



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 21-01

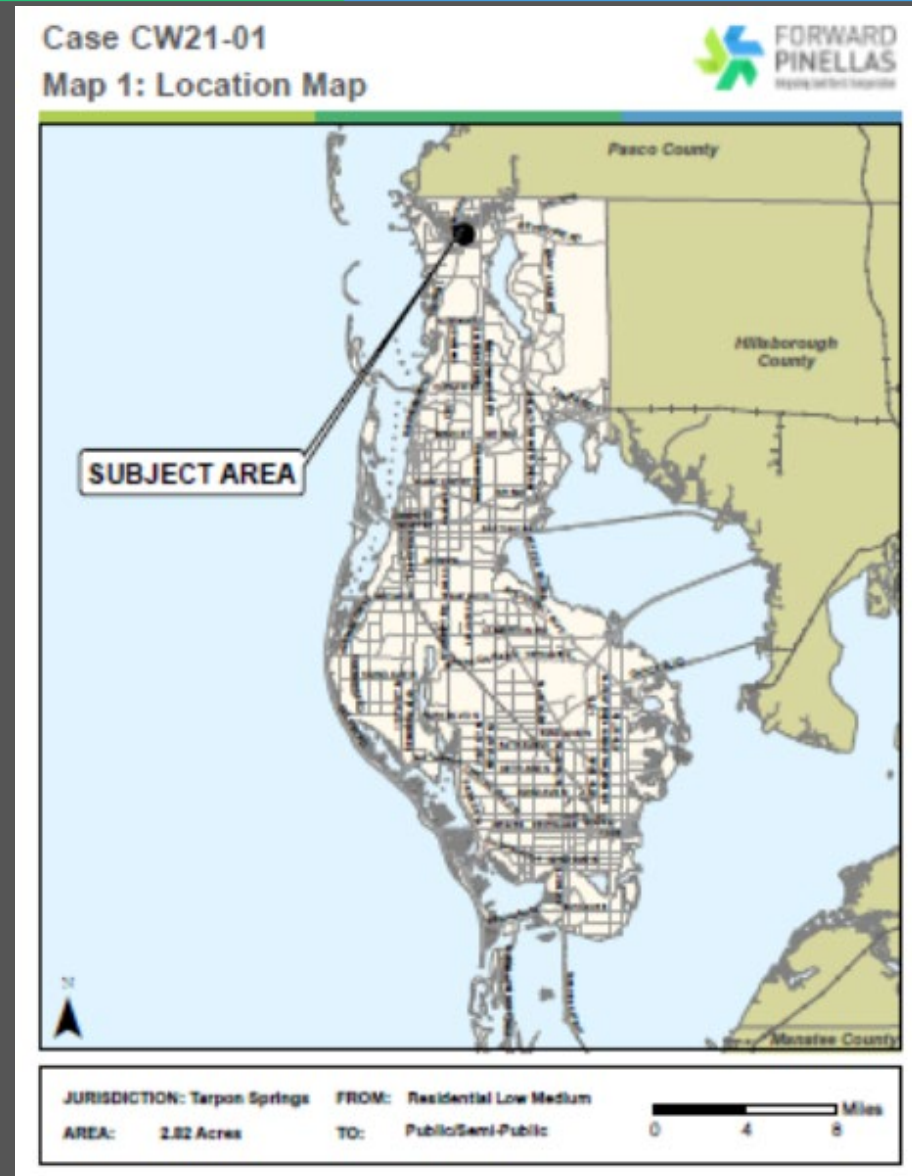
City of Tarpon Springs

February 9, 2021



City of Tarpon Springs Requested Action

- The City of Tarpon Springs seeks to amend a property from Residential Low Medium to Public/Semi-Public
- The purpose of the proposed amendment is to ensure the existing use conforms to the appropriate Countywide Plan Map category.



Site Description

- **Location:** 324 East Pine Street, 424 North Ring Avenue, 395 North Grosse Avenue
- **Area Size:** Approximately 2.82 acres
- **Existing Uses:** City of Tarpon Springs City Hall and Performing Arts Center
- **Surrounding Uses:** Single-family residential, institutional uses



