

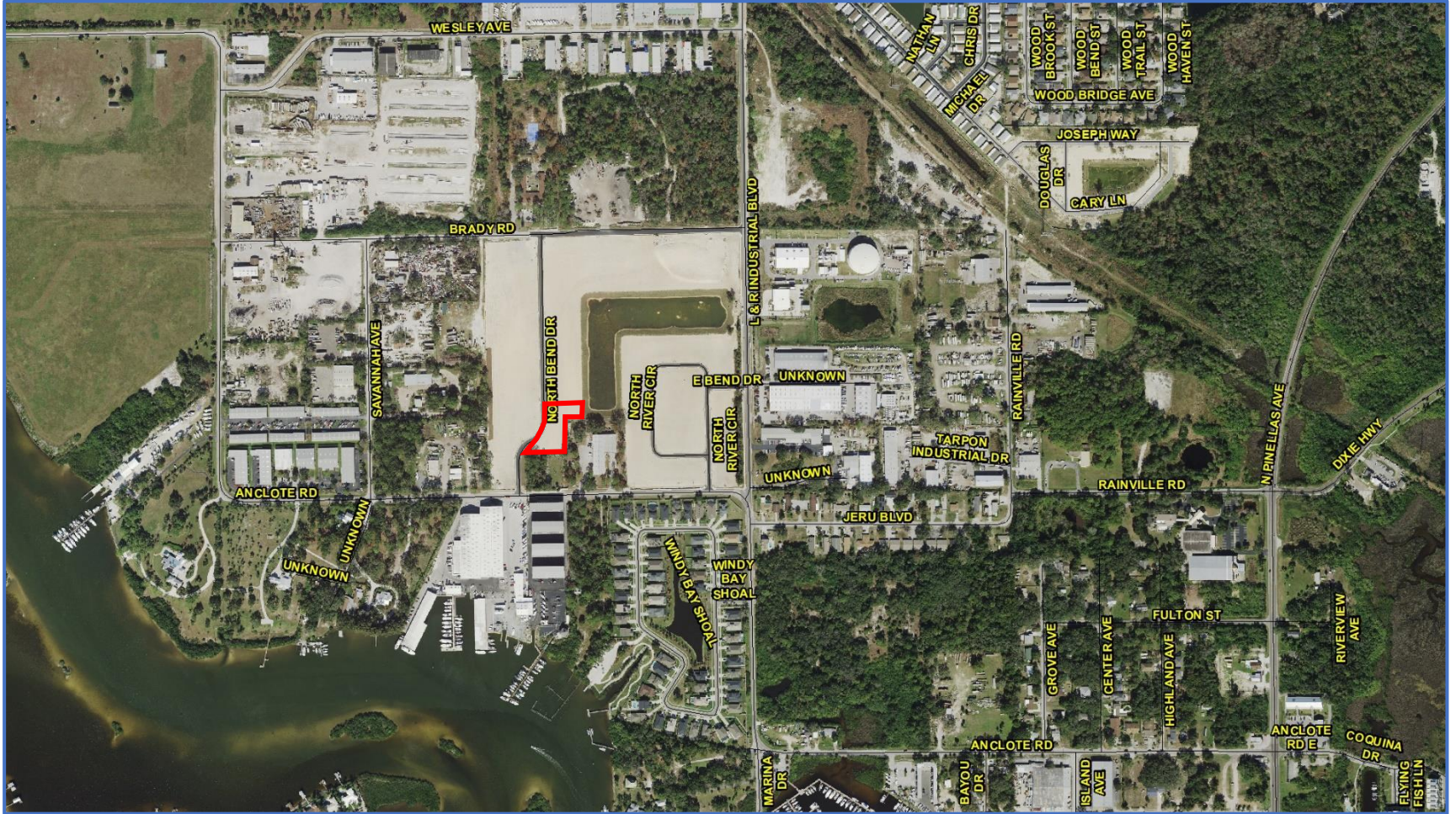
JESSICA RYAN DUBBERLY – CONDITIONAL USE #21-84

Planning and Zoning Board – July 19, 2021

Board of Commissioners – July 27, 2021



LOCATION & CONTEXT



SUMMARY OF REQUEST

- **#21-84** – Conditional Use
 - Property Size: 0.95 acres
 - Current Land Use: Industrial Limited
 - Current Zoning: Industrial Planned Development
 - Current Use of Property: Vacant
 - Proposed Use of Property: Gymnastics Training Facility
- **Applicant:** Jessica Ryan Dubberly



