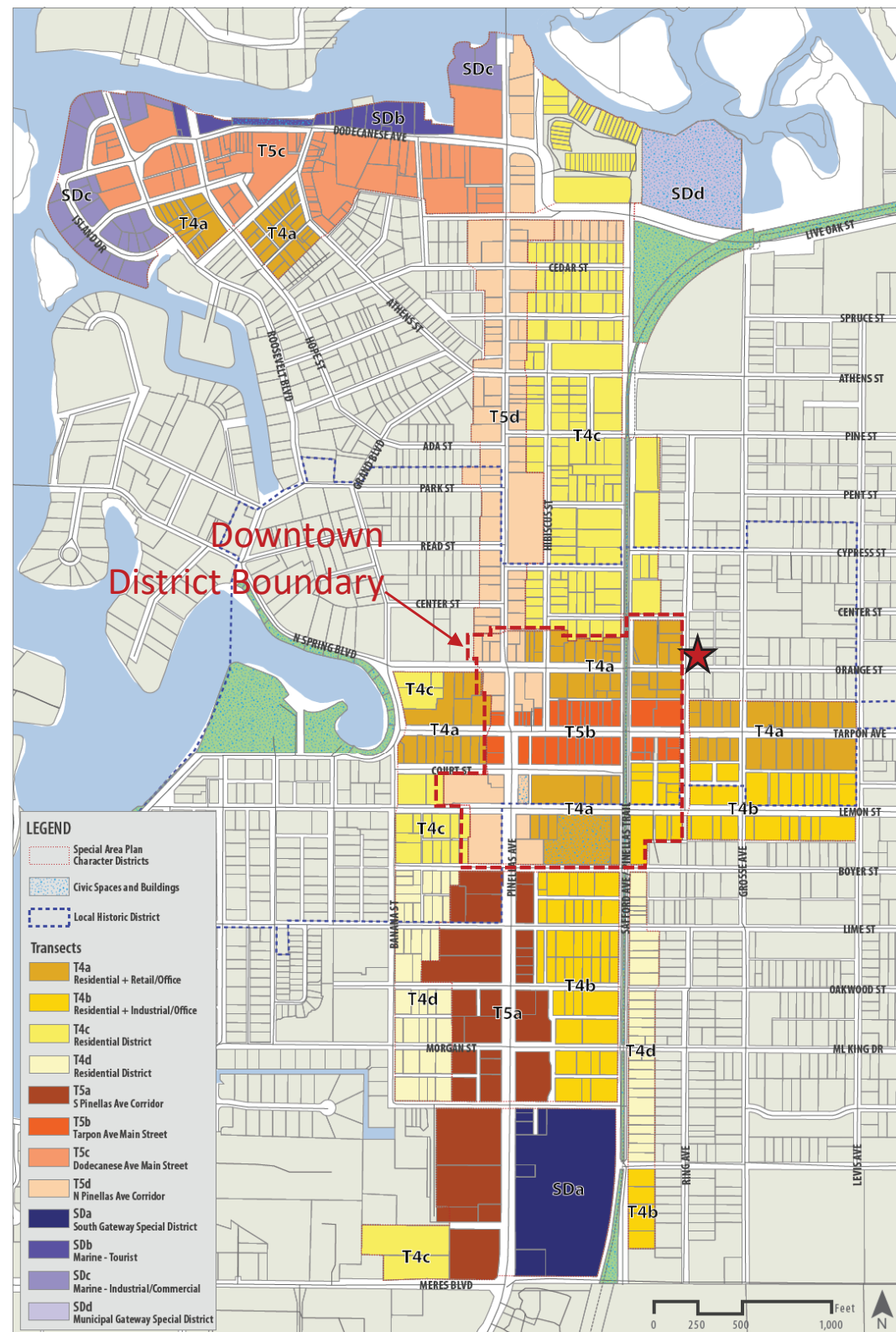






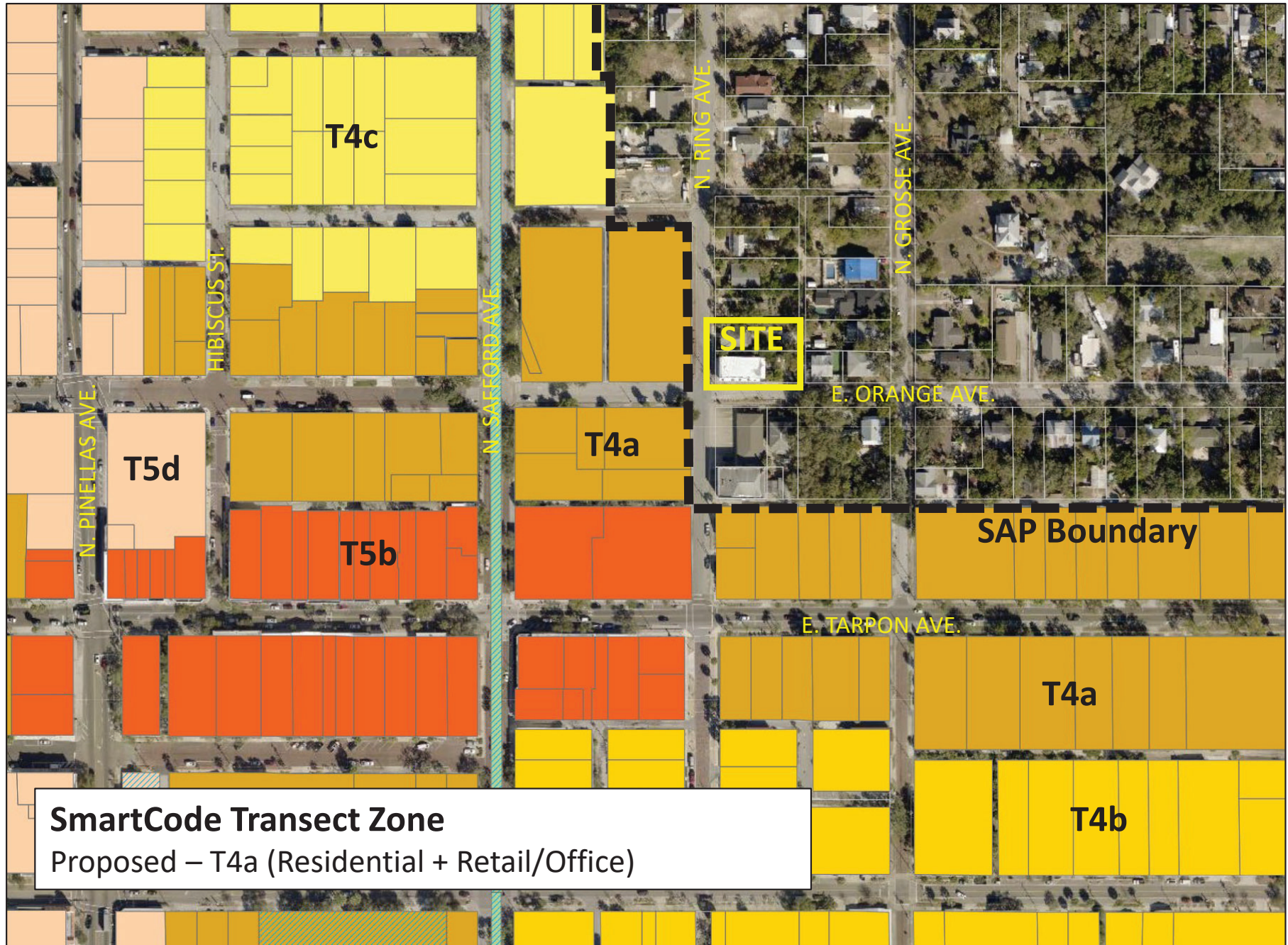
# SMARTCODE

- Serves as SAP's **Regulating Document**
- Promotes vibrant pedestrian environment and mixed-use development
- Transect Zones
  - Establish Specific Development Standards and land uses for each zone
  - Proposed – T4a





