

# Countywide Planning Authority Countywide Plan Map Amendment

Case CW 24-05 – Tarpon Springs

April 9, 2024

# Local Government Request

## **Subject Property**

- 0.88-acre
- 1201 Gulf Road

## **Existing Countywide Plan Map Category (future land use)**

- Retail & Services

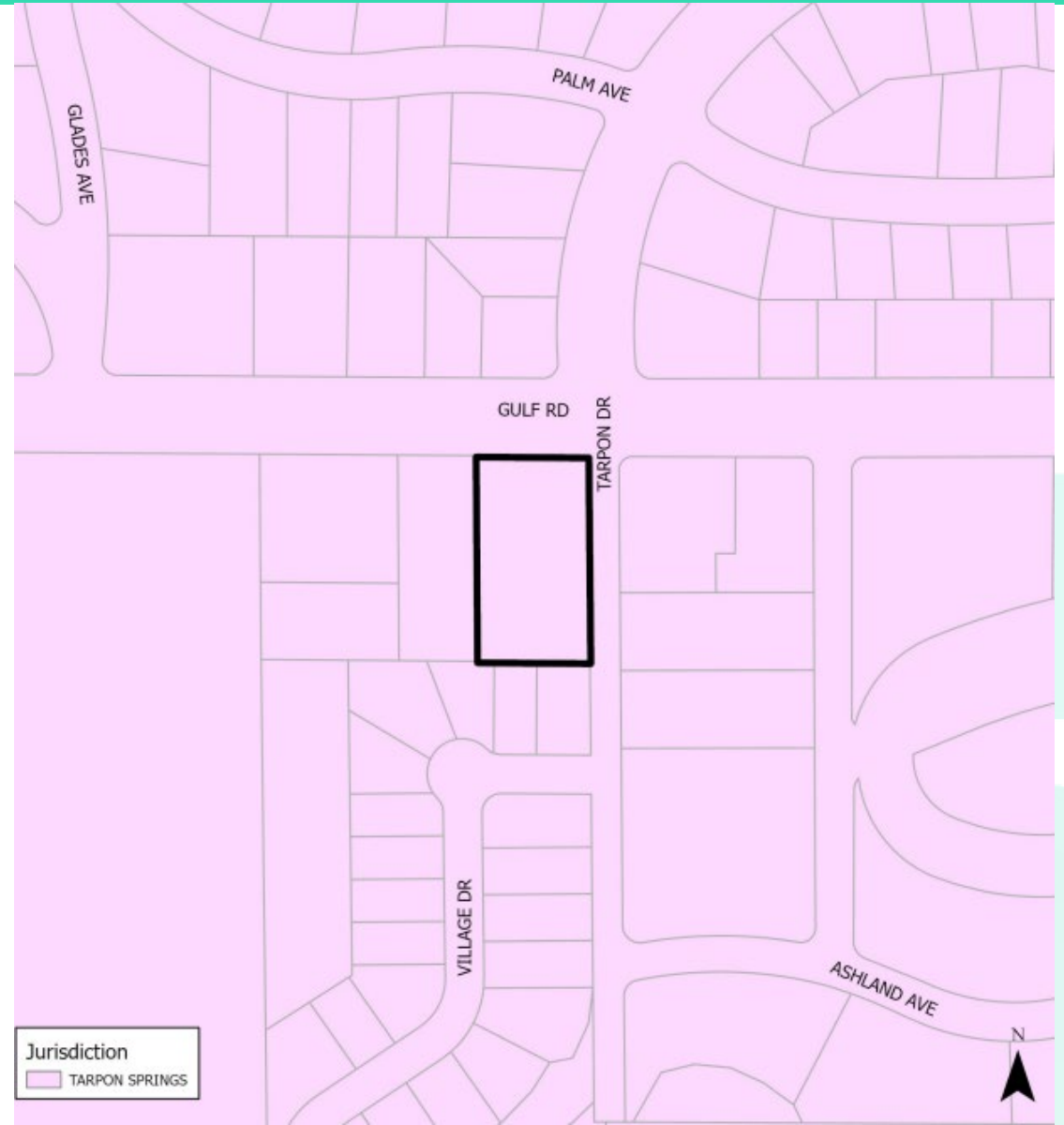
## **Proposed Countywide Plan Map Category (future land use)**

