



Staff Report

File #: 15-1019, **Version:** 1

Agenda Date: 1/12/2016

Subject:

Case No. CW 15-23 - City of Tarpon Springs
Countywide Plan Map amendment from Residential Medium to Retail & Services, regarding 0.8 acre more or less, located on the south side of Lake Tarpon Avenue, west of 1513 Lake Tarpon Avenue (regular amendment).

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 15-23, a proposal by the City of Tarpon Springs to amend the Countywide Plan Map from Residential Medium to Retail & Services, regarding 0.8 acre more or less, located on the south side of Lake Tarpon Avenue, west of 1513 Lake Tarpon Avenue (regular amendment).

Strategic Plan:

Foster Continual Economic Growth and Vitality
4.3 Catalyze redevelopment through planning and regulatory programs

Summary:

The Pinellas Planning Council voted 12-0 to recommend approval of the proposal and staff concurs with this recommendation. The Planners Advisory Committee recommended approval of this case by a vote of 16-0.

Background Information:

Council documentation is attached.

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning Department

Partners:

City of Tarpon Springs

Attachments:

PPC Cover Memo
Ordinance
PPC Staff Report
Case Maps
Council Staff Analysis
Draft PAC Minutes
Disclosure of Interest

Application
Site Photos PowerPoint
Affidavit of Publication of Legal Ad

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Telephone 727-464-8250 ~ Fax 727-464-8212
www.pinellasplanningcouncil.org

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Commissioner John Morroni, Vice-Chair
Commissioner Joanne "Cookie" Kennedy, Secretary
Councilmember Doreen Hock-DiPolito, Treasurer
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Mayor Julie Ward Bujalski
Commissioner Dave Eggers
Commissioner Cliff Merz
Deputy Mayor Kevin Piccarreto
Councilmember Darden Rice
Commissioner Karen Williams Seel
Commissioner Michael Smith
Commissioner John Tornga

Whit Blanton, FAICP
Executive Director

Subject: Proposed Regular Amendment to the Countywide Plan Map

Recommendation:

THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD OF COUNTY COMMISSIONERS (BOARD), IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, CONDUCT A PUBLIC HEARING AND APPROVE CASE CW 15-23 AS SUBMITTED BY THE CITY OF TARPON SPRINGS.

Summary Explanation/Background:

The Countywide Planning Authority has received one case concerning a regular amendment to the Countywide Plan Map that was reviewed by the Pinellas Planning Council on December 9, 2015.

Case CW 15-23 – City of Tarpon Springs:

0.8 acres more or less, located on the South side of Lake Tarpon Avenue, west of 1513 Lake Tarpon Avenue; proposed to change from Residential Medium to Retail & Services.

The subject area includes a single family home and vacant lots. The application is intended to allow the adjacent restaurant (the Tarpon Turtle) to provide parking for its patrons and employees.

The PPC, by a vote of 12-0, recommended approval of Case CW 15-23.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments:

Proposed Ordinance
Council Documentation
Legal Ad

ORDINANCE NO. 15-____

AN ORDINANCE AMENDING THE COUNTYWIDE PLAN MAP OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER CW 15-23 INITIATED BY THE CITY OF TARPON SPRINGS AND TRANSMITTED TO THE BOARD IN ACCORDANCE WITH THE SPECIAL ACT; PROVIDING FOR AMENDMENT TO THE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING OF THE ORDINANCE; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THE ORDINANCE AT THE PUBLIC HEARINGS AND WITH RESPONSIBLE AUTHORITIES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, a proposed amendment to the Countywide Plan Map, which is an element of the Countywide Plan of Pinellas County, Florida, has been presented at a public hearing to the Board of County Commissioners in its capacity as the Countywide Planning Authority; and

WHEREAS, notices of public hearings have been accomplished as required by Chapter 2012-245, Laws of Florida; and

WHEREAS, procedures of the Special Act and County Charter have been followed concerning the Pinellas Planning Council and the Countywide Planning Authority for proposed amendment to the Countywide Plan; and

WHEREAS, the City of Tarpon Springs initiated a proposed amendment which was considered at a public hearing by the Pinellas Planning Council on December 9, 2015, with recommendations made by the Council that are documented in the Council reports referred to as Exhibit A; and

WHEREAS, the Board has conducted a public hearing and taken action that is documented by ordinance for approvals or partial approvals and partial denials and by resolution for denials, with both documents including the relevant Council reports as attached.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida, acting as the Countywide Planning Authority in regular meeting duly assembled on January 12, 2016, as follows:

Section 1. Amending the Countywide Plan Map

The Countywide Plan Map for Pinellas County adopted in Section 2 of Ordinance 15-30, as amended, is amended to reflect the changes adopted as follows:

#CW 15-23 0.8 acres m.o.l., located on the south side of Lake Tarpon Avenue, west of 1513 Lake Tarpon Avenue, from Residential Medium to Retail & Services

Section 2. Severability. If any Section, Subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by a Court of Competent Jurisdiction, such holding shall not be construed to render the remaining provisions of this Ordinance invalid or unconstitutional.

Section 3. Filing of Ordinance; Effective Date. A certified copy of this ordinance shall be filed with the Secretary of State with the Ordinance and Exhibit A to be filed with the Clerk of the Circuit Court. This Ordinance shall take effect upon filing with the Department of State.

APPROVED AS TO FORM

By: 

Office of the County Attorney

I. AMENDMENT INFORMATION

From: Residential Medium (RM)

To: Retail & Services (R&S)

Area: 0.8 acres m.o.l.

Location: South side of Lake Tarpon Avenue, west of 1513 Lake Tarpon Avenue, Tarpon Springs, FL (City of St. Tarpon Springs Jurisdiction)

II. RECOMMENDATION

Council recommend to the Countywide Planning Authority that the proposed map amendment to Retail & Services be approved.

III. BACKGROUND

This proposed amendment is submitted by the City of Tarpon Springs and seeks to reclassify an area totaling 0.8 acres from RM (allowing 15 residential dwelling units per acre, or upa) to R&S (allowing residential and primarily commercial uses). This amendment would normally qualify as a subthreshold amendment because it is less than five acres in size and meets the balancing criteria. However, the westernmost parcel is within a Scenic/Non-commercial Corridor and therefore must be reviewed as a regular amendment.

The subject amendment area includes a single family home and vacant lots. The application is intended to allow the adjacent restaurant (the Tarpon Turtle) to provide parking for its patrons and employees. At present, parking is occurring in the right-of-way as well as the existing parking lot.

PPC Action: The Council recommended approval of the amendment from Residential Medium to Retail & Services (vote 12-0).

CPA Action:

The City of Tarpon Springs will be applying their Commercial Limited land use category and Waterfront Development-1 zoning category to the subject area. These two categories are more restrictive than the R&S category from the Countywide Plan, however they still allow uses that could be considered incompatible with the surrounding area. Therefore, the City has required the parking areas to obtain a conditional use approval and restrictive covenants ensuring that the amendment area only be used as parking for the restaurant. This is considered supplemental information for the Council, but it should be understood that if the City were to allow a change or modification to these plans without a change to the Countywide Plan designation being requested, the Council would not have input.