# SURROUNDING TRANSECT ZONES



# ZONING/TRANSECT DISTRICT SUMMARY

Dimensional Regulations	Current Zoning: CRM	Proposed Transect: T4a
<b>Front Yard Setback</b>		Max. 15 ft.
SF, Detached	Min. 25 ft	
SF, Attached/Semi-Detached	Min. 20 ft facing ROW Min. 15 ft facing parking	
Multifamily	Min. 25 ft	
<b>Side Yard Setback</b>		Max. 5 ft.
SF, Detached	Min. 7.5 ft	
SF, Attached/Semi-Detached	Min. 7.5 ft	
Multifamily	Min. 20 ft	
<b>Side Street Setback</b>		Max. 5 ft.
SF, Detached	Min. 15 ft	
SF, Attached/Semi-Detached	Min. 7.5 ft	
Multifamily	Min. 20 ft	
<b>Rear Yard Setback</b>		Min. 5 ft or 12 ft from centerline of alley
SF, Detached	Min. 20 ft	
SF, Attached/Semi-Detached	Min. 15 ft	
Multifamily	Min. 20 ft	
<b>Max. Height</b>	Single/Two-Family = 35 ft Multifamily = 45 ft	3 stories





# SHORT TERM RENTALS

- A dwelling unit that may also be used to provide temporary lodging accommodations for compensation to transient residents for periods of ***6 weeks or less***.
- **T4a Transect – Requires Conditional Use Approval**
  - Separate Application Specific to Short Term Rental Use
  - Public Hearing Process



## **REVIEW CRITERIA – LAND USE 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 Comprehensive Plan.
- 2) The available uses 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 costs 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.

# PRELIMINARY STAFF RECOMMENDATION

## #22-34 – *Approval of the following:*

- **Ordinance 2022-12** amending the FLUM from RU to CRD and to designate the site in the ‘Downtown’ character district of the SAP.
- **Ordinance 2022-11** amending the Zoning Atlas from CRM to SAP and designate the site to the ‘T4a’ transect zone of the SmartCode.

*The City’s SAP recognizes the adaptive reuse of historic properties and the unique challenges to developing with the downtown. The proposed land use and zoning change allow for the former Livery Stable structure to be fully utilized with the potential for mixed use, which supports the overall intent of the SAP.*

# PLANNING & ZONING BOARD RECOMMENDATION

The Planning and Zoning Board heard this item at their regular meeting on May 16, 2022, and unanimously voted to recommend approval of both Ordinance 2022-12 and Ordinance 2022-11.

**Public Comment** – There was 1 member of the public who spoke in favor of this application at the hearing.





**CITY OF TARPON SPRINGS**  
**PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS**  
**[MAY 16, 2022 / JUNE 14, 2022 (BOC 1<sup>st</sup> READING)]**

**STAFF REPORT**

**Application No. / Project Title:** #22-34 (Livery Stable)  
**Staff:** Allie Keen, AICP, Senior Planner  
**Applicant / Owner:** Joseph Kokolakis / Livery Stable LLC  
**Property Size:** +/- 0.32 acres  
**Current Zoning:** CRM (Conditional Residential Mix)  
**Proposed Zoning:** SAP (Special Area Plan) / T4a (Residential + Retail/Office)  
**Current Land Use:** RU (Residential Urban)  
**Proposed Land Use:** CRD (Community Redevelopment District) / Downtown Character District  
**Location / Parcel ID:** 100 & 108 N. Ring Ave. /  
12-27-15-15210-000-0080 & 12-27-15-15210-000-070

**BACKGROUND SUMMARY:**

The applicant is requesting to incorporate the subject site into the City's Sponge Docks and Community Redevelopment Area Special Area Plan (SAP) to allow the potential for mixed use or short-term lodging within the existing historic structure located at 100 N. Ring Avenue.