Front of the subject property



West of the subject property



East of the subject property



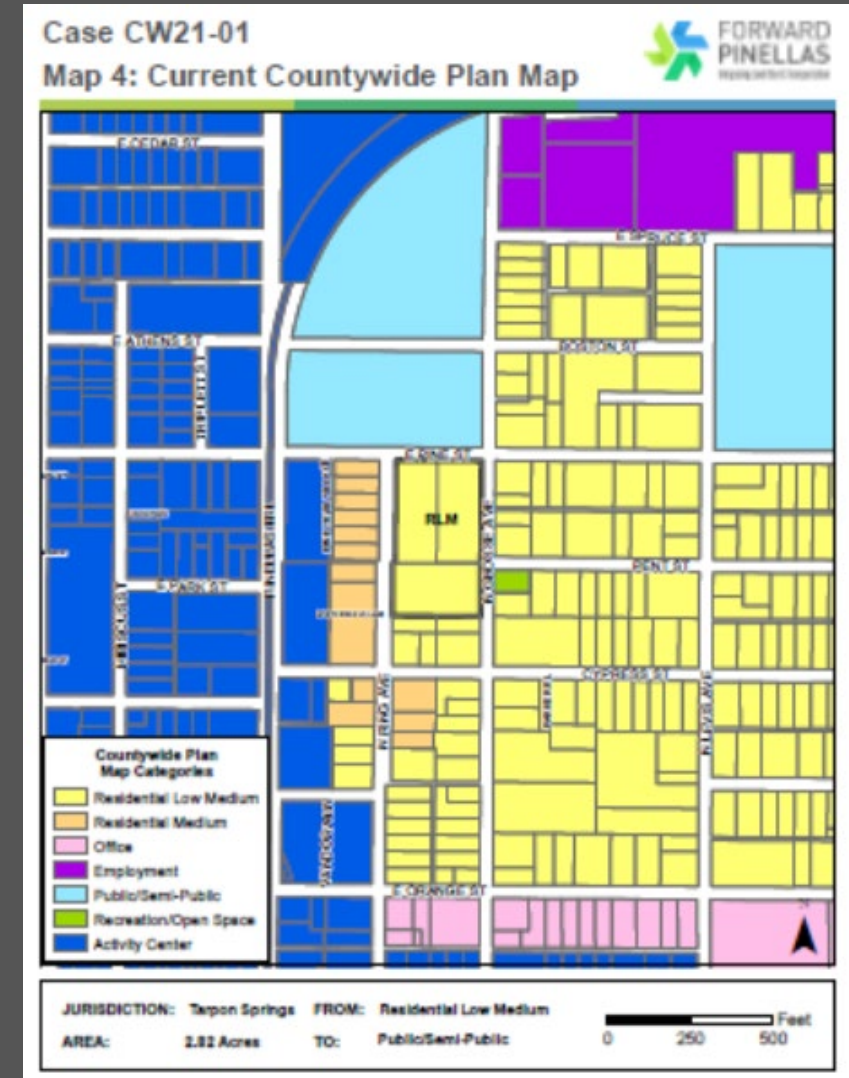
North of the subject property



Current Countywide Plan Map Category

- **Category:** Residential Low Medium

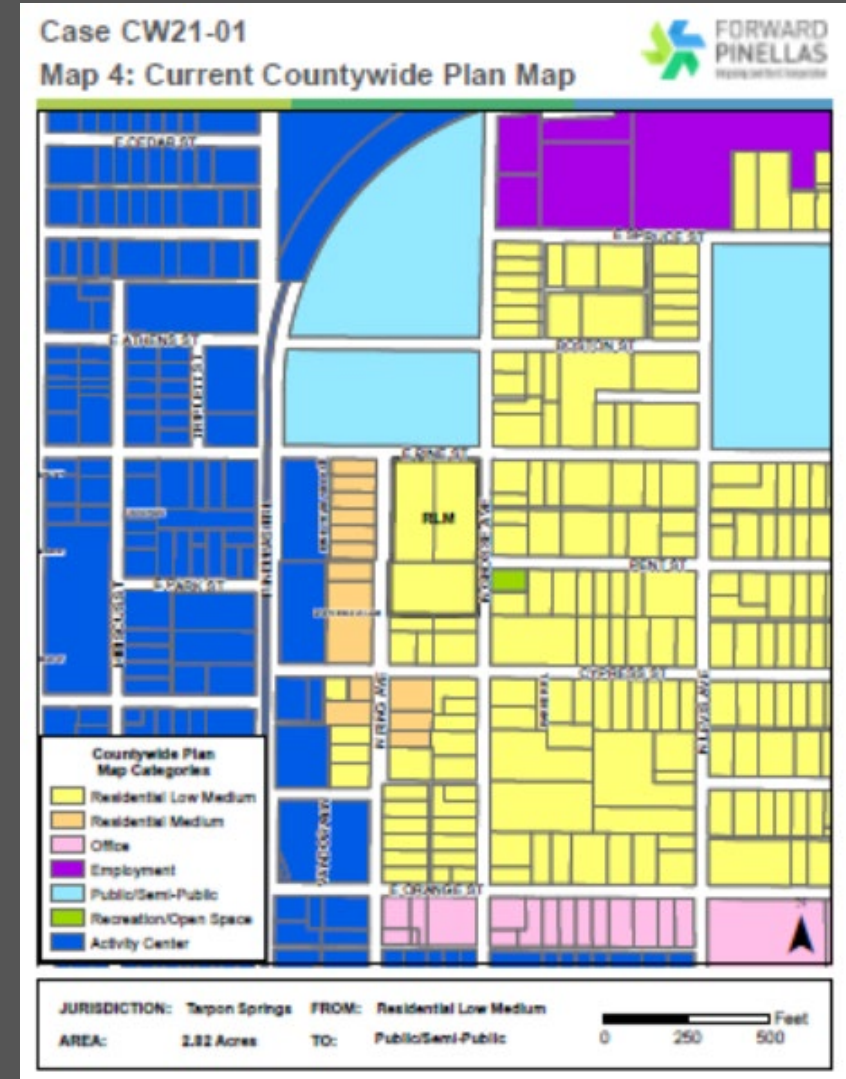
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to One Acre Maximum	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> • Residential; Residential Equivalent • Vacation Rental pursuant to the provisions of Section 509.242(1)(c), FS • Accessory Dwelling Unit • Public Educational Facility • Recreation/Open Space • Community Garden • Agricultural-Light; Agricultural 	<ul style="list-style-type: none"> • Office • Personal Service/Office Support • Retail Commercial 	<ul style="list-style-type: none"> • Ancillary Nonresidential • Transportation/Utility 	<ul style="list-style-type: none"> • Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)