Additionally, it should be noted that the Countywide Plan has been updated recently to allow retail commercial uses within the RM category, up to three acres. Therefore, under the Countywide Plan a plan amendment would not be required; however the City has not adopted these same provisions. Second, the Countywide Rules allow ancillary nonresidential uses (e.g., parking lots) in RM up to three acres, but the City has not adopted these provisions either.

IV. FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- A. The Retail & Services category recognize the proposed use of the site and is consistent with the criteria for utilization of these categories; and
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of the findings.

In consideration of and based upon a balanced legislative determination of the Relevant Countywide Considerations, as they relate to the overall purpose and integrity of the Countywide Plan, it is recommended that the proposed Retail & Services Countywide Plan Map category be approved.

V. PLANNERS ADVISORY COMMITTEE

At the Planners Advisory Committee meeting on November 30, 2015, the members discussed and recommended approval of staff recommendation (vote 16-0).

VI. LIST OF MAPS & ATTACHMENTS

- Map 1 Location
- Map 2 Current Countywide Plan & Jurisdiction Map
- Map 3 Aerial
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map
- Map 6 Coastal High Hazard Area Map

Attachment 1 Council Staff Analysis

Attachment 2 Draft Planners Advisory Committee Summary Action Sheet

VII. SUPPORT DOCUMENTS – available only at www.pinellasplanningcouncil.org (see November 2015 Agenda and then click on corresponding case number).

Support Document 1 Disclosure of Interest Form

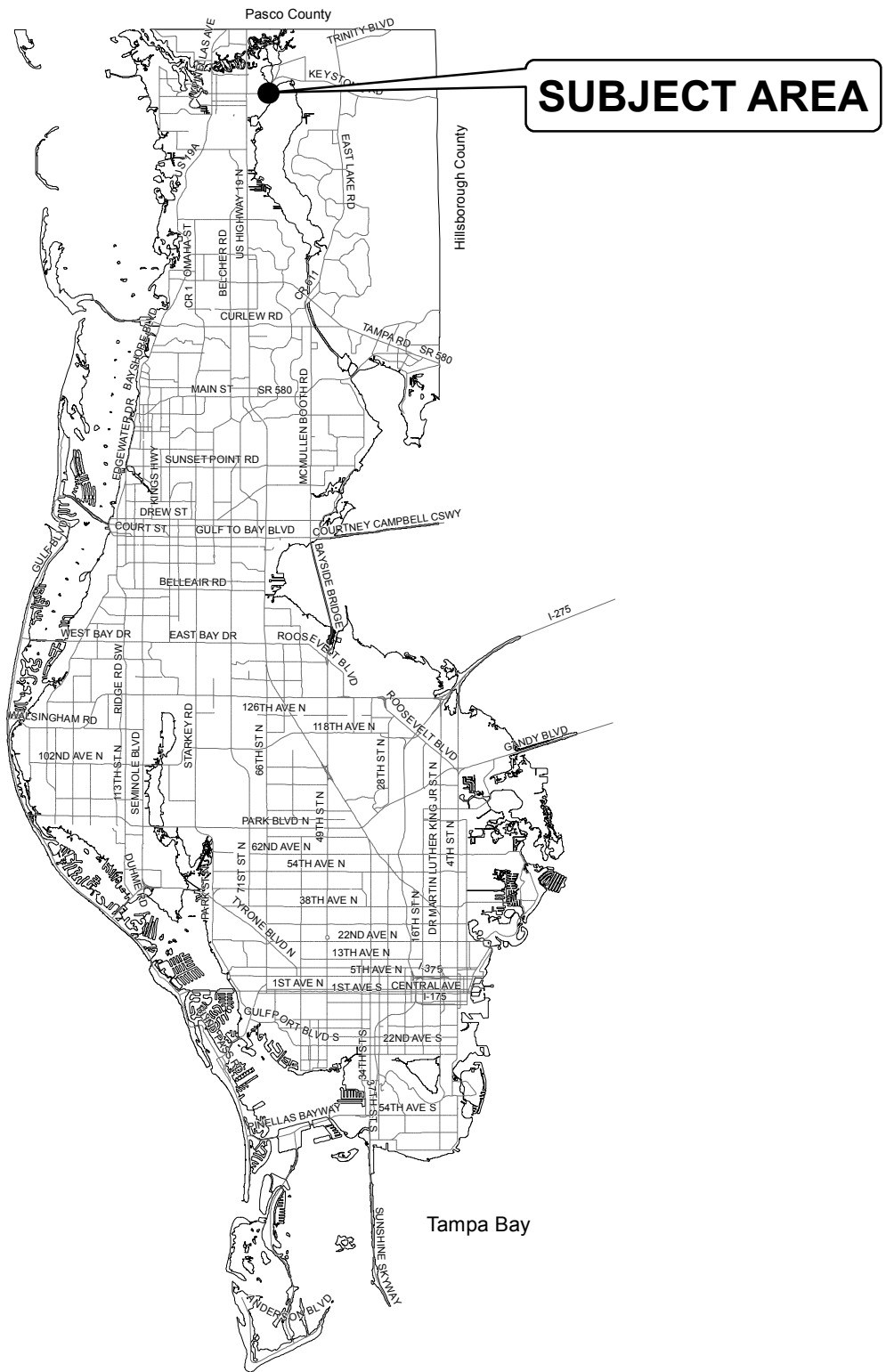
Support Document 2 Local Government Application

VIII. MEETING DATES

Planners Advisory Committee, November 30, 2015 at 1:30 p.m.

Pinellas Planning Council, December 9, 2015 at 3:00 p.m.

Countywide Planning Authority, January 12, 2016 at 9:30 a.m.



