



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 20-05

Tarpon Springs

April 7, 2020



City of Tarpon Springs Requested Action

- The purpose of the proposed amendment is to allow the development of townhomes on the property, by amending the local zoning designation from T5d (North Pinellas Ave. Character District) to T4c (Residential High Character District) within their Activity Center
- Restrictive Covenant limits allowable residential density to current provisions
- Amendment formally addresses Planning and Urban Design Principles not addressed when the Special Area Plan was established in 2010

Case CW20-05
Map 1: Location Map



JURISDICTION: Tarpon Springs FROM: Activity Center
AREA: 1.46 Acres TO: Activity Center

0 4 8 Miles



Site Description

- **Location:** Northwest corner of North Safford Avenue and East Live Oak Street
- **Area Size:** 1.46 acres
- **Existing Uses:** Vacant
- **Surrounding Uses:** Residential, Recreational, Commercial



Case CW20-05
Map 3: Aerial Map



JURISDICTION: Tarpon Springs FROM: Activity Center
AREA: 1.46 Acres TO: Activity Center

0 250 500 Feet

Front of the Subject Property



North of the Subject Property



East of the Subject Property



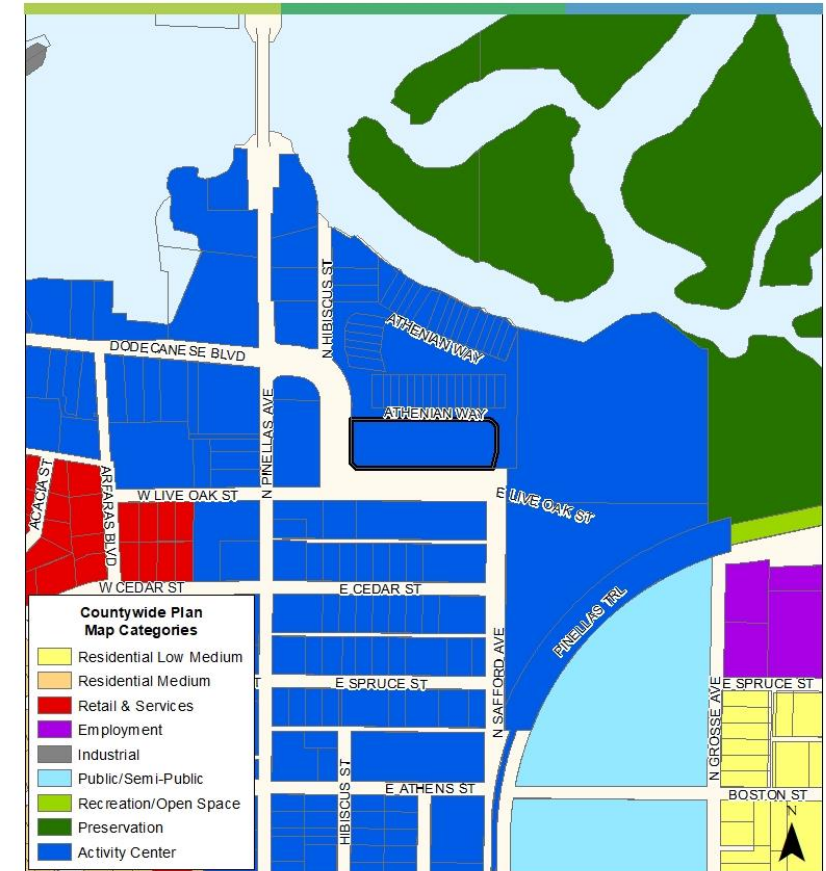
Current Countywide Plan Map Category

- **Category:** Activity Center
- **Permitted Uses of T5d (local zoning):** – residential: mixed use building, apartment building*, live/work unit*, boarding house*, accessory unit; Lodging: Hotel, inn, bed & breakfast, seasonal/short term rental*
- **Density/Intensity Standards:** – Residential uses shall not exceed a floor area ratio (FAR of 1.0), 15 units per acre

