

Countywide Plan Map Amendment Application Form

Local Government Contact Information

Requesting Local Government:	City of Tarpon Springs
Local Government Contact:	Patricia L. McNeese, AICP
Address:	324 East Pine Street, Tarpon Springs, FL 34689
Phone:	727-938-3711, ext. 2255
E-Mail Address:	pmcneese@ctsfl.us
Local Government Case #:	23-137
Local Government Ordinance #:	2023-28

Property Owner Contact Information

Name(s):	City of Tarpon Springs
Address:	324 East Pine Street, Tarpon Springs, FL 34689
Phone:	727-938-3711, ext 2255
E-Mail Address:	pmcneese@ctsfl.us

Agent Contact Information (if applicable)

Name(s):	Patricia L. McNeese, AICP, Principal Planner, City of Tarpon Springs
Address:	324 East Pine Street, Tarpon Springs, FL 34689
Phone:	727-938-3711, ext 2255
E-Mail Address:	pmcneese@ctsfl.us

Characteristics of the Subject Property

Site Address(s):	1201 Gulf Road (Parcel #14-27-15-89226-000-0175)
Total Acreage of the Amendment Area:	0.88 acres
Existing Use(s):	Vacant. New replacement Fire Station No. 70 currently in design.
Proposed Use(s):	Same as above.
Parcel Identification #:	14-27-15-89226-000-0175
Legal Description of the Amendment Area:	See draft Ordinance 2023-28 in information packet.
What is the adjacent roadway's Level of Service (LOS) grade?	n/a
Does the Amendment Area impact: [check all that apply]	<input type="checkbox"/> Activity Center <input type="checkbox"/> Industrial or Employment Land <input type="checkbox"/> Multimodal Corridor <input type="checkbox"/> Target Employment Center <input type="checkbox"/> Planned Redevelopment District <input type="checkbox"/> Scenic/Noncommercial Corridor <input checked="" type="checkbox"/> Coastal High Hazard Area

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	No.
If so, provide the name and address of the person(s):	
If so, is the interest contingent or absolute?	
If so, what specific interest is held?	
Does a contract exist for the sale of the subject property?	No.
If so, is the contract contingent or absolute?	
If so, provide the names of all parties to the contract:	
Are there any options to purchase the subject property?	No.
If so, provide the names of all parties to the option:	
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	This item was heard and approved on first reading by the Board of Commissioners on January 9, 2024. One member of the public spoke in support of the Future Land Use Map amendment.

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	Retail & Services
Proposed Countywide Plan Map Category(ies):	Public/Semi-Public
Amendment tier (subject to confirmation):	<input type="checkbox"/> Tier I <input type="checkbox"/> Tier II <input type="checkbox"/> Tier III <input type="checkbox"/> To be determined

Local Future Land Use Plan Map Information

Current Local Future Land Use Plan Map Category(ies):	Commercial Neighborhood
Proposed Local Future Land Use Plan Map Category(ies):	Institutional

Local Action Date

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment:

1/9/24

Application Checklist

Note: Our email server cannot accept any files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email info@forwardpinellas.org.

All Amendments

The following MUST be furnished with all applications (incomplete applications will not be accepted):

- A completed Countywide Plan Map amendment application form
- A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- A copy of the ordinance being considered by the governing body
- A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- A GIS shapefile of the amendment area (if technically feasible)
- A boundary survey (if applicable)
- A development agreement (if applicable)*
- Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- Summary of public outreach conducted and/or public comment received (if applicable)

Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- For AC and MMC categories, documentation of consistency with size criteria
- For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

- Pre-application meeting
- For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

- Justification narrative demonstrating one or more of these unanticipated changes:
 - Improvement in transit facilities
 - Increases in population or employment densities
 - Local government funding study for public infrastructure
 - Other unique conditions

* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Countywide Rules Section 6.1.5.