Map 1 - Location

CASE #: CW15-23

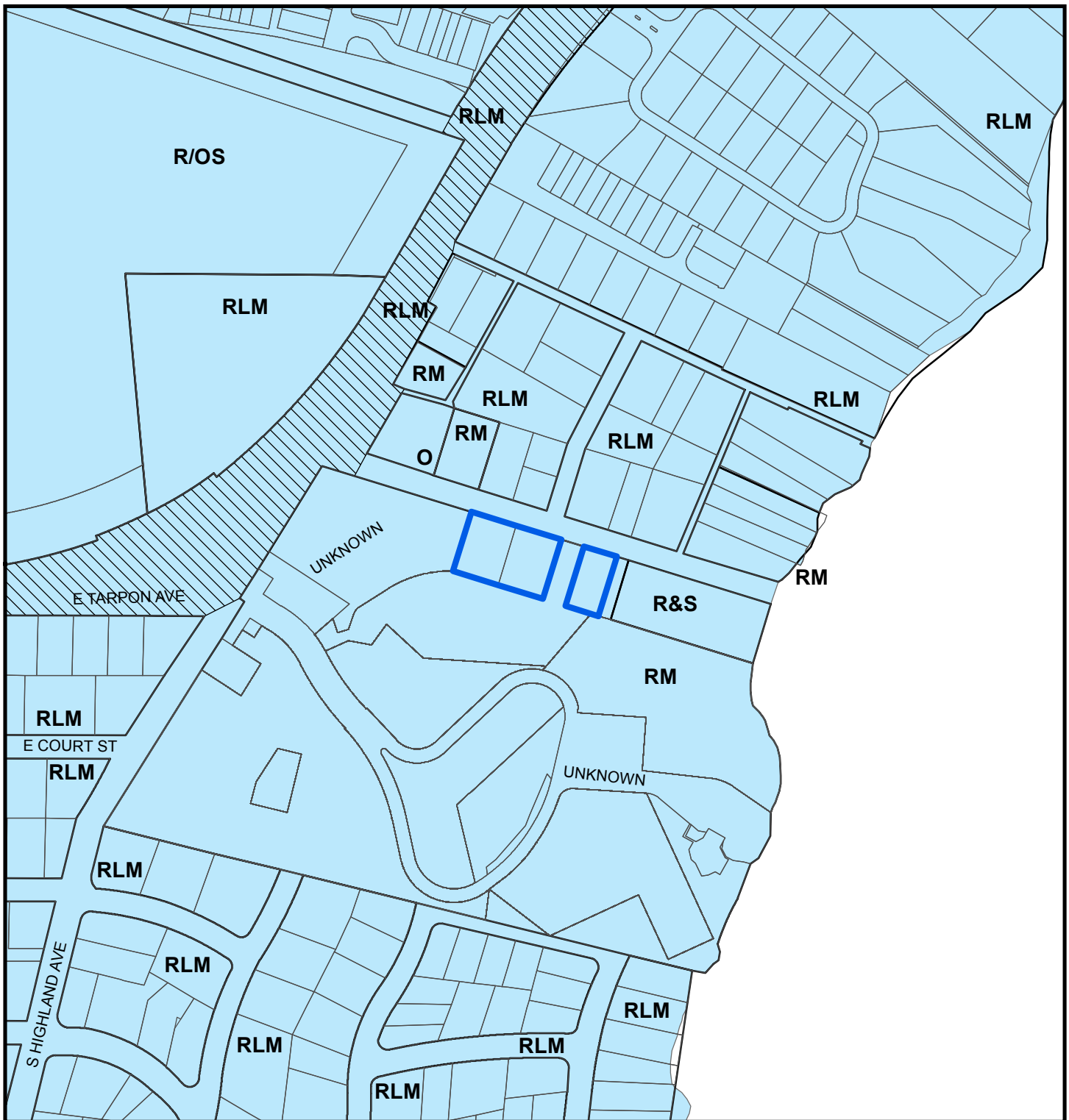
FROM: Residential Medium

AREA: 0.8 Acres

JURISDICTION: Tarpon Springs

TO: Retail & Services





Map 2 - Current Countywide Plan Map & Jurisdictional Map

CASE #: CW15-23

FROM: Residential Medium

AREA: 0.8 Acres

JURISDICTION: Tarpon Springs

TO: Retail & Services

LEGEND:

 Tarpon Springs



Map 3 - Aerial

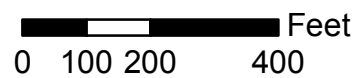
CASE #: CW15-23

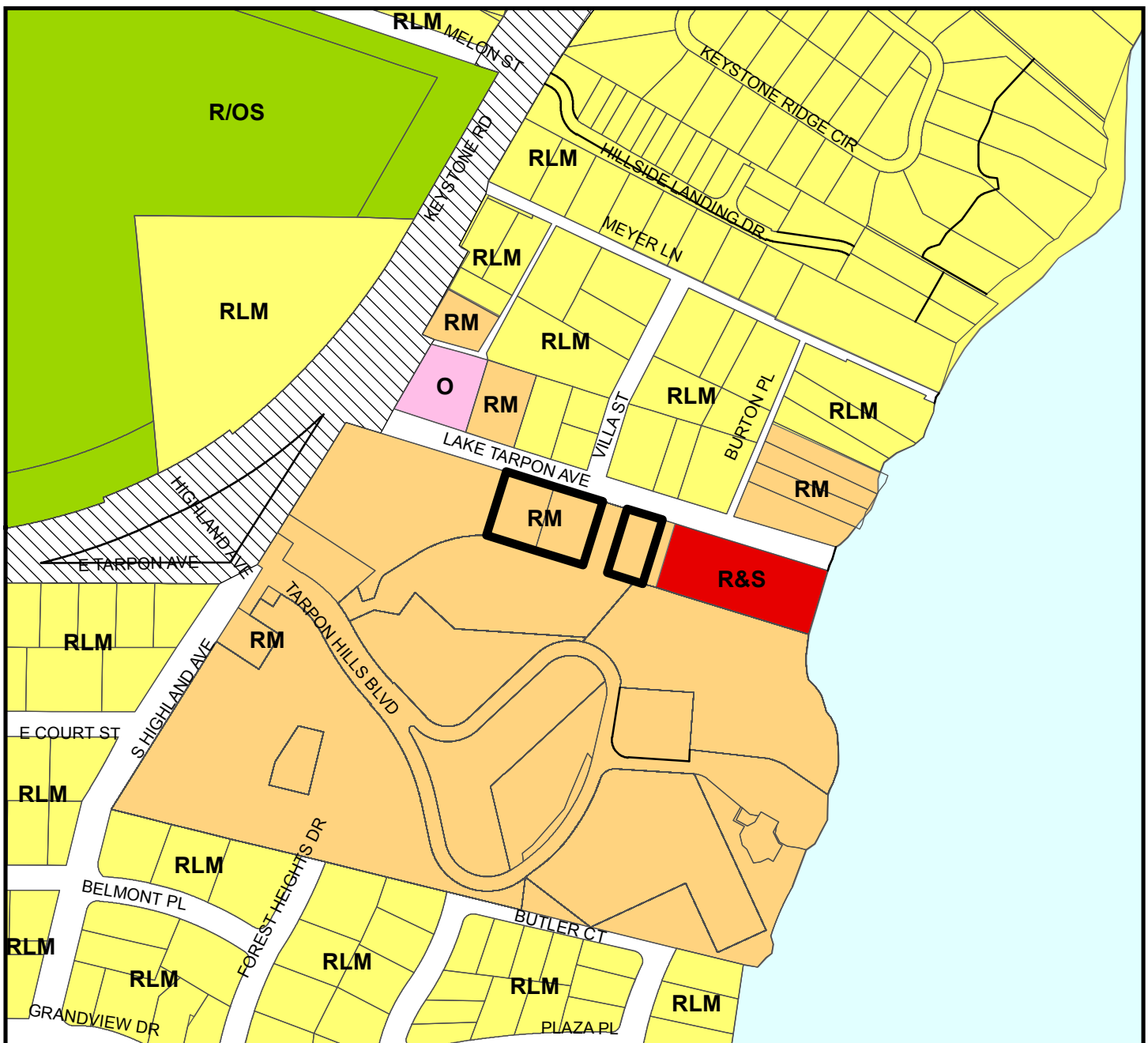
FROM: Residential Medium

AREA: 0.8 Acres

JURISDICTION: Tarpon Springs

TO: Retail & Services





Plan Map Categories

- | | | |
|------------------------|-------------------|-------------------------------|
| Residential Low Medium | Office | Recreation/Open Space |
| Residential Medium | Retail & Services | Scenic/Noncommercial Corridor |

