

CW 19-13
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 designation of approximately 2.3 acres of property from Retail and Services to Industrial.

The Countywide Rules state that the Industrial category is “...intended to depict areas developed, or appropriate to be developed, in a general industrial manner; and so as to encourage the reservation and use of areas for industrial use in a manner consistent with surrounding use, transportation facilities, other necessary infrastructure, and natural resources.”

The proposed amendment area is located at 427 feet north of River Watch Blvd., on east side of US Highway 19 North (adjacent to 44091 US Highway 19 North) and is currently vacant. The developer intends to build a 16,900 square foot automobile repair facility on the subject property. The 2.3 acre parcel is currently part of a larger 9+ acre parcel and will be subdivided from the parent tract during the buildout of the project. This proposed amendment area, in addition to several surrounding properties, are part of the local “Commercial Planned Development” zoning district, which had an approved development plan that consisted of several commercial uses housed in 91,282 square feet of commercial space. The permitted uses outlined within the Countywide Rules for the Industrial category are consistent with the proposed use and therefore, this amendment can be deemed consistent 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 “F”, however, the proposed land use change would result in about 217 fewer trips per day per acre compared to the previously approved commercial development.
- 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 is located within CHHA; however, Forward Pinellas staff has determined that the request meets the balancing criteria contained in Section 4.2.7.1 of the Countywide Rules. This determination is based on information submitted by the City of Tarpon Springs which concluded that the proposed development would not increase residential density on the property, and that the proposed development is being built on an existing property that has already been prepared for development, has a master drainage system in place and is completely cleared of vegetation. This property was the subject of a planned retail complex that was never built. The site, however, was prepared for construction and has been maintained in that condition for the past number of years.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is adjacent to unincorporated Pinellas County. Pinellas County reviewed the application and had no issues with the proposed amendment. The amendment area is not adjacent to a public educational facility, therefore those standards are not applicable.
- 7) **Reservation of Industrial Land** – Does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category.

Conclusion:

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