CITY OF TARPON SPRINGS

#23-137

Planning and Zoning Board – December 18, 2023

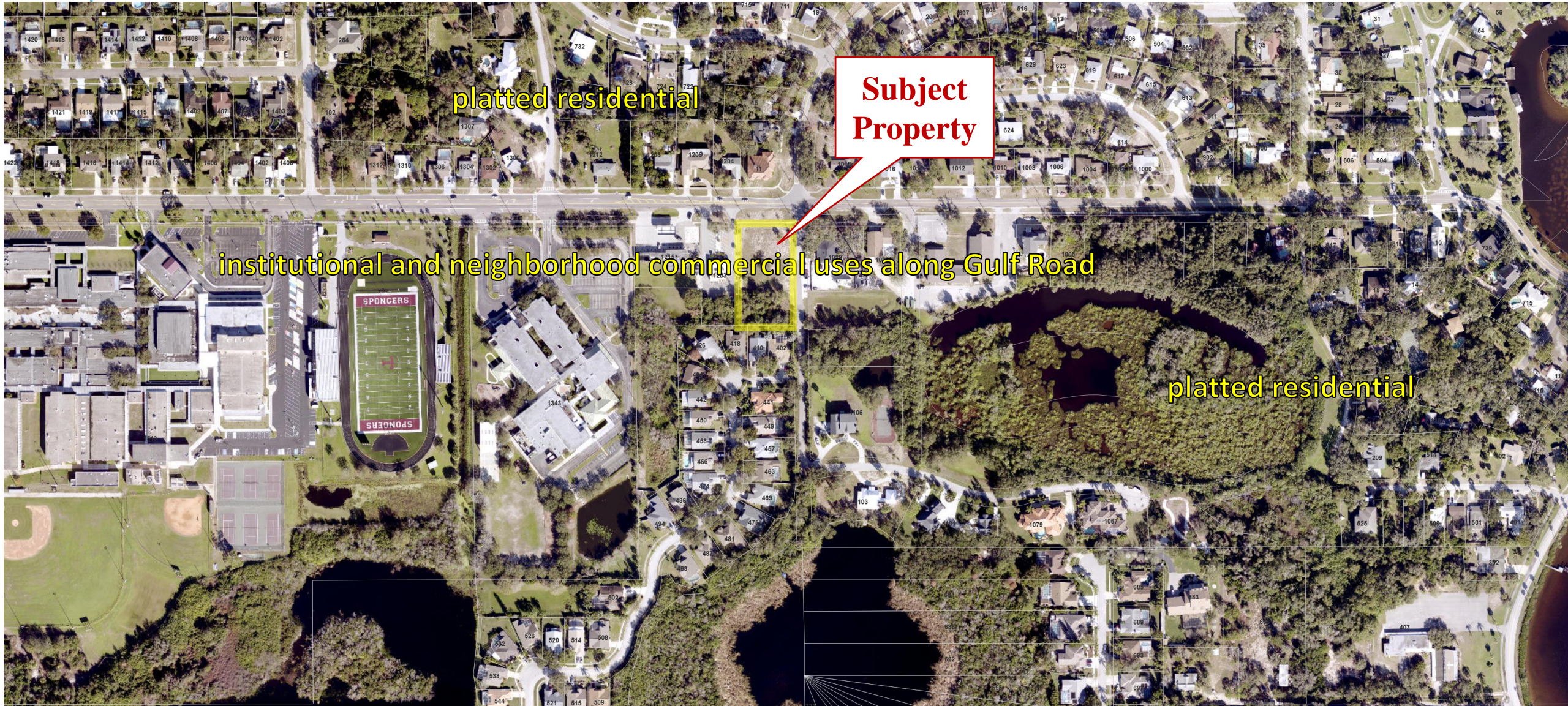
Board of Commissioners – January 9, 2024



SUMMARY OF REQUEST

- **#23-137 – Ordinance 2023-28** Future Land Use Map Amendment (FLUM)
 - Location: 1201 Gulf Road (Southwest corner of Gulf Road and Tarpon Drive)
 - Land Use:
 - Current: Commercial Neighborhood (CN)
 - Proposed: Institutional (I)
 - Property Features
 - 0.88 acres (38,425 square feet)
 - Vacant property planned for the new City Fire Station 70 currently in design phase.
- **Applicant**: City of Tarpon Springs
- Request is to designate the property under the appropriate FLUM category for the planned public facility use.