This rezoning/land use amendment application is requesting the following:

- Land use change from RU (Residential Urban) to CRD (Community Redevelopment District)
- Zoning change from CRM (Conditional Residential Mix) to SAP (Special Area Plan)

Due to the applicant requesting to be incorporated into the SAP, the request also includes the following:

- Request to be within the SAP's 'Downtown' character district
- Request to be within the SmartCode's 'T4a' transect zone

**PRELIMINARY STAFF RECOMMENDATION:**

Staff recommends **approval** of the following:

- **Ordinance 2022-12** amending the Future Land Use Map (FLUM) from RU (Residential Urban) to CRD (Community Redevelopment District) and to designate the site in the 'Downtown' character district of the Special Area Plan
- **Ordinance 2022 -11** amending the official Zoning Atlas from CRM (Conditional Residential Mix) to SAP (Special Area Plan) and designated the site to the 'T4a' transect zone of the SmartCode.

The City's Special Area Plan recognizes the adaptive reuse of historic properties and the unique challenges to developing within the downtown. The proposed land use and zoning change allow for the larger, two-story historic structure to be fully utilized with the potential for mixed use, which supports the overall intent of the SAP.



**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board heard this item at their regular meeting on May 16, 2022, and unanimously voted to recommend approval of both Ordinance 2022-12 and Ordinance 2022-11. There was one member of the public who spoke in favor of this application at the hearing.

**CURRENT PROPERTY INFORMATION:**

<b>Use of Property:</b>	Single-family residential (108 N. Ring Ave.) & Vacant (100 N. Ring Ave.)
<b>Site Features:</b>	There is an existing single-family home located on the north side of the site and an existing 2-story structure on the south side. The 2-story structure has been used for residential and lodging purposes in the past, but historically was the site of a livery stable.
<b>Vehicle Access:</b>	This property is located at the corner of N. Ring Avenue and E. Orange Street. The property also has access potential from an existing alleyway along the northside of the site.

**SURROUNDING ZONING & LAND USE:**

	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	CRM (Conditional Residential Mix)	RU (Residential Urban)
<b>South:</b>	RO (Residential Office)	R/OG (Residential/Office General)
<b>East:</b>	R-70A (Single Family Residential)	RU (Residential Urban)
<b>West:</b>	SAP (Special Area Plan) T4a (Residential + Retail/Office)	CRD (Community Redevelopment District) Downtown Character District

**ZONING DISTRICT SUMMARY (EXISTING / PROPOSED):**

<b>Dimensional Regulations</b>	<b>Current Zoning: CRM</b>	<b>Proposed Zoning/Transect: T4a</b>
<b>Max. Density</b>	Per Future Land Use Category (RU – 7.5 du/ac)	Per SAP Character District (Downtown - 15 du/ac)
<b>Lot Standards:</b>		
<b>Min. Lot Area</b>	Single Family Detached = 7,000 sqft Single Family Attached/Semi-Detached = 2,000 sqft Two/Multi-Family = 10,000 sqft	n/a
<b>Min. Lot Width</b>	Single Family Detached = 60 ft Single Family Attached/Semi-Detached = 20 ft Two/Multi-Family = 80 ft	n/a
<b>Min. Lot Depth</b>	Single Family Detached = 80 ft Single Family Attached/Semi-Detached = 100 ft Two/Multi-Family = 90 ft	n/a
<b>Max. Height</b>	Multifamily/Nonresidential = 45 ft Single/Two Family = 35 ft	3 stories
<b>Setbacks:</b>		
<b>Front Yard</b>	Single Family Detached = Min. 25 ft Single Family Attached/Semi-Detached = Min. 20 ft facing public ROW; Min. 15 ft. facing common drive, courtyard or private parking area	Max. 15 ft



	Multifamily = Min. 25 ft	
<b>Side Yard</b>	Single Family Detached = Min. 7.5 ft Single Family Attached/Semi-Detached = Min. 7.5 ft Multifamily = Min. 20 ft	Max. 5 ft
<b>Side Street</b>	Single Family Detached = Min. 15 ft Single Family Attached/Semi-Detached = Min. 7.5 ft Multifamily = Min. 20 ft	Max. 5 ft
<b>Rear Yard</b>	Single Family Detached = Min. 20 ft Single Family Attached/Semi-Detached = Min. 15 ft Multifamily = Min. 20 ft	Min. 5 ft or 12 ft from centerline of alley
<b>Min. Net Floor Area</b>	Single Family Detached/Semi-Detached = 1,000 sqft Single Family Attached = 900 sqft Two/Multi-Family = 600 sqft	n/a