LOCATION & CONTEXT



REVIEW CRITERIA – CONDITIONAL USE

- 1) **Conformance with the Land Development Code.** A Planned Development and plat have already been approved for this property. The property will be developed in accordance with the approved Site Plan.
- 2) **The proposed use is appropriate to the property in question and compatible with the area.** The proposed use will be located in a warehouse-style building and will be compatible with the diverse mix of businesses being recruited in the River Bend Business Park such as light industrial, light manufacturing and warehouse uses. A “health club” or “tennis/racquet club,” both allowed in the IPD district, are typical in business park settings. This training facility is expected to operate similarly to those but in a more structured environment with greater predictability of traffic and activity. The property can accommodate all needed parking and the use will be operated entirely inside the building, thereby avoiding any negative impacts to the operation of the remainder of the business park.

REVIEW CRITERIA – CONDITIONAL USE

- 3) **The use is consistent with the Comprehensive Plan.** The use is consistent with the City’s Comprehensive Plan.
- 4) **The use will not adversely impact historical or environmental resources.** The property is not located in the City’s Historic District or in an environmentally sensitive area.
- 5) **The use will not adversely affect adjoining property values.** The use is a welcome addition to the diverse uses in this business park and is expected to help maintain property values.
- 6) **The use will not adversely impact nor exceed the City’s capacity to serve with public facilities.** The property is served with public facilities and this project will not negatively affect the City’s ability to continue to provide those services.
- 7) **The use shall provide for efficient and orderly development.** The proposed project is appropriate for and enhances the City’s employment-based IPD zoning by providing a professionally staff facility in a business park setting. It will promote appropriate growth patterns and the ability of the City to provide public facilities.



PRELIMINARY STAFF RECOMMENDATION

#21-84 – *Approval* of Resolution 2021-41 granting conditional use approval for operation of a gymnastics training facility in the Industrial Planned Development zoning district

Public Notice Provided – No responses were received.

PLANNING AND ZONING BOARD RECOMMENDATION

#21-84 – The Planning and Zoning Board heard this item at their regular meeting of July 19, 2021 and unanimously recommended ***approval*** of Resolution 2021-41 granting conditional use approval for operation of a gymnastics training facility in the Industrial Planned Development zoning district. There was no public comment.





**CITY OF TARPON SPRINGS
 PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
 JULY 19, 2021 / JULY 27, 2021**

STAFF REPORT, July 20, 2021

Application No. / Project Title: 21-84 / Jessica Ryan Dubberly
Staff: Patricia L. McNeese, AICP, Principal Planner
Applicant / Owner: Jessica Ryan Dubberly / Anclote 35, LLC
Agent: Wyatt Wikle
Property Size: 0.95 acres
Current Zoning: Industrial Planned Development (IPD)
Current Land Use: Industrial Limited (IL)
Location / Parcel ID: Lot 11, Block 2, River Bend Village / 12-27-15-75760-002-0110

BACKGROUND SUMMARY:

The applicant is seeking conditional use approval to operate a gymnastics training facility in the Industrial Planned Development (IPD) zoning district and the Industrial Limited (IL) Future Land Use Map (FLUM) category. The property has received Site Plan approval and has been platted. The request is associated only with the use itself. The IPD district allows health clubs by right but also identifies tennis / racquet clubs as conditional use. Although this use does not exactly fit either of those categories, staff has taken the conservative approach of providing the conditional use process for this project to ensure that any concerns are addressed.

PRELIMINARY STAFF RECOMMENDATION:

Staff is recommending **approval** of Resolution 2021-41.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board heard this item at their regular meeting of July 19, 2021 and voted unanimously to recommend approval. There was no public comment on the item.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant
Site Features:	Building pad, utilities and roadway access available
Vehicle Access:	Property is accessed from North Bend Drive



SURROUNDING ZONING & LAND USE:

	Zoning (Existing Use):	Land Use:
North:	IPD (vacant)	Industrial Limited
South:	WD-1 (vacant)	Industrial Limited
	E-1 (vacant, light manufacturing)	Employment (Pinellas County)
East:	IPD (stormwater pond)	Industrial Limited
West:	IPD (vacant)	Industrial Limited

PLANNING CONSIDERATIONS:

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

1. The use is not specifically listed in the IPD zoning district but is considered to be similar in nature to health club or tennis/racquet club, uses listed in the district.
2. The use is a training facility in a warehouse-type building and is not open for use by the general public.
3. The use is located in the River Bend Business Park which is designed for low-impact industrial uses, light manufacturing, and warehousing. The use is compatible with the business park.