LOCATION AND CONTEXT





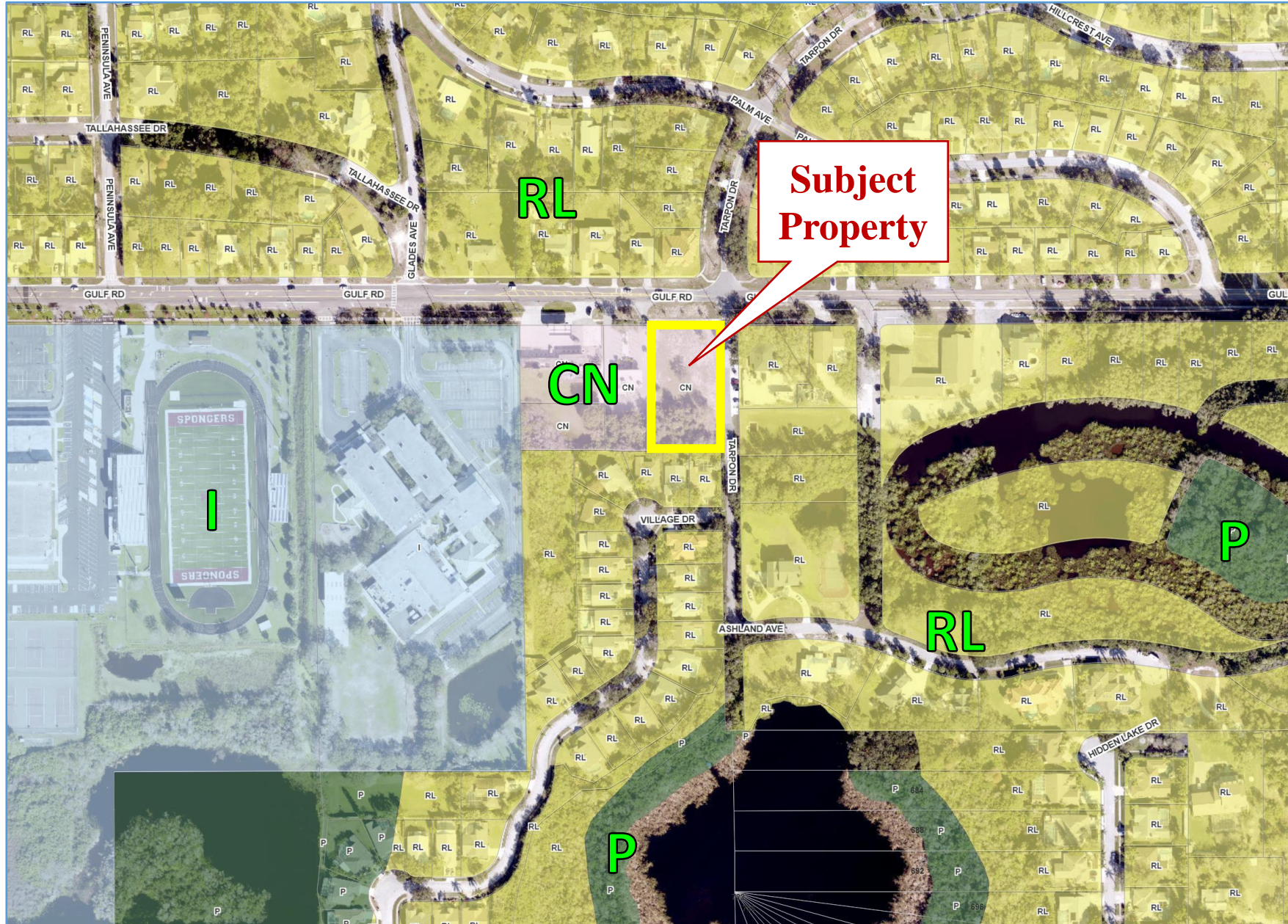
SITE

LOCATION AND CONTEXT

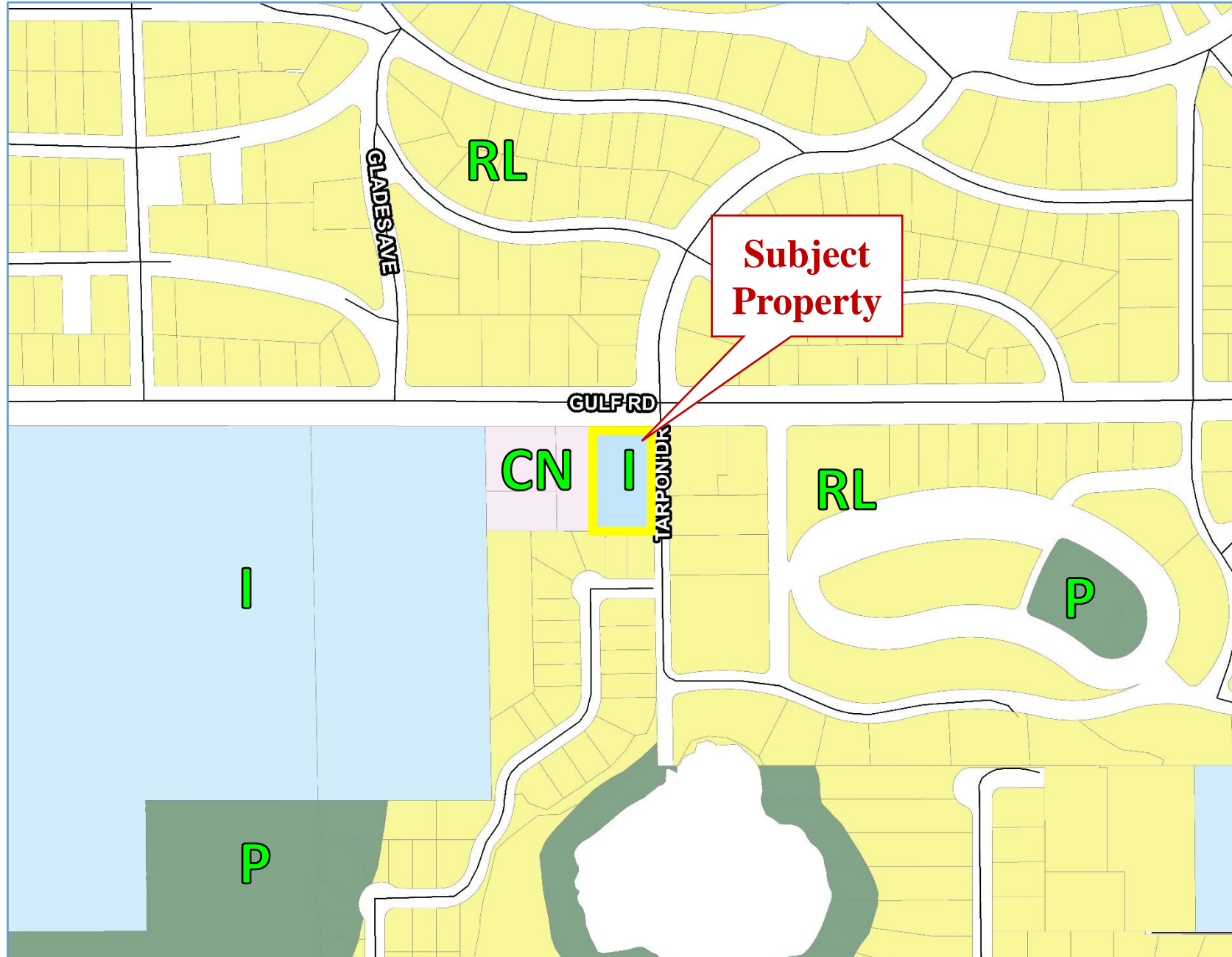


11 Tarpon Dr
