



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Regular Countywide Plan Map Amendment

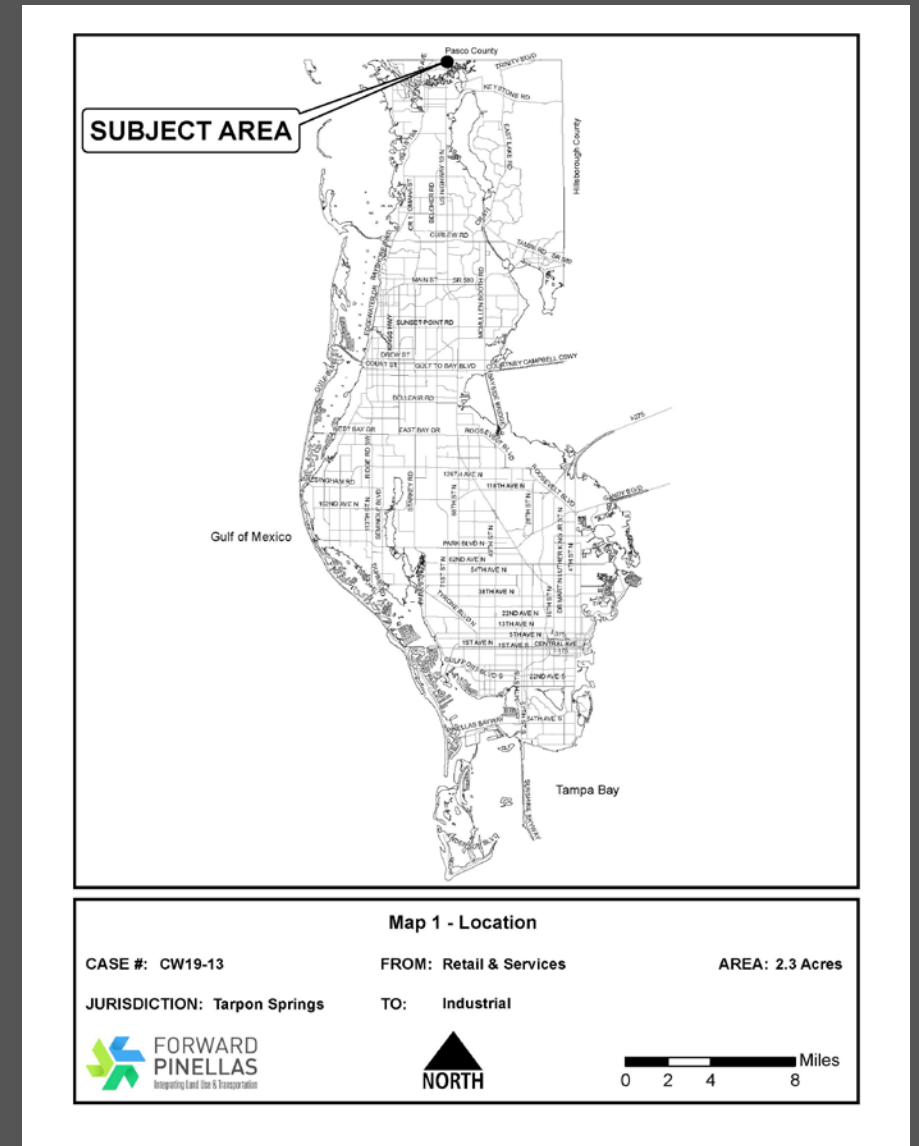
CW19-13

City of Tarpon Springs

August 6, 2019

City of Tarpon Springs Requested Action

- The City of Tarpon Springs seeks to amend the designation of the subject property from Retail and Services to Industrial
- The purpose of this amendment is to allow for the development of an automobile repair facility



Site Description

- **Location:** 427 feet north of River Watch Blvd., on the east side of US Highway 19 North (adjacent to 44091 US Highway 19 North)
- **Area Size:** 2.28 acres
- **Existing Uses:** Vacant
- **Surrounding Uses:** Commercial, Residential, Preservation