Map 4 - Current Countywide Plan Map

CASE #: CW15-23

FROM: Residential Medium

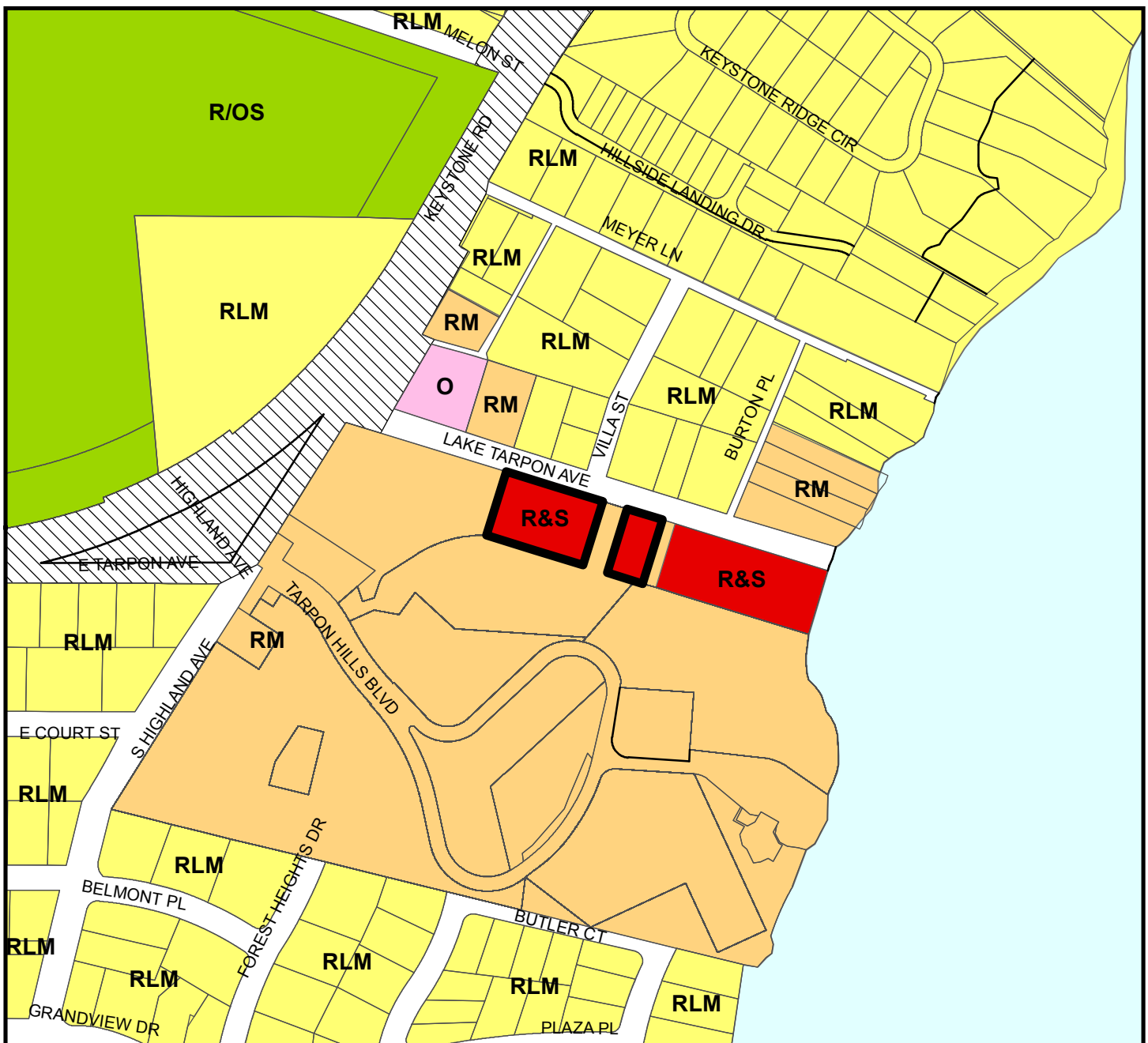
AREA: 0.8 Acres

JURISDICTION: Tarpon Springs

TO: Retail & Services



Feet
0 100 200 400



Plan Map Categories

 Residential Low Medium	 Office	 Recreation/Open Space
 Residential Medium	 Retail & Services	 Scenic/Noncommercial Corridor

Map 5 - Proposed Countywide Plan Map

CASE #: CW15-23


FROM: Residential Medium

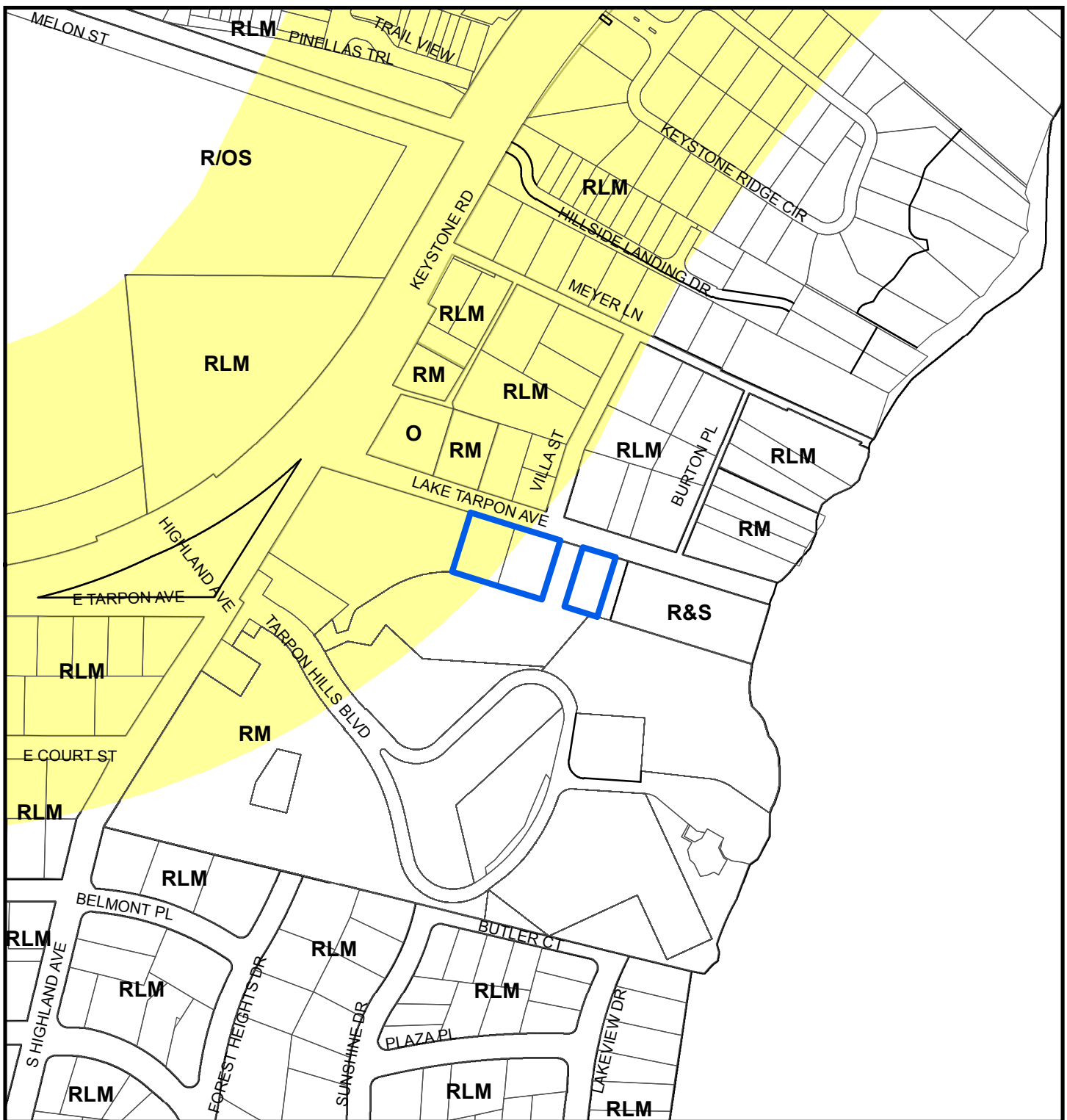
AREA: 0.8 Acres

JURISDICTION: Tarpon Springs

TO: Retail & Services



 Feet
0 100 200 400



Map 6 - Scenic/Noncommercial Corridor (SNCC)