Tarpon Springs, Florida
Google Street View
Aug 2022 See more dates

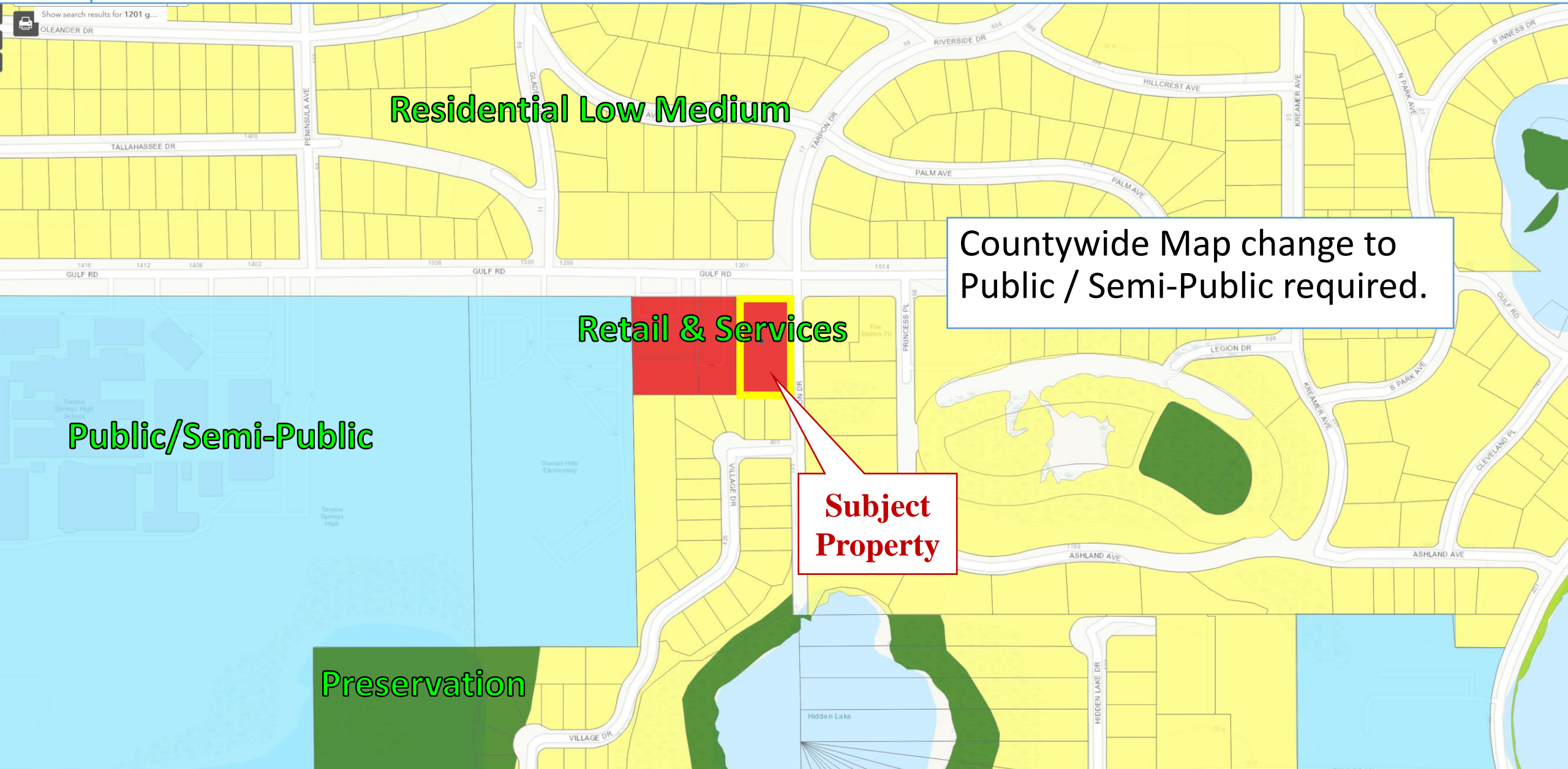
FUTURE LAND USE MAP (CURRENT) – GENERAL AREA