Map 3 - Aerial

CASE #: CW19-13

FROM: Retail & Services

AREA: 2.3 Acres

JURISDICTION: Tarpon Springs

TO: Industrial



0 100 200 400 Feet

North of the Subject Property



East of the Subject Property



South of the Subject Property



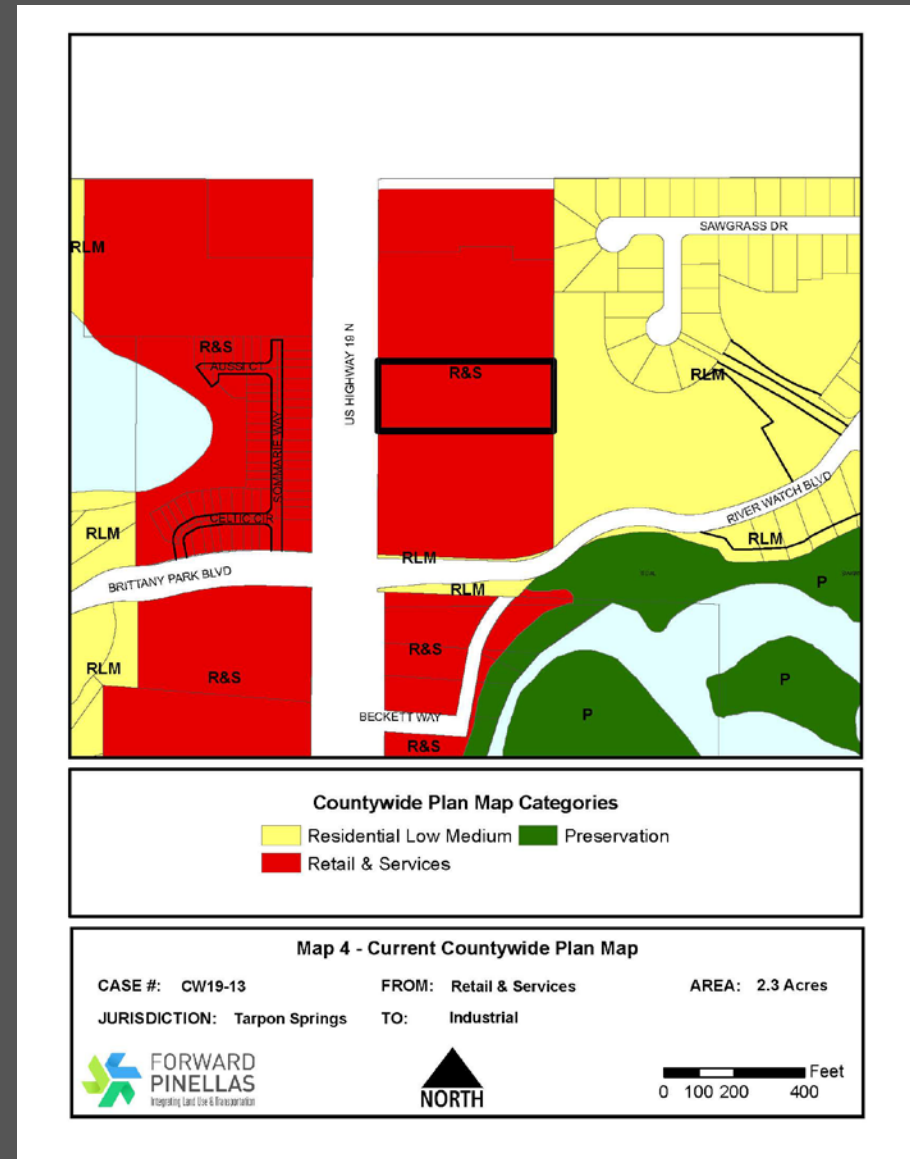
West of the Subject Property



Current Countywide Plan Map Category

- **Category:** Retail and Services
- **Permitted Uses:** Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Recreational Vehicle Park; Temporary Lodging; Research/Development Light; Storage/Warehouse-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Manufacturing-Medium*; Institutional*; Transportation/Utility*; Agricultural*
- **Density/Intensity Standards:** Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90