REVIEW STANDARDS / STAFF ANALYSIS – CONDITIONAL USE

Pursuant to Section 209.01, Standards for Review of Conditional Uses, of the Tarpon Springs Land Development Code (LDC), no conditional use shall be recommended for approval or receive a final action of approval unless a positive finding, based upon substantial competent evidence either presented at a public hearing held by the Board or reviewed personally by the Board members, is made on each of the following standards:

1. Conformance with the requirements of the Land Development Code.

Analysis: The property will be built in accordance with the approved Site Plan for this planned development. The proposed use meets the Land Development Code requirements for access, parking, and other attributes.



2. The use to which the property may be put is appropriate to the property in question and is compatible with existing and planned uses in the area.

Analysis: The IPD district allows health clubs as a permitted use by right and it allows tennis or racquet clubs as a conditional use. The applicant has provided a narrative description of the characteristics and operation of the use. The use will be located in a warehouse-style building in a business-park setting. Health clubs and similar uses, often open to the general public or membership, are typically located in warehouse-style buildings. The proposed use is a training facility tailored to a specific clientele. The proposed impacts to surrounding properties are actually expected to be less than that of a typical health club since the use will be operated in a structured environment of classes and events providing more control and predictability of site traffic. Parking can be accommodated completely on site. As the use is taking place completely inside the building in a business park setting, there will be no noticeable impacts to the area in terms of noise, light, etc. The use is judged to be compatible with the surrounding area.

3. The conditional use is consistent with the goals, objectives and policies of all Elements of the City Comprehensive Plan.

Analysis: The conditional use is consistent with the goals, objectives, and policies of all elements of the City's Comprehensive Plan.

4. The conditional use will not result in significant adverse impacts to the environment or historical resources.

Analysis: The property is not in the City's Historic District and is not on an environmentally sensitive site.

5. The conditional use will not adversely affect adjoining property values.

Analysis: The use is appropriate in the business park setting. The warehouse-style building will be able to accommodate uses appropriate to the IPD district should this use be discontinued in the future. The use should maintain property values as a welcome addition to the mix of businesses in this planned development.

6. The conditional use will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide available public facilities, including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.



Analysis: The property is already served by the City. The development will not require the extension of new public services to the site and will not adversely affect the ability of the City to provide adequate public facilities.

7. The conditional use shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.

Analysis: This use is appropriate for and enhances the City's employment-based IPD zoning by providing a professionally staffed facility without undue introduction of impacts to the surrounding area or environment. It adds to the diverse mix of employment uses being recruited at this business park. It will promote appropriate growth patterns and the ability of the City to provide public facilities.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project on July 1, 2021 for completeness and conformance to the Comprehensive Zoning and Land Development Code and 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. Staff has not received any responses to these notices.

ATTACHMENTS:

1. Slide Presentation
2. Applicant's Narrative
3. Site Layout
4. Resolution 2021-41



2140 Range Road Unit G
Clearwater, FL 33765
(727) 447-2108

July 9, 2021

City of Tarpon Springs Board of Commissioners
Attn :: Planning & Zoning Department
324 E. Pine Street
Tarpon Springs, FL 34689

Dear Board of Commissioners,

Apollo School of Gymnastics has been a positive impact on the families of Pinellas County for the past 45 years. As the owner of Apollo I take the responsibility of continuing the tradition of teaching children the joys of gymnastics and learning through movement with a sense of importance to our future generations. In order to secure the future of Apollo I am looking for its forever home. Tarpon Springs is the ideal location for Apollo's permanent location. The purchase of a property in Tarpon Springs will guarantee Apollo's continued positive impact on the youth of Pinellas County as well as help support the local economic growth of the surrounding business and community.

In addition to being the longest running gymnastics facility servicing our county we share our positive approach to learning and physical activity through strong business relationships. We support local schools by giving many gift certificates for use as fundraiser items, teach and perform at local schools and community events, and offer gymnastics scholarships. In addition, Apollo helps support local business growth. Many of our parents service local shops and businesses while their children are attending classes at Apollo. By offering a safe and positive outlet for children parents can confidently experience the local shops and businesses.