FUTURE LAND USE MAP – PROPOSED



FUTURE LAND USE – CURRENT COUNTYWIDE MAP



REVIEW CRITERIA – FLUM AMENDMENT

Meets Standards of Florida Statutes (F.S.) – This is a “small scale amendment” processed under F.S. 163.3187

- Less than 50 acres for a site-specific development activity
- Provides for orderly development
- Provides for consistent Comprehensive Plan implementation*
- establishes predictable standards for use and development of site

*Comprehensive Plan Consistency –

- Brings site into consistency with the long term end toward which land use patterns in the City are ultimately directed (Future Land Use Element Objective 2.1)
- Site is in the Coastal High Hazard Area (CHHA) but does not propose new public facilities subsidizing development (Coastal Element Policy 3.1.2).
- Proposed land use category would raise City density by two units in the CHHA but lower Countywide Map density by ten units. There are mitigating factors for the density increase on the City FLUM (Coastal Element Policy 3.3.1).
- Proposed land use category allows the City to appropriately use the site to correct a public facility deficiency (Capital Improvements Objective 1.1)

PRELIMINARY STAFF RECOMMENDATION

#23-137 - *Approval* of the **Ordinance 2023-28**, Future Land Use Map amendment from CN (Commercial Neighborhood) to I (Institutional)

Public Notice Provided – no responses were received.

Link to On-Line Future Land Use and Zoning Map:

<https://gis.ctsfl.us/portal/apps/webappviewer/index.html?id=9596539ae16744b4af44d320f190c791>

Link to On-Line Documents Library for Comprehensive Plan Elements:

<https://gis.ctsfl.us/portal/apps/webappviewer/index.html?id=9596539ae16744b4af44d320f190c791>

PLANNING AND ZONING BOARD RECOMMENDATION

#23-137 - Ordinance 2023-28

The Planning and Zoning Board reviewed this item at their regular meeting of December 18, 2023 with five members in attendance. The Board unanimously recommended ***approval*** of Ordinance 2023-28 to amend the Future Land Use Map from CN (Commercial Neighborhood) to I (Institutional). There was no public comment.



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
DECEMBER 18, 2023 / JANUARY 9, 2024

STAFF REPORT, December 21, 2023

Application No. / Project Title: 23-137 / City of Tarpon Springs – Dixie Highway
Ordinance: Draft Ordinance #2023-28
Staff: Patricia L. McNeese, AICP
 Planning Supervisor
Applicant / Owner: City of Tarpon Springs
Property Size: 0.88 acres (38,425 square feet)
Current Land Use: Commercial Neighborhood (CN)
Proposed Land Use: Institutional (I)
Current Zoning: Neighborhood Business (NB)
Proposed Zoning: Public/Semi-Public (P/SP)
Location / Parcel ID: 1201 Gulf Road / Parcel ID: 14-27-15-89226-000-0175

BACKGROUND SUMMARY:

The subject property is located on the southwest corner of Gulf Road and Tarpon Drive and is currently vacant. Design of a new fire station for this site (Fire Station 70) is currently underway. The City is requesting a change to the appropriate Future Land Use Map (FLUM) category for this public facility site. The City has also submitted an application for a corresponding rezoning to the Public/Semi-Public zoning district which will be processed following the first reading of Ordinance 2023-28.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval** of Ordinance 2023-28 amending the Future Land Use Map (FLUM) from Commercial Neighborhood (CN) to Institutional (I).

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board held a public hearing at their regular meeting of December 18, 2023 with five members in attendance. The Board unanimously recommended **approval** of Ordinance 2023-28. There was no public comment.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant
Site Features:	Mowed ground cover, few trees
Vehicle Access:	The property is on the corner of Gulf Road and Tarpon Drive and may be accessed from either of these roadways.



SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	R-100 (Single Family Residential)	Residential Low
South:	Residential Planned Development	Residential Low
East:	R-100 (Single Family Residential)	Residential Low
West:	Neighborhood Business	Commercial Neighborhood

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. This property is under City ownership and is planned for a new fire station (Fire Station 70) which is currently in the design phase.
2. The City is proposing a change to the Future Land Use Map (FLUM) for this site as part of an effort to bring City-owned public facilities sites into the appropriate FLUM designation.
3. The property is located in the Coastal High Hazard Area (CHHA). The requested FLUM change would result in an allocated residential density increase on the City FLUM, but would lower the allocated residential density on the Countywide Map.
4. The City is concurrently processing an application for a variance to the allowable floor area ratio (FAR) and impervious surface ratio (ISR) under the current Commercial Neighborhood FLUM category and the current Neighborhood Business (NB) zoning to allow the project design process to continue on a forward path. Emergency service facilities are allowable by right in the NB zoning district but the FAR and ISR standards of that district cannot be met.
5. It is necessary to site the new fire station on this property. Existing Fire Station 70, located at 1025 Gulf Road was built in 1977 and is in need of replacement. It is the only station located west of the bayous, creating the potential for a hazardous condition where residents in the western half of the City are functionally cut off from service. The new station (Fire Station 70) will be built to Category 3 hurricane standards, will have sufficient capacity to serve the City’s growing population, and will have modernized construction and fire service features meeting today’s standards.

REVIEW STANDARDS / STAFF ANALYSIS – COMPREHENSIVE PLAN MAP AMENDMENT The Future Land Use Map amendment is a legislative decision of the Board of Commissioners. The standard for review, provided in Section 207.03 of the City’s Land Development Code (LDC) is as follows:

“The amendment meets the standards of F.S. Ch., 163, Part II, and Florida Administrative Code Rule 9J-5.”

Staff Analysis: Rule 9J-5 was repealed by the State of Florida in 2011. Under Florida Statutes Chapter 163, Part II, the proposed amendment is considered a “small-scale amendment” (F.S. 163.3187(a)) since the property is 0.88 acres in size and therefore involves “a use of 50 acres or fewer.” Standards of review for a small-scale amendment can be gleaned from F.S. 163.3187, as follows:



F.S. 163.3187(1)(b) *The proposed amendment does not involve a text change to the goals, policies and objectives of the local government’s comprehensive plan, but **only proposes a land use change to the future land use map for a site-specific small scale development activity**. However, text changes that relate directly to, and are adopted simultaneously with, the small scale future land use map amendment shall be permissible under this section [**Emphasis Added**].*

Staff Analysis: The amendment involves one parcel of 0.88 acres in size and proposes a land use change for a site-specific small scale development activity, namely to bring the site into conformance with the planned use of public service facilities (fire station).

F.S. 163.3187(4) *Comprehensive plans may only be amended in such a way as to preserve the internal consistency of the plan pursuant to F.S. 163.3177.*

F.S. 163.3187(d) *In all challenges under this subsection, when a determination of compliance as defined in 163.3184(1)(b) is made, consideration shall be given to the plan amendment as a whole and whether the plan amendment furthers the intent of this part.*

F.S. 163.3177(1) *The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the **orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements**. These **principles and strategies shall guide future decisions in a consistent manner** and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the **comprehensive plan** containing the principles and strategies, generally provided as goals, objectives, and policies, **shall describe how the local government’s programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner**. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. **The plan shall establish meaningful and predictable standards for the use and development of land** and provide meaningful guidelines for the content of more detailed land development and use regulations [**emphasis added**].*

Staff Analysis: The amendment preserves the internal consistency of the plan pursuant to F.S. 163.3177(1) as provided above. The City is proactively positioning the property to ensure that facilities services planned for the site can be accommodated into the future. The amendment provides for the **orderly development** of this parcel and the general area by providing for the continued use, operation and future modification of a public service facility having minimal to no adverse impact on the surrounding uses. The amendment to an appropriate FLUM category for this parcel will enable **continued implementation of the comprehensive plan in a consistent manner** and **establish meaningful and predictable standards for the use and development of land** at this site and the surrounding area.

As shown in the Future Land Use Map comparison table (see below in this report) the change in FLUM designation would restrict the uses of the property and change the focus to community oriented institutions and facilities. The proposed Public/Semi-Public zoning (to be considered at a future meeting) would restrict uses by defaulting to the list of uses allowed in the Institutional FLUM category. The wider surrounding area is generally residential. The south side of Gulf Road in closer



proximity to the subject property is developed with a mix of institutional and community uses including Tarpon Springs High School, Sunset Hills Elementary School, Tarpon Springs Fire Station 70, plus a neighborhood convenience store, day care facility and community assembly (church) facility.

Potential uses that would be practical for this 0.88-acre site under the Institutional FLUM category are consistent and compatible with the area.