#### **PLANNING CONSIDERATIONS:**

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

1. The applicant is requesting to incorporate the subject site into the City's Special Area Plan (SAP) for the purpose of adaptively reusing the 2-story historic structure on site for mixed use and/or short-term lodging.
2. The SAP was adopted in 2011 and is generally comprised of the Community Redevelopment Area (CRA) and the Sponge Docks. The SAP encourages a mix of uses, diverse housing and lodging options, and focuses on redevelopment and infill opportunities that are sensitive to the historic importance and character of the area.
3. The SAP established 10 different character districts comprised of neighborhoods with similar use and functional characteristics. The subject site is adjacent to the 'Downtown' character district, which is intended to promote retail development and encourage medium density and mixed-use residential development to support the retail along Tarpon Ave. The character districts establish general use allowances and permitted densities/intensities. The Downtown character district permits a maximum density of 15 units per acre. Based on the size of the subject site a maximum of 5 units would be permitted with the proposed land use change, 3 more than the current land use designation. Currently, the site has 1 unit within the existing single-family home that is intended to remain, therefore only 4 additional units could be added to the site.
4. The SAP is regulated by the 'Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area' (SmartCode). The SmartCode breaks down the character districts into various transect zones and establishes the specific development standards and land uses for each zone. The proposed T4a transect zone which consists of a mix of residential uses with some commercial activity that is complimentary to the residential neighborhood. Although the proposed T4a zone has smaller setbacks than the current CRM zoning, it is important to note that the historic 2-story structure on site conforms to the proposed transect zone.
5. The general area is comprised of a mix of residential and office uses. The site is adjacent to the current SAP boundary to the west and a block north of Tarpon Avenue which has several commercial uses.
6. There are 2 existing structures on the subject site, a single-family residential home and a 2-story structure that is currently vacant. Both structures are classified as contributing structures in the Florida Master Site Files. The single-family home was moved to this property in 2015 from across the street in order to allow for the EcoVillage Townhomes to be constructed. The 2-story structure was identified on the 1909 and 1913 Sanborn maps as a Livery Stable, then in 1926 as the Scotia Hotel, and then later used as apartments. The applicant has indicated the proposed rezoning and land use amendment allows the full utilization of this large structure, approximately 4,700 square feet. Any



exterior or site modifications to either structure would be subject to review and approval of the Heritage Preservation Board.

7. The applicant has indicated that one potential use of the property would be for short-term lodging. Short-term rentals require conditional use approval within the T4a transect zone, therefore this use would require a separate application and public hearing process specific to that use. Further, the T4a zone limits retail uses to a maximum of 49 seats and 5,000 square feet to be more complimentary to the surrounding residential uses.

## **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:

	<b>Current FLU:</b> Residential Urban (RU)	<b>Proposed FLU:</b> CRD (Community Redevelopment District)
<b>Intent:</b>	Intended for areas in close proximity to urban activity centers and is generally intended for areas that are to be developed in an urban low density residential manner. This category is generally intended to serve as a transition between suburban and rural residential areas.	To depict those areas of the county that are now designated, or appropriate to be designated, as community centers and neighborhoods for redevelopment in accord with a special area plan.
<b>Primary Uses:</b>	Residential	Residential, Office, Commercial, Industrial, Institutional, and Transportation/Utility uses as enumerated in the approved special area plan for an area so designated.
<b>Max. Density:</b>	7.5 du/ac	As set forth in the approved special area plan.  Downtown Character District = 15 du/ac
<b>Max. Floor Area Ratio (FAR):</b>	0.40	As set forth in the approved special area plan.  Downtown Character District = 1.25
<b>Max. Impervious Surface Ratio (ISR):</b>	0.65	As set forth in approved special area plan.  Downtown Character District = 0.9

*Staff Analysis:* The subject property is adjacent to the SAP boundary and is in an area that is a mix of residential, office, and commercial. This site is located only 1 block north of the heart of downtown along Tarpon Avenue. The existing 2-story structure is approximately 4,700 square feet in size, which is less



suitable for a single-family residence. The adjacent properties to the south are office uses, to the west are townhomes, to the north is the community garden and single-family residential, and to the east is single-family residential. The expansion of the SAP to include this property allows for the potential to utilize the historic structure for mixed-use, which is encouraged by the SAP. This area serves as a transitional area between the downtown and nearby residential neighborhoods.