Apollo is economically positive for our community through its employment of local residents, the purchase of local goods and services in the community and by generating additional customers to support other local businesses.

- Apollo employs twenty-five people in our community.
- Apollo generates over \$839,000 in revenue annually.
- Apollo spends over \$500,000 annually on salaries, goods and services in our community.
- Apollo serves 600 families each year.
- Apollo serves 700 school children each year through gymnastics classes, camps, and special events.

We were asked by City staff to provide an operational overview of the proposed facility.

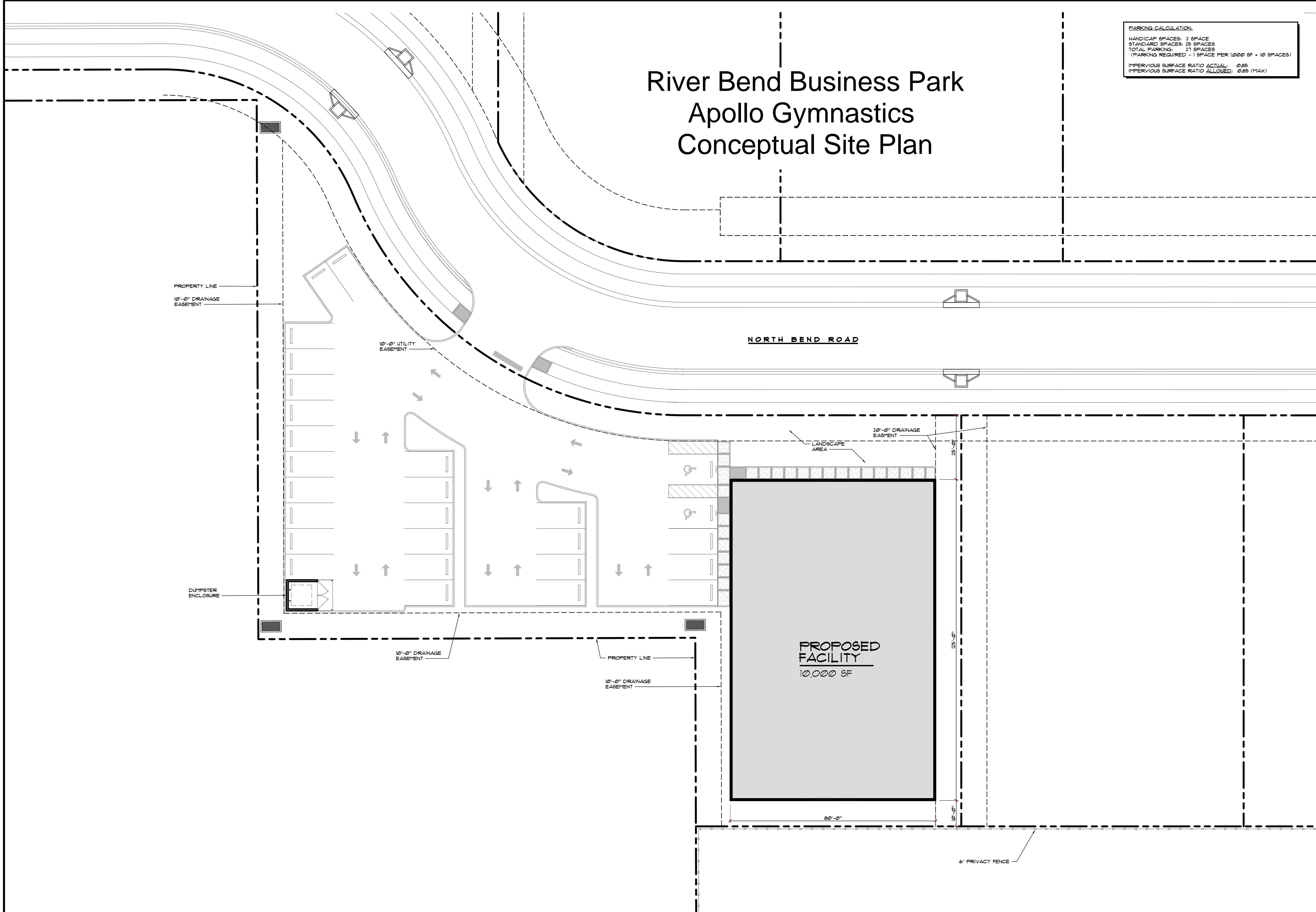
The proposed building is planned to be approximately 10,000 SF with a small amount of office for administration and the balance being open area similar to that of a warehouse. This will allow for any future use of the building to be easily adapted to most uses allowed within the current zoning. Water and sanitary sewer utilization will be minimal as the building is planned to have four bathrooms, one breakroom with a sink and possibly some ancillary plumbing fixtures (i.e. mop sink and hose bib). Daily traffic is Monday through Saturday mostly by students attending classes or from parents bringing students or dropping off. Peak hour trip generation is estimated to be 34 trips for this facility. The conceptual site plan includes 28 parking spaces to accommodate parking during events or competitions when extra parking may be needed.