Future Land Use Map – Comparison of Current and Proposed Categories

FUTURE LAND USE (FLU)	Current FLU: Commercial Neighborhood (CN)	Proposed FLU: Institutional (I)
Intent:	See Primary Uses below (Policy 2.4.1)	The Institutional Land Use Category is intended for areas appropriate for educational, health, public safety, civic, religious and like institutional uses which are required to serve the community (Policy 2.6.3).
Primary Uses:	Office, convenience shopping, and personal services oriented to a particular neighborhood or geographic segment of the community	Public/Private Schools, Colleges; Hospitals, Medical Clinic; Churches, Religious Institution, Cemetery; Social/Public Service Agency; Child Day Care; Fraternal, Civic Organization; Municipal Office Building, Courthouse; Library; Public Safety Facility, Emergency Service Building; Convention Center
Max. Density:	10 dwelling units/acre	12.5 dwelling units/acre
Max. Floor Area Ratio (FAR):	0.20 (non-residential)	0.25
Max. Impervious Surface Ratio (ISR):	0.60 (non-residential)	0.85

Further direction on plan consistency is contained in the City’s Comprehensive Plan, as follows:

Future Land Use Element Goal 2: *Land use designations are intended to protect community character, discourage urban sprawl, promote economic growth and promote compatibility between uses. The Future Land Use Map shall be the guiding mechanism that directs development through general category locations, descriptions, densities and intensities of future land use.*

Future Land Use Element Objective 2.1: *The City of Tarpon Springs Future Land Use Map 2025 (FLUM) included in Appendix A of this Element characterizes the long term end toward which land use patterns in the City are ultimately directed. The FLUM also displays Future Land Use categories for unincorporated areas in order to depict the relationship of the City’s FLUM with other relevant jurisdictional areas.*

Capital Improvements Element Objective 1.1: *To meet the needs of the City of Tarpon Springs for the construction of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn-out facilities.*



Coastal Management Element Policy 3.3.1: In order to restrict permanent population density increases within the Coastal High Hazard Area (CHHA), as defined in the Coastal Planning and Conservation Element, the City shall deny Future Land Use Map amendments, Zoning Map amendments (including Planned Developments) or Conditional Use proposals which would result in an increase of residential density/intensity and/or non-residential intensity, except that the City may, at their sole discretion, consider approving such amendment/application based upon a balancing of the following criteria, as are determined to be applicable and significant to the subject amendment:

- a) The uses associated with the proposed amendment will have access to adequate emergency shelter space and to evacuation routes that have adequate capacities and evacuation clearance times as specified in the Coastal Planning Area and Conservation Element;*
- b) The proposed amendment will utilize existing infrastructure without necessitating the expenditure of public funds for the construction or future maintenance of new, unplanned infrastructure subject to potential damage by coastal storms;*
- c) The proposed amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms or that provide coastal storm floodplain capacity for existing development;*
- d) The proposed amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, Anclote River, bayous and other significant and identified scenic resources associated with the City's coast and waterways, and their viewsheds;*
- e) The proposed amendment is for uses which are water dependent;*
- f) The proposed amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated redevelopment area, and meets the intent of that plan; (See Policy 3.3.2 below)*
- g) The proposed amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding CHHA, as implemented in concert with the underlying zoning to be made a part of the amendment, as necessary;*
- h) The proposed amendment within the CHHA provides for the clustering of uses on a portion of the site outside the CHHA.*

Nothing in this section should be construed as superseding or otherwise modifying the local plan amendment requirements of Chapter 163.3178, Florida Statutes, as amended.

Staff Analysis: The allowable uses, densities and intensities of the requested Institutional FLUM category, as listed in the above table, are appropriate to the future planned use of the site, and, to the **“long term end toward which land use patterns in the City are ultimately directed.”** The site is a 0.88-acre property, so several of the primary uses listed in the above table are not practical, even if the City were to eventually abandon the fire station use. However, such a change is not anticipated within the current planning horizon of the Comprehensive Plan. The property is located in the Coastal High Hazard Area. The Coastal Management Element provisions of the Comprehensive Plan restrict expansion of public facilities investment that would subsidize new private development (Policy 3.1.2). The current proposal is to correct an existing emergency services deficiency that primarily serves an existing residential area. In addition the project is being designed to mitigate hazard impacts.



As shown in the FLUM comparison table above, the FLUM amendment would raise the allowable residential density from 10 dwelling units per acre to 12.5 dwelling units per acre, invoking the application of Policy 3.3.1 of the Comprehensive Plan. The 0.88-acre property’s density allocation would increase from 9 units to 11 units. Four of the balancing criteria (a, b, c and g) listed in Policy 3.3.1 apply to this particular piece of property’s potential for two additional residential units:

- a) Adequate shelter space and evacuation routes are available for two units,
- b) Existing infrastructure is available to serve the site,
- c) The property is a disturbed site consisting of mowed ground cover with few trees,
- g) The increase of two units is balanced by the recent FLUM amendment to City property located at 200 Dixie Highway (Parcel ID: 01-27-15-00000-420-0500) which removed 16 dwelling units from the CHHA,