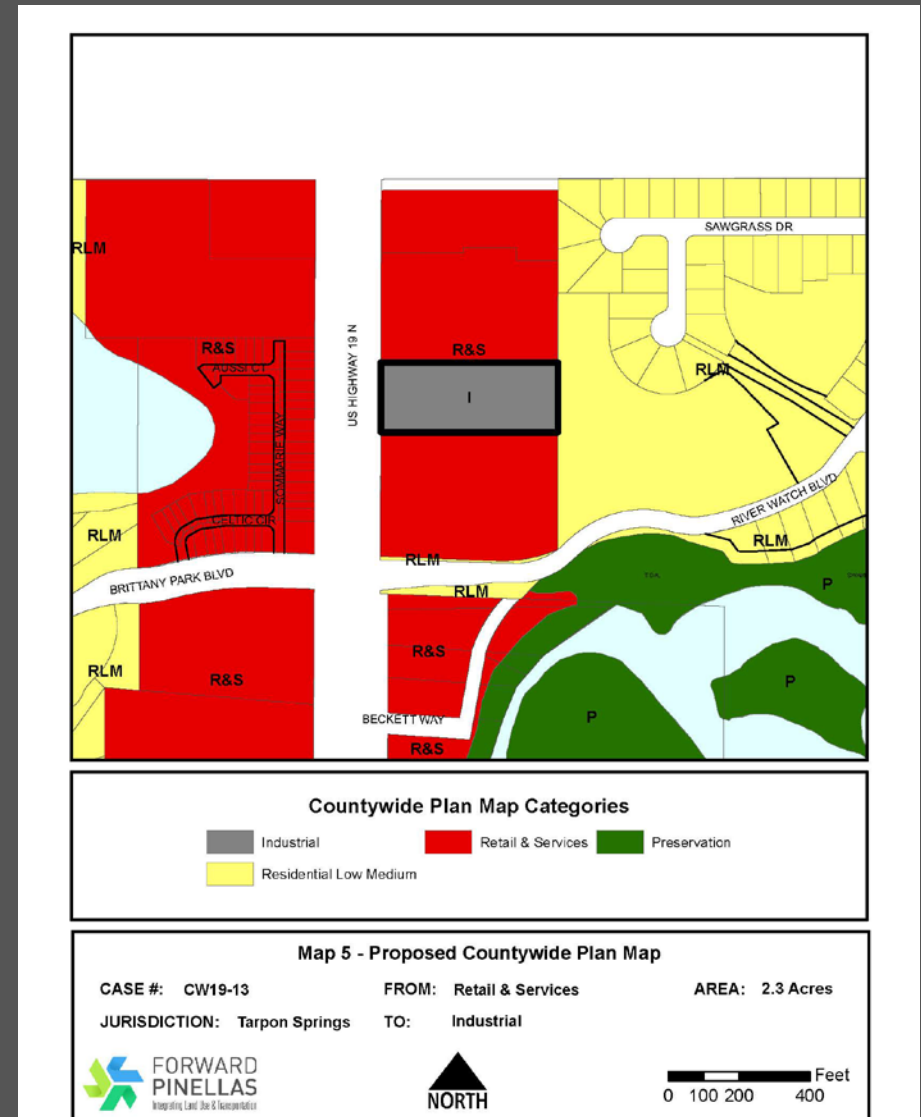
* Uses subject to acreage thresholds



Proposed Countywide Plan Map Category

- **Category:** Industrial
- **Permitted Uses:** Research/Development-Light; Research/Development-Heavy; Storage/Warehouse-Light; Storage/Warehouse-Heavy; Manufacturing-Light; Manufacturing-Medium; Manufacturing-Heavy; Agricultural Processing; Vehicular Salvage; Transfer/Recycling; Solid Waste/Refuse Disposal; Electric Power Generation Plant; Incinerator Facility; Commercial Recreation; Institutional*; Transportation/Utility*; Office**; Retail Commercial**; Personal Service/Office Support**; Commercial/Business Service**
- **Density/Intensity Standards:** Shall not exceed a floor area ratio (FAR) of .75, nor an impervious surface ratio (ISR) of .95

