



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

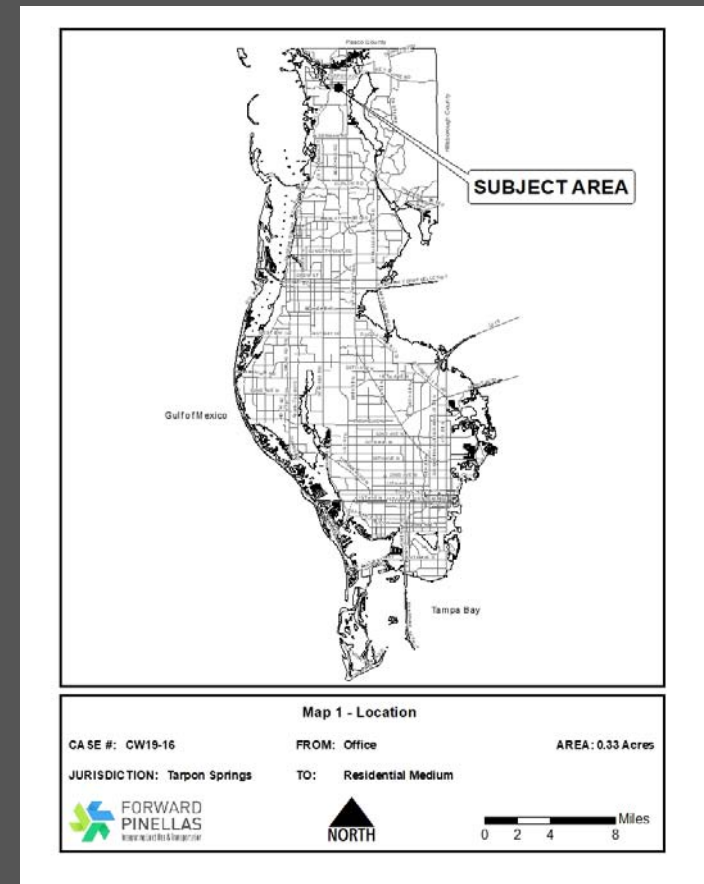
CW19-16

City of Tarpon Springs

October 8, 2019

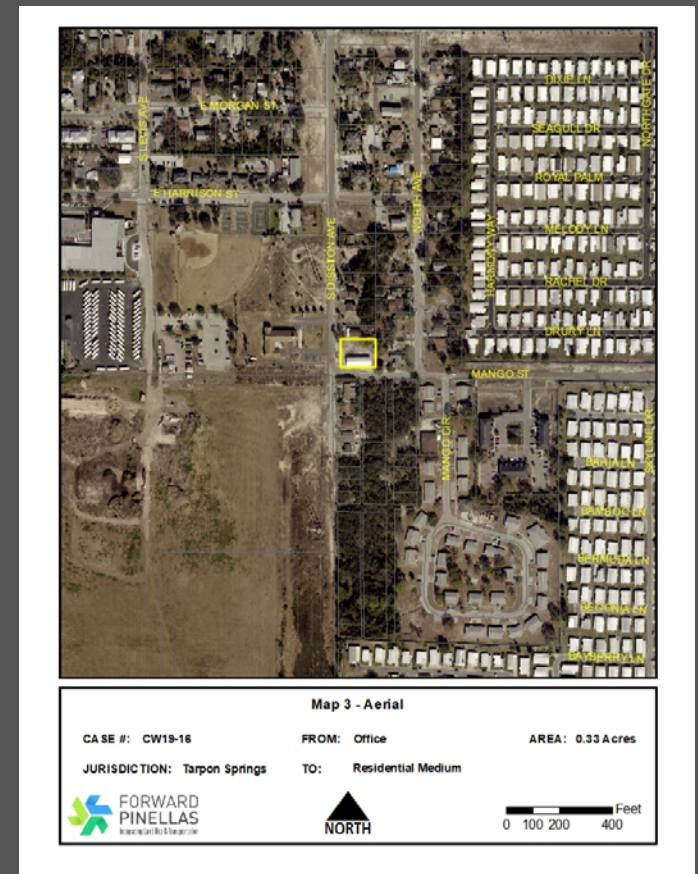
City of Tarpon Springs Requested Action

- The City of Tarpon Springs seeks to amend a property from Office to Residential Medium
- The purpose of this amendment is to allow for the subject parcel to develop another single-family residence on the property



Site Description

- **Location:** 721 South Disston Avenue
- **Area Size:** 0.33 Acres
- **Existing Uses:** Residential
- **Surrounding Uses:** Residential, Recreation/Open Space, Public/Semi-Public