CASE #: CW15-23

FROM: Residential Medium

AREA: 0.8 Acres


JURISDICTION: Tarpon Springs

TO: Retail & Services

SNCC TYPE:

 Residential



 Feet
0 100 200 400

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The proposed amendment is submitted by Pinellas County and seeks to reclassify a parcel totaling 0.8 acres. The proposed amendment is from Residential Medium (RM) to Retail & Services (R&S).

The proposed R&S category is used to depict areas 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 current RM category is used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre.

The adjacent restaurant site fronts on Lake Tarpon and is approximately one acre in size. The restaurant site coupled with the amendment area would result in approximately 1.8 acres designated R&S on the Countywide Plan Map.

The R&S category is appropriate to locations in and adjacent to activity centers and where surrounding uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors depicted on the Transit-Oriented Land Use Vision Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics.

The subject area is not adjacent to an activity center or transit. However, the subject area is quite small and will serve an existing waterfront use that has been in existence for many years. The fact that the City of Tarpon Springs is restricting the use of the subject area to ancillary parking is an important consideration, and will move parking that occurs in the right-of-way to these new off-street areas. As noted in the cover memo, these additional site restrictions are under the control of the City of Tarpon Springs, and unless the City requests a Countywide Plan Map amendment to effectuate any modifications to this plan, the Council will not be involved.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on roadway operating at an LOS of “F.” Additionally, traffic generated by the proposed amendment indicates an increase in daily trips (77 for RM vs. 346 for R&S), but will not

result in a significant negative impact to the existing LOS. The difference in expected traffic generated between the existing and the proposed categories is an increase of approximately 270 vehicle trips per day. Of course, the actual traffic expected as based upon the amendment should not increase from what is occurring today since it will allow parking only.

Therefore, the proposed amendment can be deemed consistent with this Relevant Countywide Consideration.

- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The westernmost parcel in the amendment area is located within a SNCC. More specifically, the amendment area does not front the SNCC, but is within 500 feet of the edge of the Corridor. This SNCC (i.e., Keystone Road) has a subclassification of “Residential.”

The intent and purpose of the SNCC designation is to guide the preservation and enhancement of scenic qualities, to ensure the integrity of the Countywide Plan, and to maintain and enhance the traffic operation of these significant roadway corridors in Pinellas County. The classification extends for 500 feet from the edge of the right-of-way.

The principal objectives of SNCC designations are:

- *To preserve and enhance scenic qualities found along these corridors and to foster community awareness of the scenic nature of these corridors;*
- *To encourage superior community design and enhanced landscape treatment, both outside of and within the public right-of-way;*
- *To encourage land uses along these corridors that contribute to an integrated, well planned and visually pleasing development pattern while discouraging the proliferation of commercial, office, industrial or intense residential development beyond areas specifically designated for such uses on the Countywide Plan Map;*
- *To assist in maintaining the traffic operation of roadways within these corridors through land use type and density/intensity controls, and by conformance to access management regulations by selective transit route location, and by the development of integrated and safe pedestrian and bicycle access systems;*
- *To encourage design standards identified within the “Pinellas County Countywide Scenic/Noncommercial Corridor Master Plan” through the adoption of local ordinances and regulations consistent with those standards set forth within the Master Plan.*

The Countywide Rules state that the requested R&S category is not considered compatible with the “Residential” subclassification, unless a specific finding to the contrary is made in accordance with section 6.5.4.1.3 B. In these cases, the PPC and Countywide Planning Authority (CPA) can grant exceptions to the otherwise necessary change to the subclassification that would be needed if the amendment were to be approved. The subclassification that would allow this amendment is “Mixed Use,” however this would not

be an appropriate action in this case along Keystone Road or Lake Tarpon Avenue, so therefore an exception will be considered below.

Section 6.5.4.1.3 B reads as follows:

The PPC and CPA shall have the authority to grant exceptions to the concurrent change to the Corridor Subclassification, as reflected on Submap No. 1, upon approval of an amendment to the Countywide Plan Map adjacent to a SNCC, based upon a finding that:

1. The size and configuration of the amendment is de minimus in relationship to its frontage on the affected Scenic/Noncommercial Corridor; or
2. The size and configuration of the amendment is de minimus in relationship to the length of the affected Scenic/Noncommercial Corridor; or
3. The size and location of the amendment is consistent in relationship to the surrounding existing Countywide Plan Map designations.

The size and shape of the parcel are not relative to this item, as the parcels are removed from the Corridor's frontage and do not appear to impact the Corridor negatively.

Relative to the length of the corridor, the amendment area is insignificant, and again does not front on the SNCC. Therefore, the requested amendment should not cause the Corridor to be changed from its residential character.

Lastly, the use can be considered consistent with the adjacent restaurant use that has been in existence for over 30 years and that has been part of the neighborhood's character. There are uses allowed within the R&S category that could prove incompatible with the residential uses along the Corridor, but the City has placed considerable restrictions on the subject area to ensure that it is only used as a parking facility for the adjacent restaurant.

- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in a CHHA, so those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in, nor does it impact, a designated development or redevelopment area.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to another jurisdiction or to a public educational facility.

Therefore, this request can be considered consistent with these Relevant Countywide Considerations.

Therefore, this request can be considered consistent with these Relevant Countywide Considerations.

Conclusion:

On balance, it can be concluded that the requested amendment from Residential Medium to Retail & Services is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: NOVEMBER 30, 2015

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF NOVEMBER 2, 2015</u>	<u>Approved</u> Motion: Dean Neal Second: Danny Taylor	14-0
II. <u>REVIEW OF PPC AGENDA FOR DECEMBER 9, 2015 MEETING</u> A. <u>Subthreshold Countywide Plan Map Amendments</u> 1. Case CW 15-20 – City of St. Petersburg	<u>Denied</u> (per the request of the submitting city with the anticipation of a forthcoming withdrawal) Motion: Dean Neal Second: Jan Norsoph	15-0
2. Case CW 15-21 – City of St. Petersburg	<u>Approved</u> Motion: Dean Neal Second: Marie Dauphinais	15-0
B. <u>Regular Countywide Plan Map Amendments</u> 1. Case CW 15-22 - Pinellas County	<u>Approved</u> Motion: Dean Neal Second: Marie Dauphinais	16-0
2. Case CW 15-23 – City of Tarpon Springs	<u>Approved</u> Motion: Dean Neal Second: Jan Norsoph	16-0
C. <u>Annexation Report – November 2015</u>	<u>No Action – Information Only</u>	
D. <u>CPA Actions – November 2015</u>	<u>No Action – Information Only</u>	
E. <u>MPO/PPC Emphasis Areas</u>	Whit Blanton presented a PowerPoint on the SPOTLIGHT emphasis areas that arose out of the September Board work session. He discussed timeframes, work products, and public engagement. He further outlined the work plan elements and planning approach for each of the three emphasis areas. There was some discussion and questions were answered. After which, Mr. Blanton expressed a desire to have members of the Planners Advisory Committee on the subcommittees that will be formed to address each of these areas; advising that anyone interested in doing so should follow up with Planning Council staff.	
III. <u>OLD BUSINESS</u>	None	
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> A. 2016 PAC Membership Roster/Election of Officers for 2016 B. Complete Streets Overview (Information Only)	A. Gordon Beardslee nominated Marcie Stenmark for Chairman; seconded by Marie Dauphinais and carried unanimously. Lauren Matzke nominated Valerie Brookens for Vice Chairman; seconded by Marshall Touchton and carried unanimously. B. Chelsea Favaro, of the Metropolitan Planning Organization, presented a PowerPoint overview of the Complete Streets Program. This was followed by a brief	