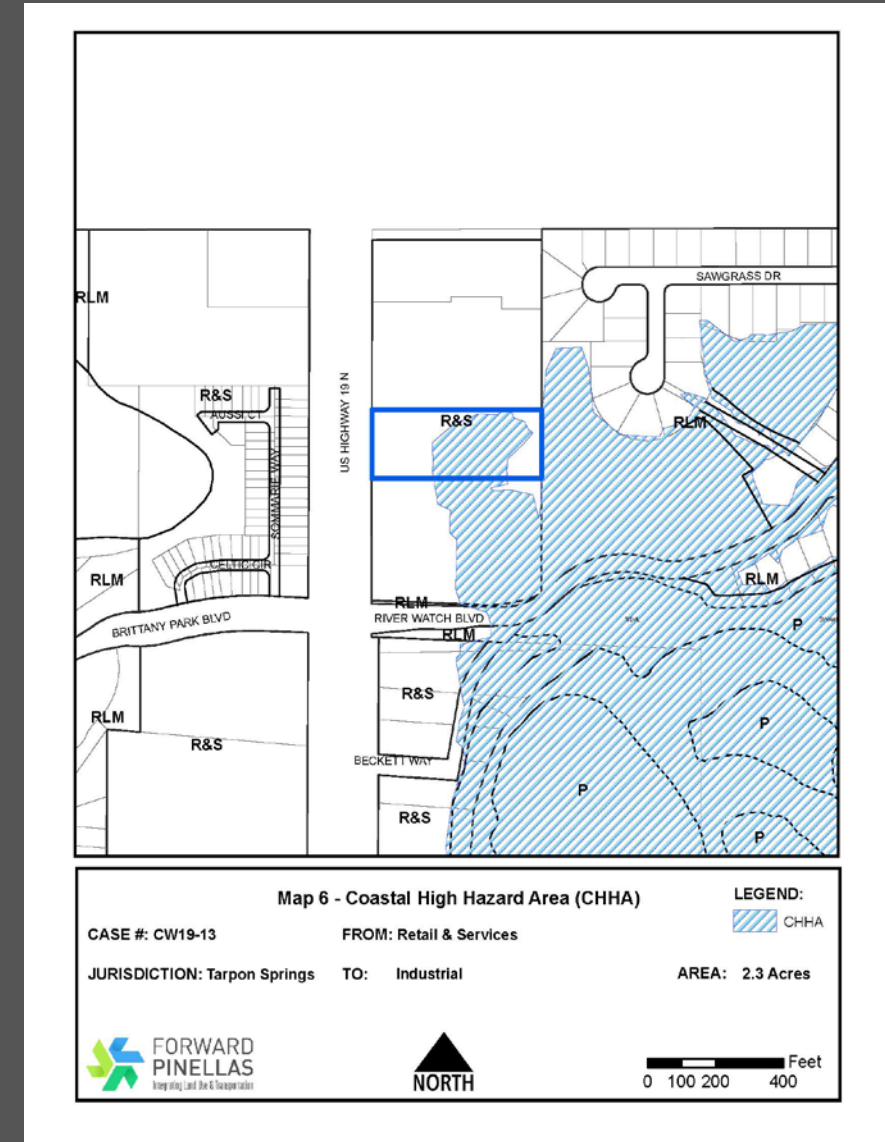
*Uses subject to acreage thresholds
**Only allowed as accessory to those permitted uses not subject to acreage thresholds or other limitations



Analysis of the Relevant Countywide Considerations

Coastal High Hazard Area (CHHA) Considerations:

- The proposed amendment location is within the CHHA
- The proposed land use change would not increase residential density on the property
- The proposed development is located on an existing property that has already been prepared for development, has a master drainage system in place, and is completely cleared of vegetation



Analysis of the Relevant Countywide Considerations


Level of Service (LOS):


- The proposed amendment is located adjacent to US Highway 19 North, which is a LOS F roadway
- The proposed land use change would result in approximately 217 less trips per day per acre compared to the previously approved commercial development

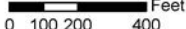


Map 3 - Aerial

CASE #: CW19-13	FROM: Retail & Services	AREA: 2.3 Acres
JURISDICTION: Tarpon Springs	TO: Industrial	

 **FORWARD PINELLAS**
Inspiring Land Use & Transportation

 **NORTH**

 Feet
0 100 200 400



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 adjacent roadway is operating at an LOS F, however, trips generated will be less than that of what currently exists in the Retail and Services category for a parcel of this size.
3. Location on a Scenic/Noncommercial Corridor (SNCC): Not located on a SNCC.
4. Coastal High Hazard Areas (CHHA): Is located within the CHHA, however, the city has demonstrated that the proposed amendment is compliant with several balancing criteria that would reduce overall CHHA impact.
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: Will not negatively impact the adjacent jurisdiction nor will negatively impact a public educational facility.
7. Reservation of Industrial Land: Does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category.



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Industrial 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.