Subject Property



North of the Subject Property



East of the Subject Property



South of the Subject Property



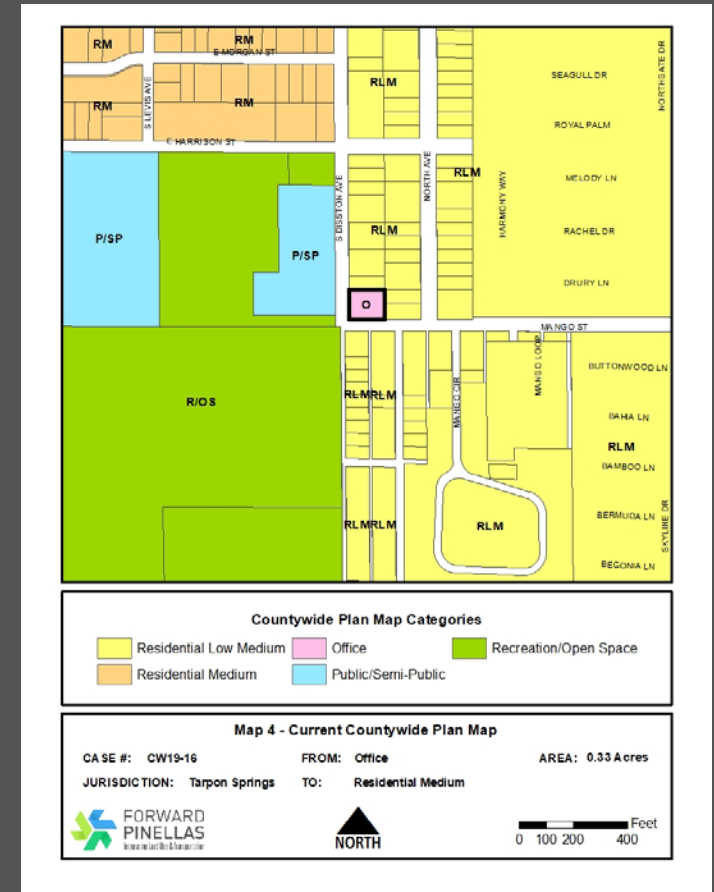
West of the Subject Property



Proposed Countywide Plan Map Category

- **Category:** Office
- **Permitted Uses:** Office; Residential Equivalent; Research/Development-Light; Public Educational Facility; Recreation/Open Space; Community Garden; Ancillary Non-Residential*; Personal Service/Office Support*; Transportation/Utility; Manufacturing-Light*; Residential*; Institutional* (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)
- **Density/Intensity Standards:** Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75

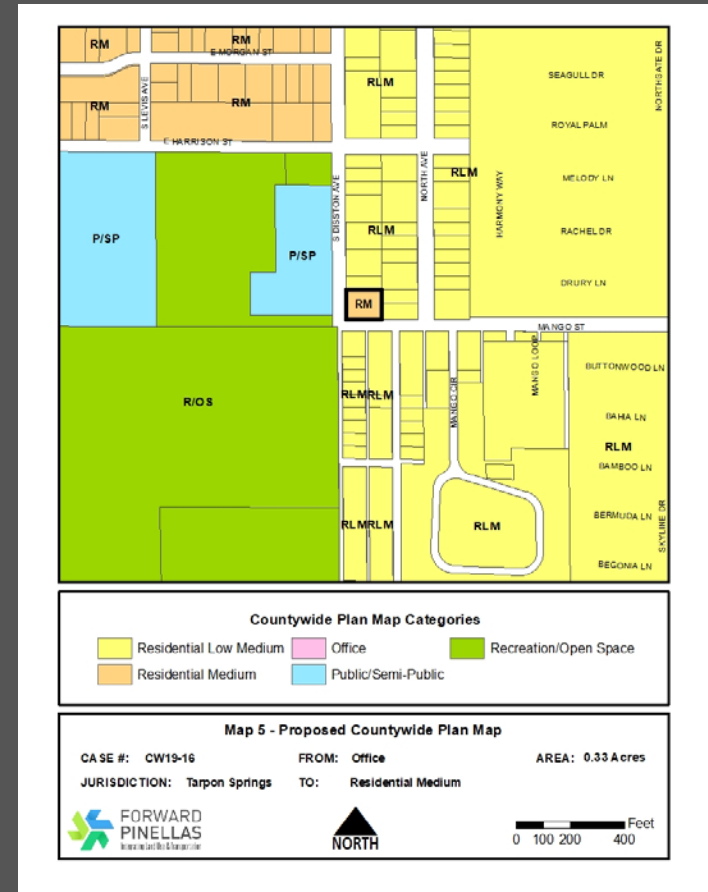
* Uses subject to acreage thresholds



Current Countywide Plan Map Category

- **Category:** Residential Medium
- **Permitted Uses:** Residential; Residential Equivalent; Accessory Dwelling Unit in Compliance with Section 163.31771, F.S.; Public Educational Facility; Recreation/Open Space; Community Garden; Ancillary Nonresidential*; Office*; Personal Service/Office Support*; Retail Commercial*; Transportation/Utility*; Institutional* (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)
- **Density/Intensity Standards:** Shall not exceed 15 units per acre (UPA); Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75

* Uses subject to acreage thresholds



Conclusion:

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