<p>C. Countywide Plan Follow-Up – Old vs. New Map Categories (Information Only)</p>	<p>question and answer session.</p> <p>C. Linda Fisher presented information on the new Countywide Plan Map categories compared with the old. She distributed a table summarizing the changes and sample application and local government category matrix for future reference. Ms. Fisher explained that the Planning Council would be periodically bringing technical assistance items to the PAC relating to the Countywide Plan and invited any suggested topics that would be of benefit.</p> <p>Gordon Beardslee suggested that a separate form be created for Tier I amendments. PPC staff agreed to explore this option.</p>	
<p>V. <u>ADJOURNMENT</u></p>	<p>The meeting was adjourned at 2:50 p.m.</p>	

Respectfully Submitted,

PAC Chairman

Date

PINELLAS PLANNING COUNCIL
COUNTYWIDE PLAN MAP AMENDMENT - DISCLOSURE OF INTEREST STATEMENT

SUBMITTING LOCAL GOVERNMENT: Tarpon Springs

LOCAL GOVERNMENT CASE NUMBER: APP 15-47

PROPERTY OWNERS/REPRESENTATIVE (include name and address):

Tarpon Turtle, LLC
1513 Lake Tarpon Avenue
Tarpon Springs, FL 34689

AGENT: Todd Pressman
334 East Lake Road, #102
Palm Harbor, FL 34685
727-804-1760

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interests: Contingent ☐ Absolute ☒

Name/Address:

Specific Interest Held:

INDICATION AS TO WHETHER A CONTRACT EXISTS FOR SALE OF SUBJECT PROPERTY, IF SO:

Contract is: Contingent ☐ Absolute ☐

All Parties To Contract:

Name/Address:

INDICATION AS TO WHETHER THERE ARE ANY OPTIONS TO PURCHASE SUBJECT PROPERTY, IF SO:

All Parties To Option:

Name/Address

ANY OTHER PERTINENT INFORMATION WHICH APPLICANT MAY WISH TO SUBMIT PERTAINING TO REQUESTED PLAN MAP AMENDMENT:

PINELLAS PLANNING COUNCIL
APPLICATION FOR COUNTYWIDE PLAN MAP AMENDMENT

Countywide Plan Map Information

1. Current Countywide Plan Category(ies)
2. Proposed Countywide Plan Category(ies)

RM - Residential Medium

CL - Commercial Limited

Local Future Land Use Plan Map Information

1. Requesting Local Government
2. Local Map Amendment Case Number
3. Current Local Land Use Category(ies)
4. Current Local Zoning Designation(s)
5. Proposed Local Land Use Category(ies)
6. Proposed Local Zoning Designation(s)

Tarpon Springs

APP 15-47

RM - Residential Medium

RM - 15 (Residential Multifamily)

CL - Commercial Limited

WD1 - Waterfront Development

Site and Parcel Information

1. Parcel number(s) of area(s) proposed to be amended - Sec/Twp/Rng/Sub/Blk/Lot
(and/or legal description, as necessary)

12/27/15/89982/152/0003 - 0004 and 0007

2. Location/Address

Vacant

3. Acreage

Combined: 36,031 sq ft or .827 +/- acres

4. Existing use(s)

Vacant

5. Existing density and/or floor area ratio

Vacant

6. Proposed use/name of project (if applicable)

Tarpon Turtle

Local Action

1. 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.
November 3, 2015
2. If the local government chooses to submit a development agreement in support of this application, the date the agreement was approved at public hearing by the legislative body. 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 Section 6.1.6 of the Countywide Rules.
November 3, 2015

Other Items to Include

1. Copy of local ordinance.
2. If applicable, a copy of the development agreement approved by the legislative body and executed by the applicant property owner and other private party(ies) to the agreement.
3. PPC Disclosure of Interest Form.
4. Local government staff report.
5. Local plan and zoning maps showing amendment area.
6. If applicable, proposed demarcation line for environmentally sensitive areas.