In times of life changing stressors Apollo has always been a safe and positive environment for the children. We are grateful for the opportunity to become a business in Tarpon Springs and are looking forward to positively influencing the local community and sharing our commitment to positive and encouraging learning with our philosophy of "Teaching the Confidence to Achieve".

Jessica Dubberly
Owner
Apollo School of Gymnastics
727-447-2108

River Bend Business Park Apollo Gymnastics Conceptual Site Plan

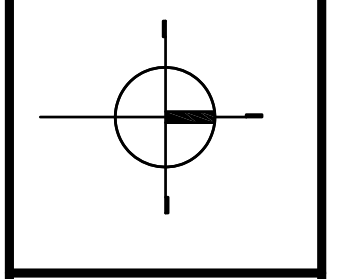
PARKING CALCULATION:
 HANDICAP SPACES: 2 SPACES
 STANDARD SPACES: 19 SPACES
 TOTAL PARKING: 21 SPACES
 (PARKING REQUIRED - 1 SPACE PER 1,000 SF + 10 SPACES)
 IMPERVIOUS SURFACE RATIO ACTUAL: 0.25
 IMPERVIOUS SURFACE RATIO ALLOWED: 0.25 (MAX)



REVISIONS	BY

OLIVERI ARCHITECTS
 AIA 0002921
 Member of the American Institute of Architects
 2200 S.W. 12th St., Suite 400
 Ft. Lauderdale, FL 33304
 Phone: 754.781.7025 • Fax: 754.781.0624
 www.oliveriarchitects.com

© 2021 OLIVERI ARCHITECTS
 ALL INFORMATION CONTAINED
 IN THIS DRAWING IS THE
 SOLE PROPERTY OF
 OLIVERI ARCHITECTS.
 ALL RIGHTS RESERVED.



**CONCEPT SITE PLAN
 SCHEME 'B'**

New Building
APOLLO GYMNASTICS
 RIVERBEND BUSINESS PARK (LOT 11)
 North Bend Drive
 Tarpon Springs, FL

Date: 06.29.21
 Scale: AS NOTED
 Project Mgr: DM
 Drawn: DM
 Job: 21-118
 Sheet

AS1

RESOLUTION NO. 2021-41

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #21-84 REQUESTING A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A GYMNASTICS TRAINING FACILITY ON LOT 11, BLOCK 2, RIVER BEND VILLAGE LOCATED ON THE EAST SIDE OF NORTH BEND DRIVE BETWEEN ANCLOTE ROAD AND BRADY ROAD, IN THE INDUSTRIAL PLANNED DEVELOPMENT (IPD) ZONING DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for a Conditional Use to allow for operation of a gymnastics training facility in the Industrial Planned Development (IPD) zoning district; and,

WHEREAS, Section 78.09 of the Comprehensive Zoning and Land Development Code is silent regarding the proposed use but requires conditional use approval for “tennis or racquet club,” a similar use; and,

WHEREAS, the Planning and Zoning Director has processed this as a conditional use request due to the similarity in use characteristics to “tennis or racquet club,” an allowable conditional use in the IPD zoning district; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of July 19, 2021 and recommended approval; and,

WHEREAS, the Board of Commissioners must approve, deny or approve subject to conditions, each application for conditional use approval; and,

WHEREAS, written legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

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

SECTION 1: FINDINGS

Application #21-84 meets the criteria for approving a Conditional Use as set forth in Section 209.01 of the Land Development Code.

SECTION 2: CONDITIONAL USE APPROVAL

Application #21-84 under Resolution 2021-41, requesting Conditional Use approval to allow establishment of a gymnastics training facility at Lot 11, Block 2, River Bend Village Subdivision in the Industrial Planned Development zoning district is approved.

SECTION 3: EFFECTIVE DATE

This Resolution shall be effective upon adoption.