#### ***Countywide Plan Map Amendment***

The property is designated as Residential Low Medium (RLM) on the Countywide Plan Map. A Countywide Plan Map amendment will be required to amend the designation to Activity Center (AC), consistent with the surrounding area. The Countywide Rules for the locational characteristics and traffic generation characteristics of the current and proposed land uses are summarized in the table below. Please note that these standards are the maximums allowed by the Countywide Plan Rules when establishing a new “Activity Center”. In this instance, the parcel is being added to an existing Activity Center (Sponge Docks and CRA Special Area Plan) and assigned to the Downtown Character District. That district designation will establish the allowable uses, densities and intensities for the parcel. For reference see above discussion for Future Land Use Map amendment.

	<b>Current Plan Category:</b> Residential Low Medium (RLM)	<b>Proposed Plan Category:</b> Activity Center (AC) - Community
<b>Purpose:</b>	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 areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such area.	To recognize those areas of the county within each local jurisdiction that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. It is the intent of this category 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.
<b>Max. Density:</b>	10 du/ac	90 du/ac (area-wide)
<b>Max. Floor Area Ratio (FAR):</b>	0.50	3.0 (area-wide)
<b>Max. Impervious Surface Ratio (ISR):</b>	0.75	n/a
<b>Traffic Generation Characteristics:</b>	67 trips per day per acre	325 trips per day per acre (area wide)

#### **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:



**CITY OF TARPON SPRINGS**  
**PLANNING & ZONING DEPARTMENT**

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

*Staff Analysis:* See above analysis for the Future Land Use Map (FLUM) amendment to the Community Redevelopment District (CRD). The proposed SAP (T4a) zoning district is consistent with the proposed CRD Future Land Use Map 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:* There is an existing single-family residence and a vacant 2-story structure on the subject site. The current CRM zoning district only permits a mix of residential uses, and the current land use limits the density on the entire site to 2 units. The proposed T4a transect zone permits a mix of uses, including a variety of residential uses, retail, office, and lodging uses. This site is within walking distance to the heart of downtown and immediately adjacent to the SAP boundary, where mixed use is encouraged and there is a focus on redevelopment and infill opportunities. Extending the SAP boundary to this site will further serve as a transitional area between the downtown and nearby residential neighborhoods.

**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 property is developed and currently served by the City. There are no anticipated additional costs 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:* City facilities are currently available to serve the property. The site is already developed with 2 historic structures, which limits the intensity of future utilization of the property. The proposed rezoning is not expected to adversely impact nor exceed the City's capacity to continue service at this location.

**TECHNICAL REVIEW COMMITTEE:**

TRC reviewed this project on April 14, 2022 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. Staff Presentation
2. Applicant Narrative and Request
3. Property Survey
4. SAP and SmartCode Amended Map Series
5. Draft Ordinance 2022-11
6. Draft Ordinance 2022-12

# LIVERY STABLE LLC

201 E. Center St.,  
Suite 2,  
Tarpon Springs, FL 34689

April 21, 2022

Tarpon Springs Planning & Zoning Department  
324 E Pine St.,  
Tarpon Springs, FL 34689

## **Project # 22-34**

Planning and Zoning Board:

LIVERY STABLE LLC is requesting the rezoning to the Special Area Plan and to change the Land Use to Community Redevelopment District to allow for the potential mixed use or short-term lodging (Airbnb) for the building located at 100 N Ring Ave., Tarpon Springs, FL 34689.

Thank you,

Will Kochenour III  
Owner's Representative





