



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 20-19

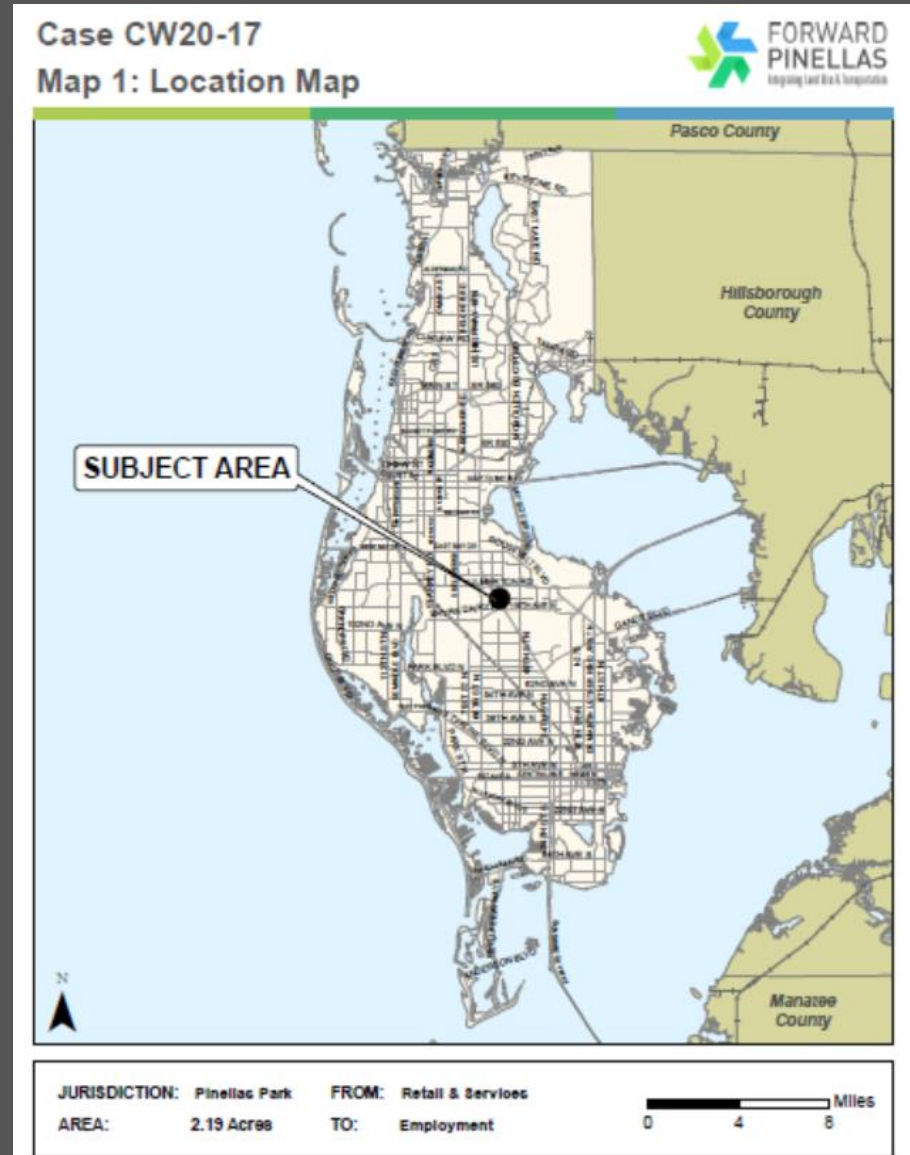
City of Tarpon Springs

December 15, 2020



City of Pinellas Park Requested Action

- The City of Tarpon Springs seeks to amend a property from Residential Low Medium to Preservation
- The purpose of the proposed amendment is to recognize and preserve wetlands on the subject property



Site Description

- **Location:** 685 and 687 East Klosterman Road
- **Area Size:** Approximately 2.39 acres
- **Existing Uses:** Vacant portion of single family residential property
- **Surrounding Uses:** Single-family residential, educational facility