*Conditional uses

Case CW20-05

Map 4: Current Countywide Plan Map



JURISDICTION: Tarpon Springs FROM: Activity Center

AREA: 1.46 Acres TO: Activity Center

0 250 500 Feet



Proposed Countywide Plan Map Category

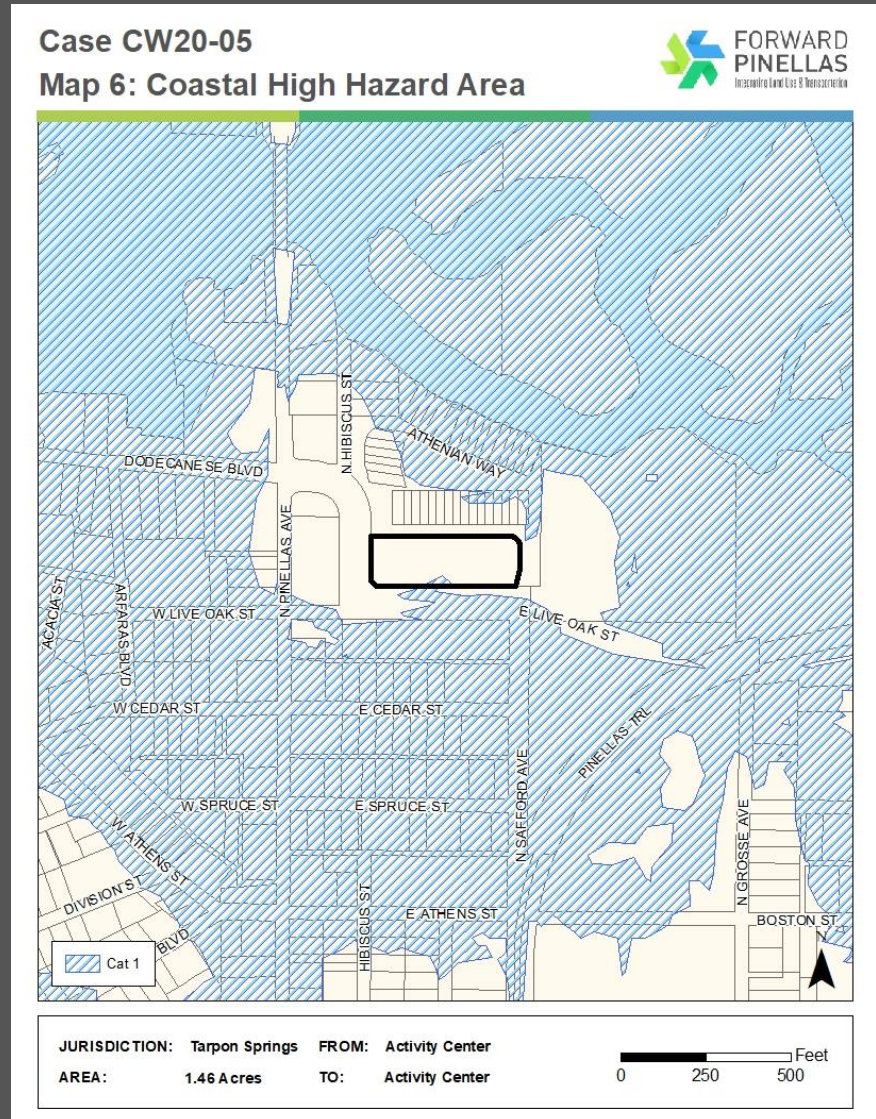
- **Category:** Activity Center
- **Permitted Uses of T4c (local zoning):** - residential: mixed use building, apartment building, live/work unit, town/row house, duplex house, clustered house, single family detached house*, boarding house*, accessory unit; lodging: Inn, bed & breakfast, seasonal/short term rental*
- **Density/Intensity Standards:** Residential uses shall not exceed a floor area ratio (FAR of 1.0), 15 units per acre (per Restrictive Covenant)

*Conditional uses



Countywide Consideration: Coastal High Hazard Area

- Approximately 0.03 acres of the subject property falls within the CHHA
- However, the Restrictive Covenant prevents any increase in the allowable residential density over current provisions, therefore, the proposed amendment will not impact the CHHA



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Activity Center 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 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. Activity Center and Multimodal Corridor Plan Categories: The amendment area lies within an Activity Center. 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: 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.



Public Comments

- Two members of the public spoke at the Board of Commissioners hearing citing the presence of a gopher tortoise and live oak tree on the property. They expressed the desire that these natural resources be worked around, or saved and relocated.

