

**CW 22-03**  
**Forward Pinellas Staff Analysis**  
**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Tarpon Springs and seeks to amend the designation of approximately 0.385 acres of property from Retail & Services and Residential Low Medium to Retail & Services.

The Countywide Rules state that the Retail & Services Category is “intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.”

The locational characteristics of the Retail & Services category are “generally appropriate to locations in and adjacent to activity centers, where surrounding land uses support and are compatible with intensive commercial use.” The amendment area is located in proximity to the Sponge Docks and CRA Special Area Plan, in an area which is comprised of low-intensity commercial and office uses which provides an orderly transition to the adjacent low-density residential neighborhoods to the west. Therefore, the proposed amendment is consistent with the locational characteristics of the proposed category.

The amendment area is an L-shaped parcel with frontage on South Pinellas Avenue positioned between Highland Road and Klosterman Road. The property was annexed into the City of Tarpon Springs and has remained under split land use designations from its previous jurisdiction in unincorporated Pinellas County. Currently, the property consists of a vacant building which was formerly a real estate office but is proposed to be used as a medical office. Surrounding uses include other low intensity commercial and office uses along South Pinellas Avenue, as well as residential uses to the west of the amendment area. It is the intent of the applicant to designate the property under one land use category, hence the proposed amendment to Retail & Services.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment with a designation of LOS “D” or above; therefore, those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment is area is not located on an SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – Approximately 98 percent of the amendment area is located in the CHHA. However, the proposed amendment is located on South Pinellas Avenue, which is a designated evacuation route. The amendment area is also

on a site of existing and planned infrastructure and an existing disturbed area, as the general use of the building on the property will remain similar as an office use. While the proposed change in land use designation to Retail & Services will increase the maximum allowable density/intensity of this property, the corresponding proposed local future land use category, Commercial Neighborhood, allows less density than its current designation of Commercial General. Therefore, the proposed amendment is reducing density and intensity due to the corresponding local future land use category. While designating the entirety of the amendment area to the Retail & Services category does allow for a higher residential density at the countywide level, if the site were to be redeveloped in the future, due to the size, configuration and location of the site, intense residential development is unlikely.

- 5) **Designated Development/Redevelopment Areas** – The amendment area does not involve a designated development/redevelopment area; therefore, those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to a public education facility. The amendment area is adjacent to unincorporated Pinellas County to its south; however, Pinellas County is aware of the annexation of this property and the proposed future land use designation.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrial designated land; therefore, those policies are not applicable.

**Conclusion:**

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.