Front of the subject property



East of the subject property



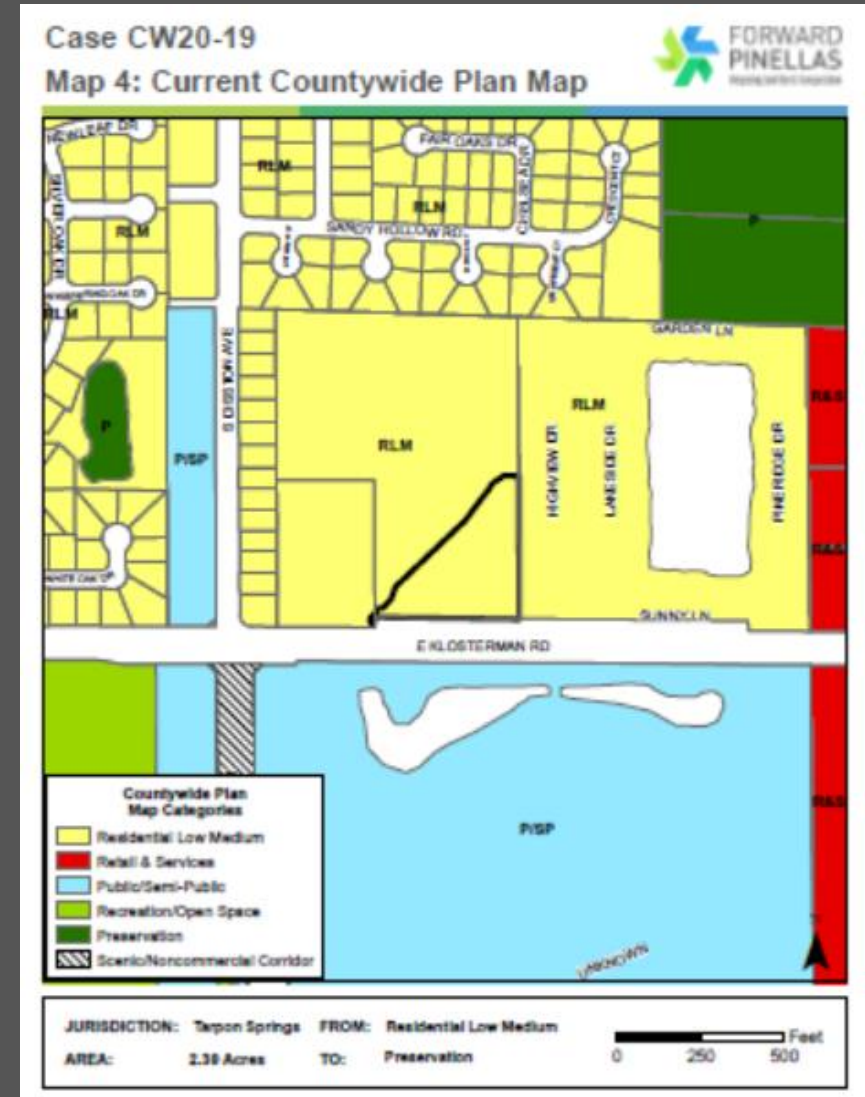
South of the subject property



Current Countywide Plan Map Category

- **Category:** Residential Low Medium

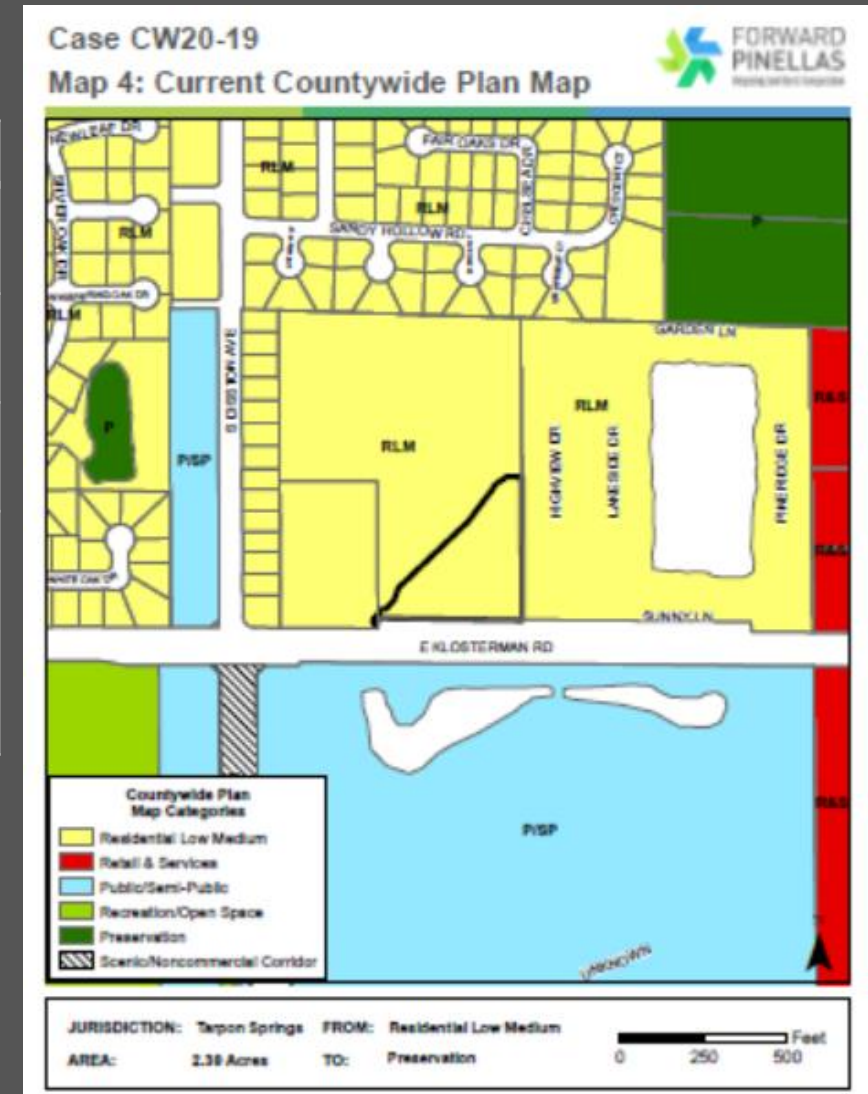
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to One Acre Maximum	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> • Residential; Residential Equivalent • Vacation Rental pursuant to the provisions of 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