The remaining four criteria do not apply to the property. The property is City-owned and under design for a new fire station which is expected to have a useful life that extends beyond the planning horizon. However, should that project not be built, the Board should evaluate Policy 3.3.1 in the context of the planning horizon and long-term end toward which land use patterns are directed. That would include whether this site would reasonably be expected to develop as residential, a secondary use in the Institutional FLUM category. Again, the Institutional Land Use Category is “appropriate for educational, health, public safety, civic, religious and like institutional uses which are required to serve the community” (Policy 2.6.3). The companion rezoning of the property to Public/Semi-Public will further restrict the ability to utilize the property for residential use. Housing in this context must meet the test of “institutional uses required to serve the community.”

Countywide Plan Map Amendment

The property is designated as Retail & Services (R&S) on the Countywide Plan Map. A Countywide Plan Map amendment to the Public/Semi-Public (P/SP) category will be required. The purpose of the current and proposed Countywide Map designations are summarized in the table below. The property is located in the Coastal High Hazard Area. The proposed Public/Semi-Public designation would substantially lower the allowable density on the Countywide Map and would reduce potential transportation impacts.

Countywide Map – Comparison of Current and Proposed Categories

COUNTYWIDE MAP	Current Plan Category: Retail & Services (R&S)	Proposed Plan Category: Public/Semi-Public (P/SP)
Purpose:	This plan 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 (Pol. 2.3.3.8).	This plan category is intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource

continued



COUNTYWIDE MAP	Current Plan Category: Retail & Services (R&S)	Proposed Plan Category: Public/Semi-Public (P/SP)
		features, and may include residential as part of the mix of uses (Pol. 2.3.3.11).
Max. Density:	24 dwelling units/acre	12.5 dwelling units/acre
Max. Floor Area Ratio:	0.55	0.70
Max. Impervious Surface Ratio:	0.90	0.90
Traffic Generation Characteristics:	433 trips per day per acre	16 trips per day per acre

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project on November 2, 2023 for completeness and conformance to the Comprehensive Plan. The TRC determined that the application was complete and ready for processing. There were no further comments from the TRC.

PUBLIC CORRESPONDENCE:

The property owners within 500 feet were sent written notification in accordance with Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. The notice went to 54 addresses. Notice was advertised in the *Tampa Bay Times* per Chapter 166.041, Florida Statutes and the property was posted. Staff has not received any responses to these notices.

ATTACHMENTS:

1. Slide show presentation with applicable maps
2. Survey
3. Draft Ordinance 2023-28

ORDINANCE 2023-28

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP FOR 0.88 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 1201 GULF ROAD, ON THE SOUTHWEST CORNER OF GULF ROAD AND TARPON DRIVE, FROM COMMERCIAL NEIGHBORHOOD (CN) DESIGNATION TO INSTITUTIONAL (I) DESIGNATION; PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel has requested to amend the Future Land Use Map designation of said parcel from Commercial Neighborhood (CN) to Institutional (I); and,

WHEREAS, the permitted uses within the Institutional Future Land Use Map category are compatible with the surrounding and existing land uses; and,

WHEREAS, the property owner has also applied to rezone (Ordinance 2023-29) the property from the Neighborhood Business (NB) zoning district to the Public/Semi-Public (P/SP) zoning district; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this Future Land Use Map amendment Ordinance on December 18, 2023; and,

WHEREAS, published legal notice of this Ordinance has been provided pursuant to the requirements of Chapter 166.041, F.S. and Section 206 of the Tarpon Springs Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with Chapter 163, Part II, Florida Statutes.
2. The Board of Commissioners finds that this amendment to the Institutional (I) land use designation is appropriate.

Section 2. FUTURE LAND USE MAP AMENDMENT

That the Future Land Use Map of the City of Tarpon Springs is hereby amended for the property described as:

“The North 300 feet of Lot 17, LESS the West 278 feet thereof and LESS the North 35 feet thereof for additional right-of-way for Gulf Road, TAMPA AND TARPON SPRINGS LAND COMPANY, in Section 14, Township 27 South, Range 15 East, according to the map or plat thereof as recorded in Plat Book 1, Page 116, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.”

Section 3. SEVERABILITY

If any section, subsection, sentence, clause or phrase of the Ordinance is determined for any reason to be illegal, invalid, or unconstitutional by a court or regulatory body of competent jurisdiction, then the offending provision shall be deemed severable, shall not affect the validity of the remaining portions hereof, and the remainder shall continue in full force and effect.

Section 4. REPEAL

All other ordinances or resolutions which conflict wholly or in part with the provisions of this ordinance, are hereby repealed effective the date this ordinance becomes effective.

Section 5. EFFECTIVE DATE

This Ordinance shall be effective upon approval in the manner provided by law.

DRAFT