



# Pinellas County

## Staff Report

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File #: 22-0253A, Version: 1

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### **Subject:**

Case No. CW 22-03 - City of Tarpon Springs

Countywide Plan Map amendment from Retail and Services and Residential Low Medium to Retail and Services, regarding 0.385 acre more or less, located at 1954 South Pinellas Avenue.

### **Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 22-03, a proposal by the City of Tarpon Springs to amend the Countywide Plan Map from Retail and Services and Residential Low Medium to Retail and Services, regarding 0.39 acre more or less, located at 1954 South Pinellas Avenue.

- 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 that 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 and Services.
- Forward Pinellas and the Planners Advisory Committee each unanimously recommended approval of the proposal.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

### **Summary:**

Forward Pinellas, in its role as the Pinellas Planning Council, voted 11-0 to recommend approval of the proposal. The Planners Advisory Committee recommended approval of this case by a vote of 11-0.

### **Background Information:**

Forward Pinellas documentation is attached.

### **Fiscal Impact:**

N/A

### **Staff Member Responsible:**

Rodney Chatman, Planning Division Manager, Forward Pinellas

**Partners:**

City of Tarpon Springs

**Attachments:**

Ordinance

Case Maps

Forward Pinellas Staff Analysis

Draft PAC Minutes

PowerPoint Presentation/Site Visit Photos

Affidavit of Publication