Forms available online at www.pinellasplanningcouncil.org/amendment.htm

Pinellas Planning Council

December 9, 2015

Case CW 15-23

Submitted by
Tarpon Springs

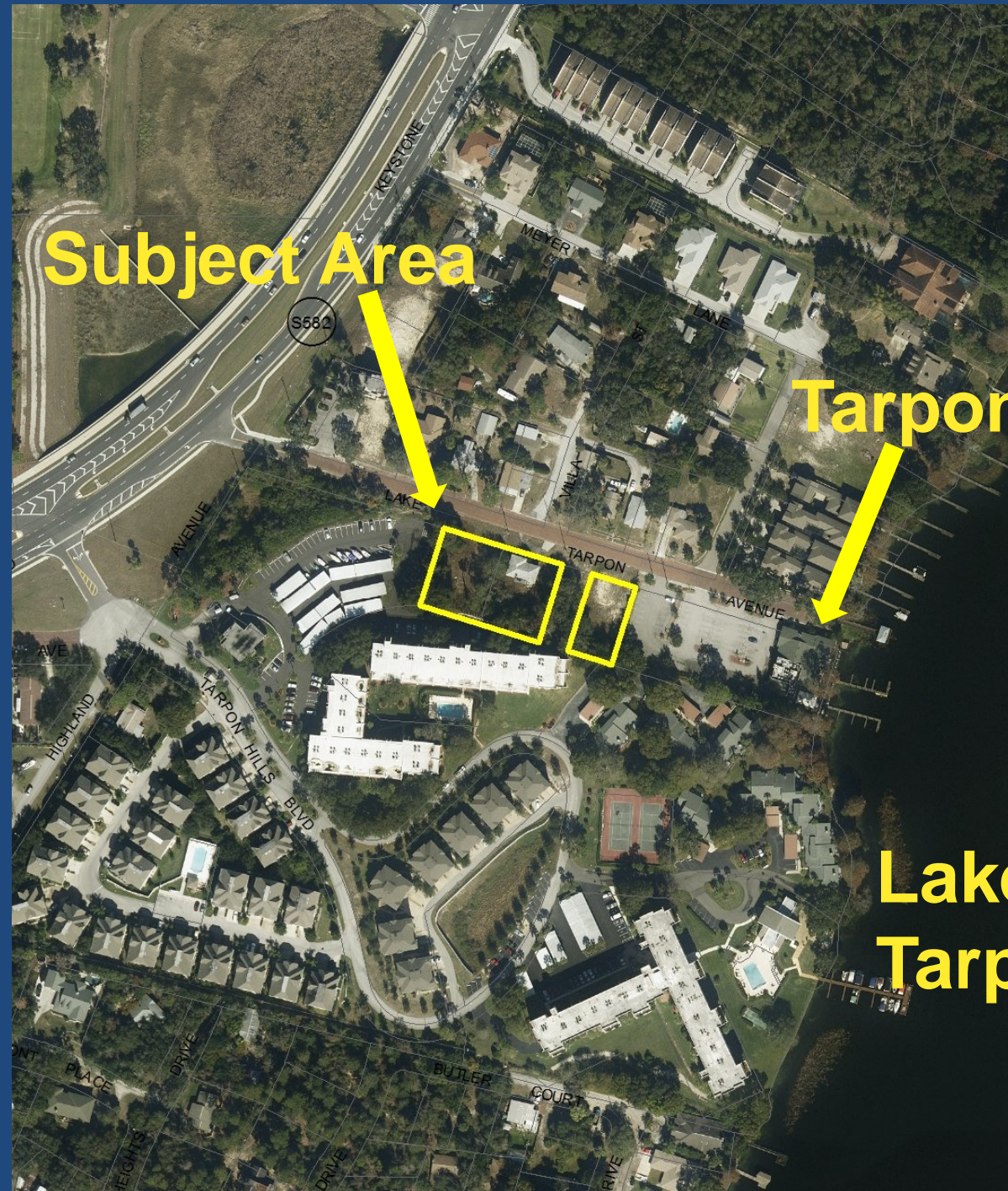




0.8 acres

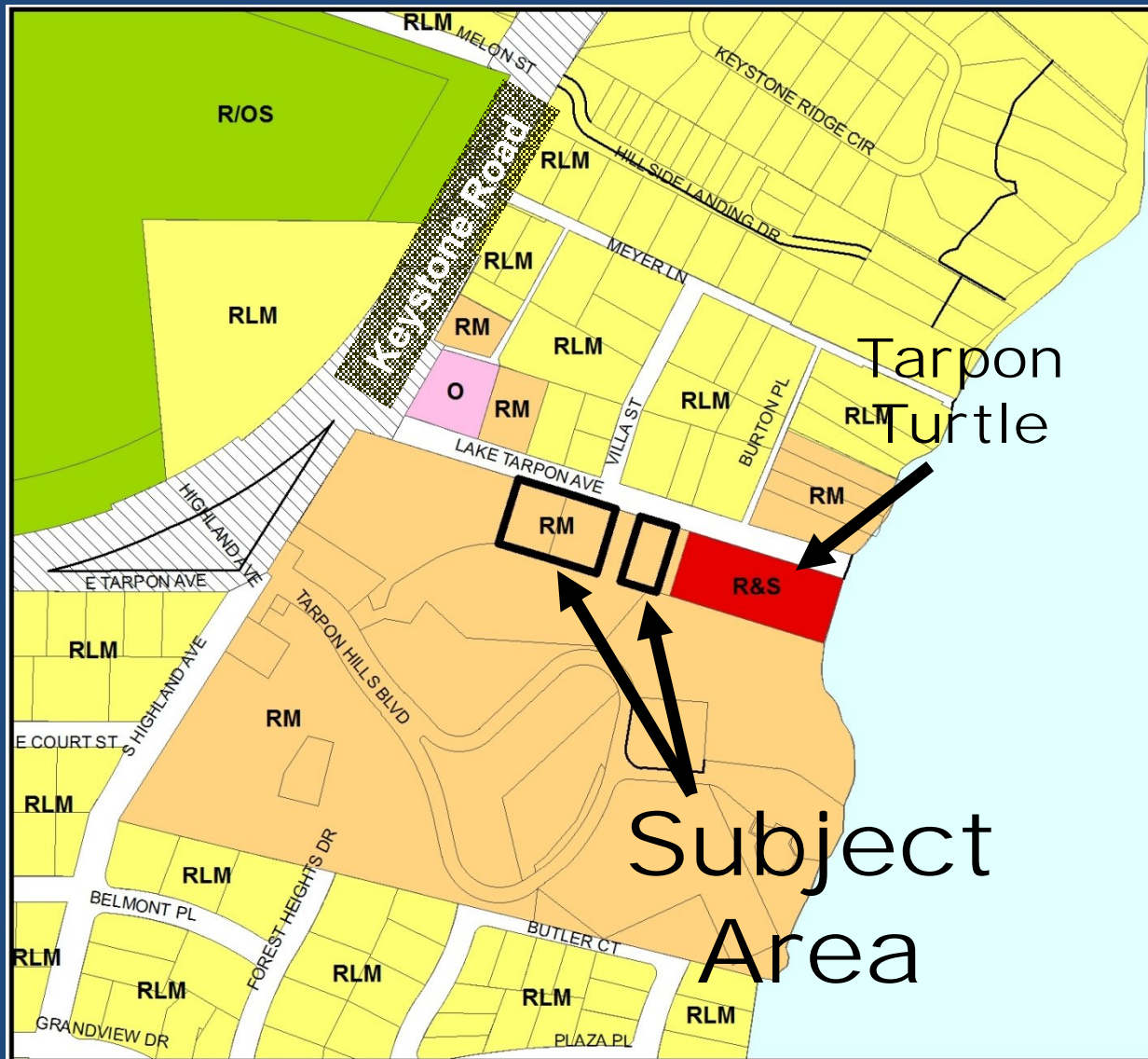
Residential
Medium to
Retail &
Services

Tarpon
Turtle
Parking



Lake
Tarpon

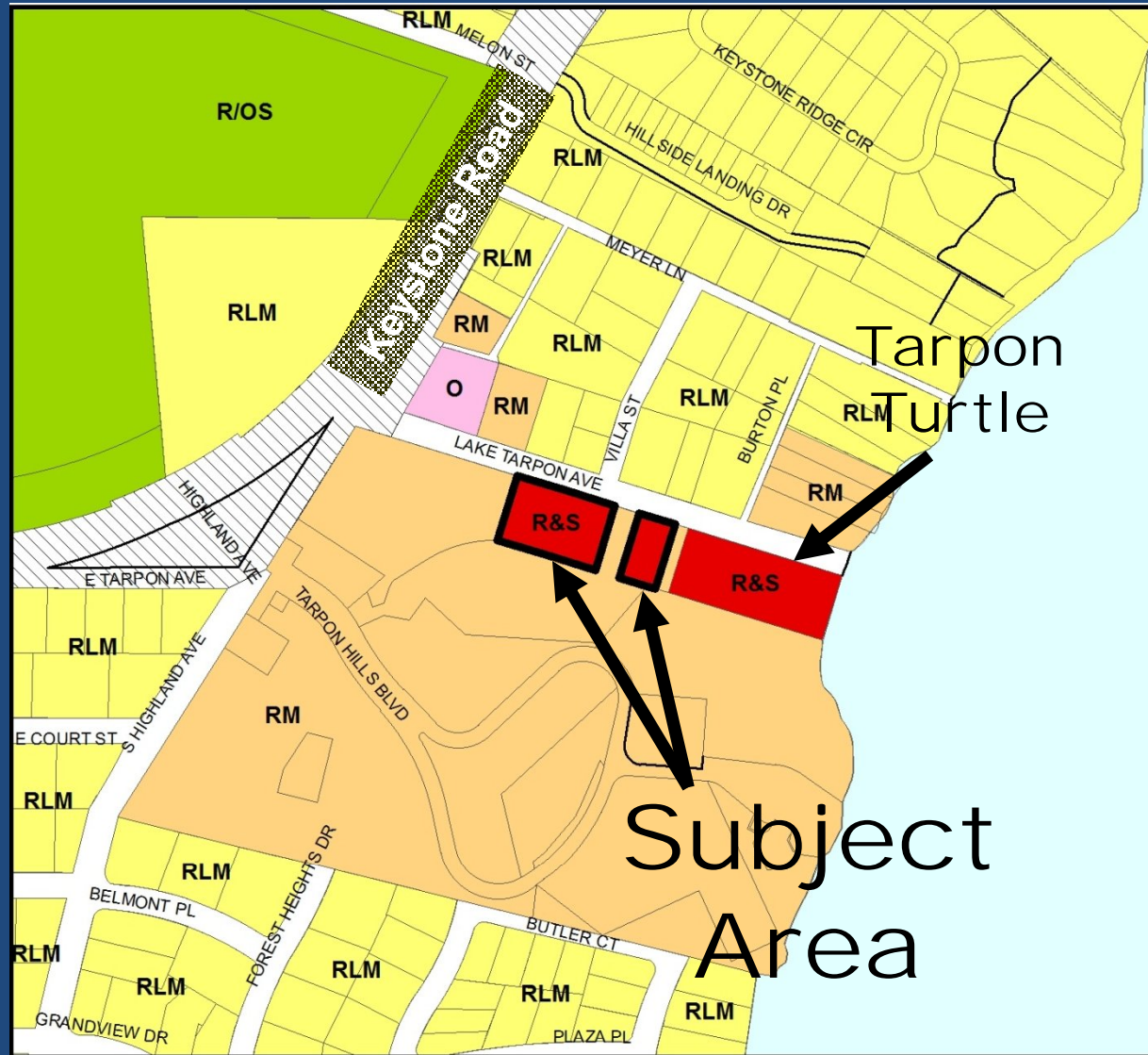




Plan Map Categories

 Residential Low Medium	 Office	 Recreation/Open Space
 Residential Medium	 Retail & Services	 Scenic/Noncommercial Corridor





Plan Map Categories

 Residential Low Medium	 Office	 Recreation/Open Space
 Residential Medium	 Retail & Services	 Scenic/Noncommercial Corridor





Looking east at Tarpon Turtle
parking area

Tarpon Turtle Parking

Subject Area



Easternmost amendment area

Subject Area



Westernmost subject area

Subject Area

**Intervening area
(not part of amendment)**



Westernmost subject area

Subject Area

Single Family



View west towards Keystone Road

Single Family

Subject Area



View east towards Lake Tarpon

Recommendation

Approval to Retail & Services

– Countywide Considerations

- Consistent with criteria for utilization of this category;
- No LOS issue, but still potential increase in trips;
- Consistent with criteria for amendments in the SNCC (as an exception); and
- Will not significantly impact other Countywide Considerations.



Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Pinellas County

Before the undersigned authority personally appeared **Sarah Potts** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: NOTICE OF AMENDMENT** was published in **Tampa Bay Times: 11/21/15** in said newspaper in the issues of **B Pinellas**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as a second class mail matter at the post office in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Sarah Potts

Signature of Affiant

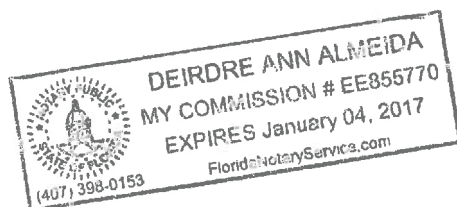
Sworn to and subscribed before me this 11/21/2015.

[Signature]

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



Received

DEC 01 2015

Pinellas Planning
Council

LEGAL NOTICE

**NOTICE OF AMENDMENT OF
COUNTYWIDE PLAN MAP**

The Pinellas Planning Council (PPC) and the Board of County Commissioners acting pursuant to its Countywide Planning Authority (CPA), will conduct public hearings on proposed map amendments to the Countywide Plan Map, pursuant to the Countywide Plan, as amended, and as set forth in the listing below.

The PPC public hearing will be held on Wednesday, December 9, 2015, at 3:00 P.M. or as soon thereafter as the agenda permits.

The CPA public hearing will be held on Tuesday, January 12, 2016, at 9:30 A.M.

Both public hearings will be held in the Board of County Commissioners Assembly Room, 5th Floor, Pinellas County Courthouse, 315 Court St., Clearwater, FL. The PPC will make a recommendation to the CPA on the proposed amendments, or to other plan categories as determined appropriate in accordance with Chapter 2012-245, Laws of Florida, as amended, and the Countywide Plan.

Listing of proposed Countywide Plan Map amendments to be heard by the PPC and CPA:

Case CW 15-20 – Submitted by City of St. Petersburg – 8.3 acres m.o.l.

From: Residential Medium
To: Residential Low Medium
Location: A portion of the Allendale neighborhood generally bounded by 38th Avenue North, Dr. Martin Luther King Jr. Street North, Foster Hill Drive North and Haines Road North

The current Residential Medium category is used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre. The proposed Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre.

Case CW 15-21 – Submitted by City of St. Petersburg – 2.9 acres m.o.l.

From: Residential Low Medium
To: Residential Medium
Location: A portion of the Allendale neighborhood generally bounded by 42nd Avenue North, 12th Street North, Haines Road North, and 15th Street North.

The current Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre. The proposed Residential Medium category is used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre.

Case CW 15-22 – Submitted by Pinellas County – 5.7 acres m.o.l.

From: Resort
To: Retail & Services
Location: 15151 113th Avenue North

The current Resort category is intended to depict areas developed, or appropriate to be developed, in high-density residential and resort use; and to recognize such areas as well-suited for the combination of residential and temporary lodging use consistent with their location, surrounding uses, transportation facilities, and natural resources of such areas. The proposed Retail & Services category is used to depict areas 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.

Case CW 15-23 – Submitted by City of Tarpon Springs – 0.8 acres m.o.l.

From: Residential Medium
To: Retail & Services
Location: South side of Lake Tarpon Avenue, west of 1513 Lake Tarpon Avenue

The current Residential Medium category is used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre. The proposed Retail & Services category is used to depict areas 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 details of the proposed amendments are available at the office of the PPC, 310 Court St., 2nd Floor, Clearwater, FL, 33756-5137. In addition, you may call the PPC at (727) 464-8250 or email your questions to mcrawford@pinellascounty.org. Interested parties are invited to attend the hearings to present facts or express views on the cases outlined in this advertisement.

The public is hereby advised that the effect of any proposed amendment may significantly impact the type and intensity of use of the subject property and may be of interest to neighboring property owners. The PPC will make an advisory recommendation to the CPA for approval, approval with modification or conditions, denial, denial with alternative recommendations, or continuance of the items. The recommendation by the PPC and the action of the CPA may amend the Countywide Plan Map from the existing plan category to the proposed plan category as referenced above for the amendment, or to another plan category as may be determined appropriate based on the public hearings and consistent with the Countywide Plan and procedures related thereto.