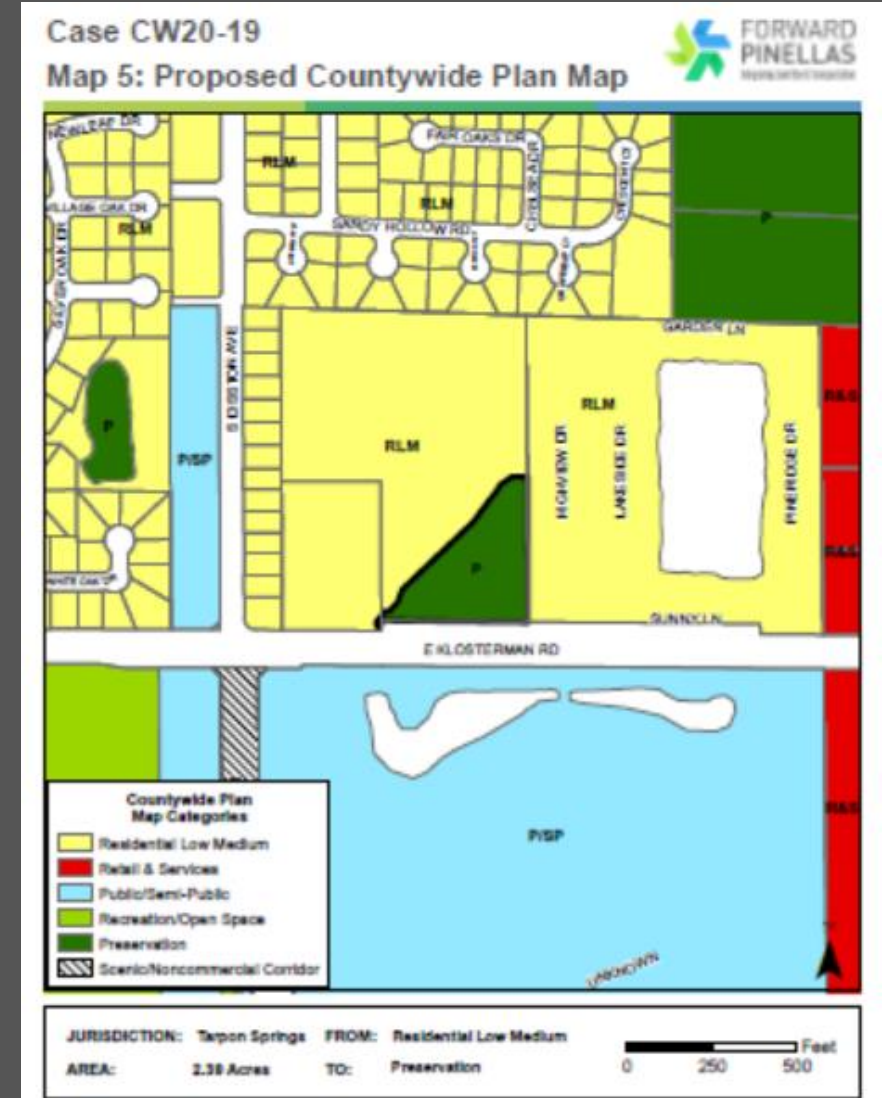
Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 10 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 UPA
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .50, nor an impervious 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: Preservation

Permitted Uses Not Subject to Acreage Threshold	Density/Intensity Standards	
<ul style="list-style-type: none"> • Preservation • Environmental Education/Research • Wellfield Protection • Groundwater Monitoring and Recharge • Resource-Based Recreation • Replacement/Repair of Water Infrastructure • Site Alterations as Permitted by a Management Plan Approved by a Local Government 	Non Residential Use	Shall not exceed a floor area ratio (FAR) of .10, nor an impervious surface ratio (ISR) of .20.



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Preservation 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 is adjacent to a public educational facility. However, the amendment reduces the residential capacity of the subject property; therefore, there will be no impacts to the public educational facility. The proposed amendment is adjacent to unincorporated Pinellas County. County staff were contacted and had no issues with the amendment.
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 20-19