Current Countywide Plan Map Category

- **Category:** Residential Low Medium

Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 10 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 UPA
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75
Mixed Use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6

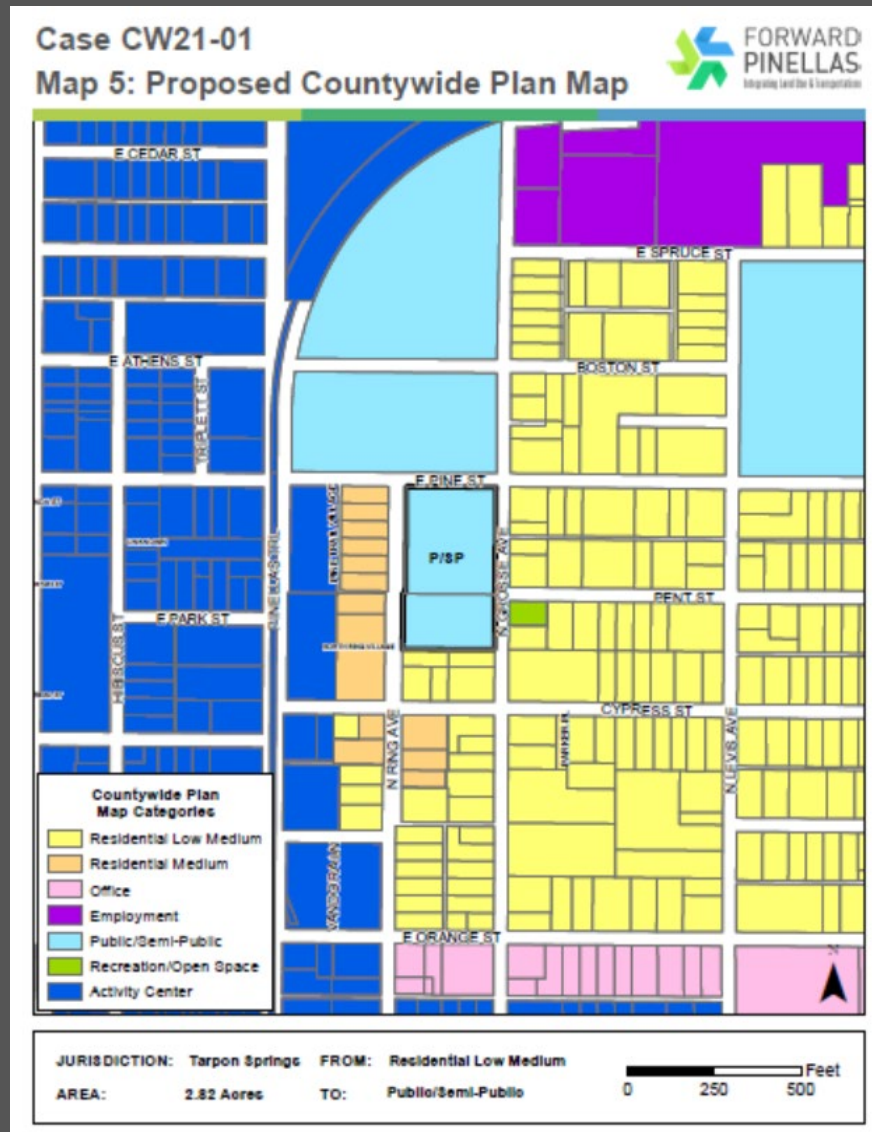


Proposed Countywide Plan Map Category

- **Category: Public/Semi-Public**

Permitted Uses Not Subject to Acreage Threshold

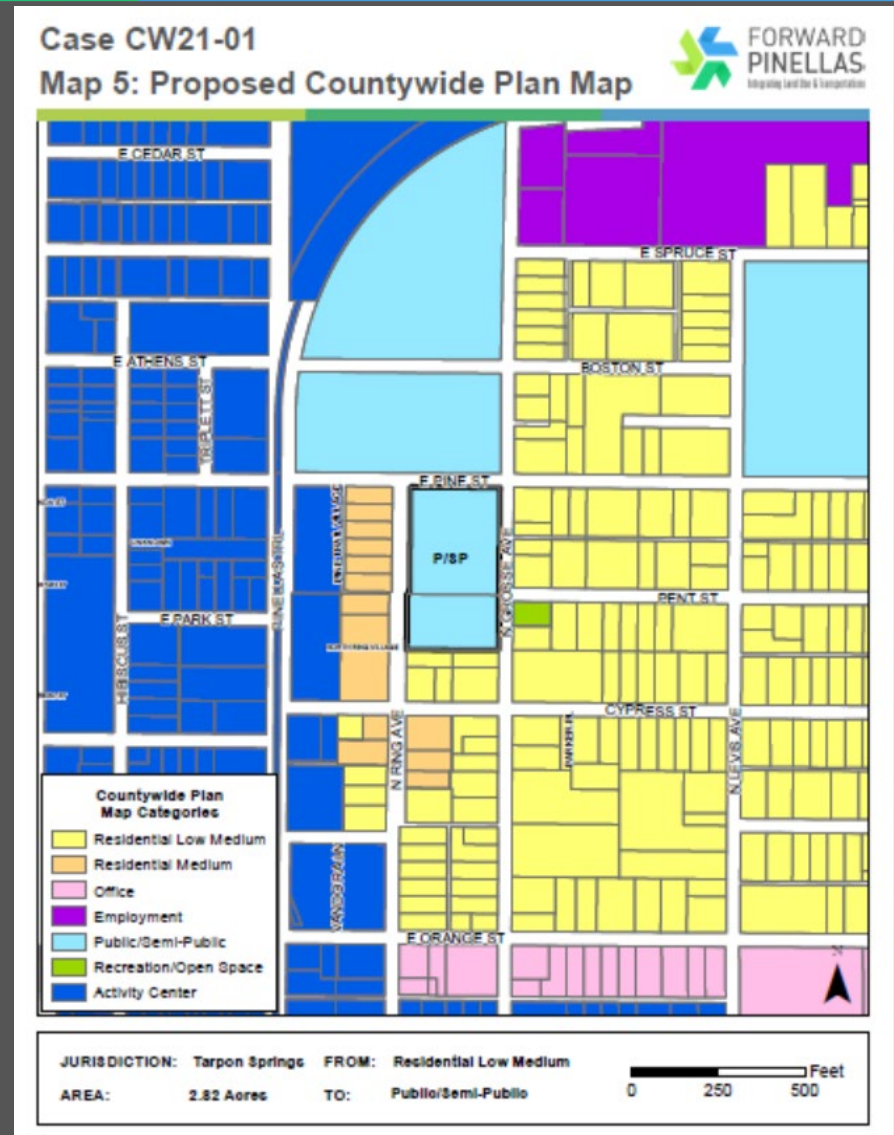
- Institutional
- Transportation/Utility
- Residential
- Residential Equivalent
- Vacation rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes
- Storage/Warehouse/Distribution-Light
- Storage/Warehouse/Distribution-Heavy
- Recreation/Open Space
- Community Garden
- Agricultural-Light
- Ancillary Nonresidential



Current Countywide Plan Map Category

- **Category: Public/Semi-Public**

Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 12.5 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 12.5 UPA
Nonresidential Use	Institutional Uses shall not exceed a floor area ratio (FAR) of .65, except for hospital use which shall not exceed an FAR of 1.0 within any single jurisdiction, subject to and based on the bonus provision set forth in the Countywide Plan Rules. Institutional uses shall not exceed an impervious surface ratio (ISR) of .85
	Transportation/utility uses shall not exceed an FAR of .70, nor an impervious surface ratio (ISR) of .90
Mixed Use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Public/Semi-Public category.
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS “D” or better; therefore, those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located within a SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): The amendment area is not located on a CHHA; therefore, those policies are not applicable.
5. Activity Center and Multimodal Corridor Plan Categories: Does not involve AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The proposed amendment area is not adjacent to an adjoining jurisdiction or a public educational facility; therefore, those policies are not applicable.
7. Reservation of Industrial Land: The proposed amendment does not involve the reduction of Industrial land.



Public Comments

- There were no public comments for Case CW 21-01.