- Public/Semi-Public

**Existing Use(s):** Vacant

**Proposed Use(s):** New fire station

# Location

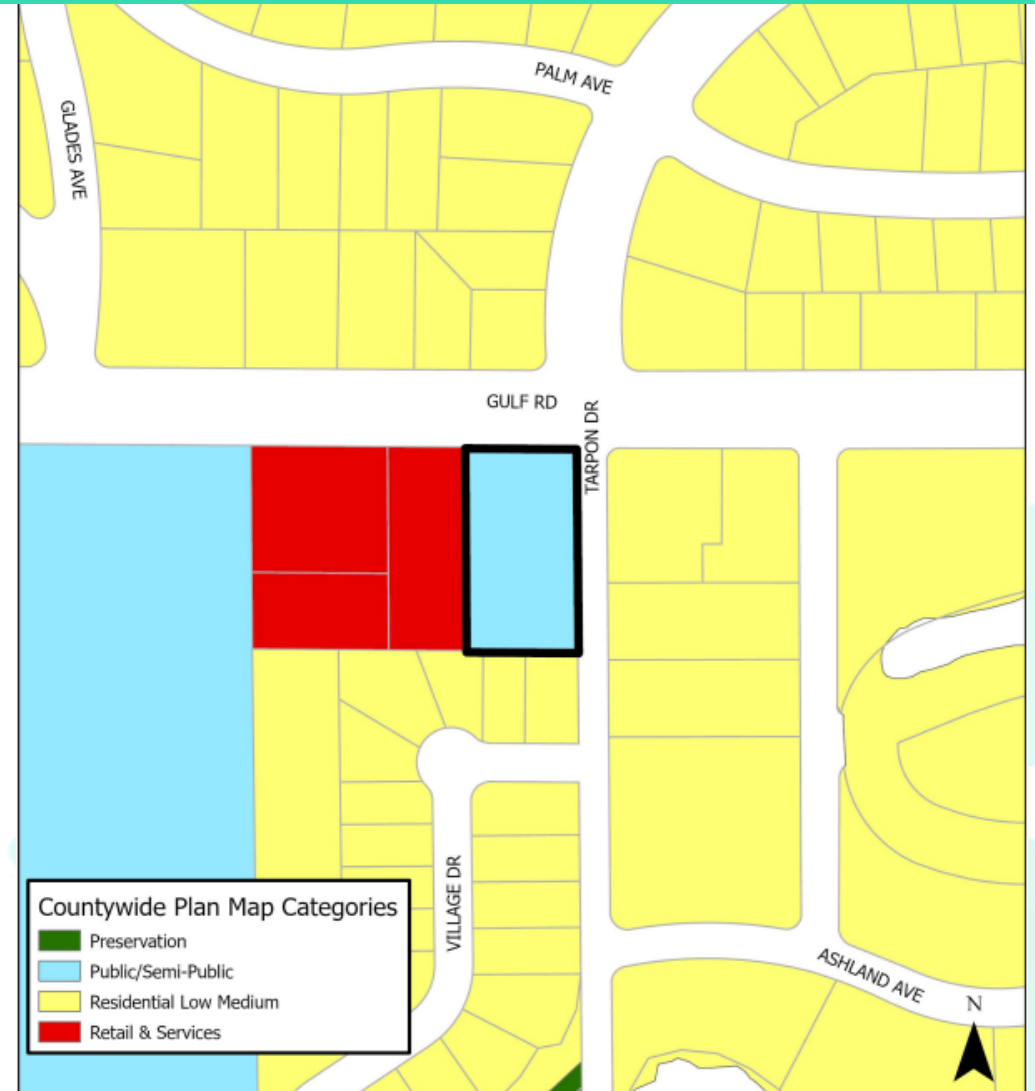
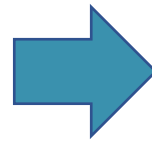
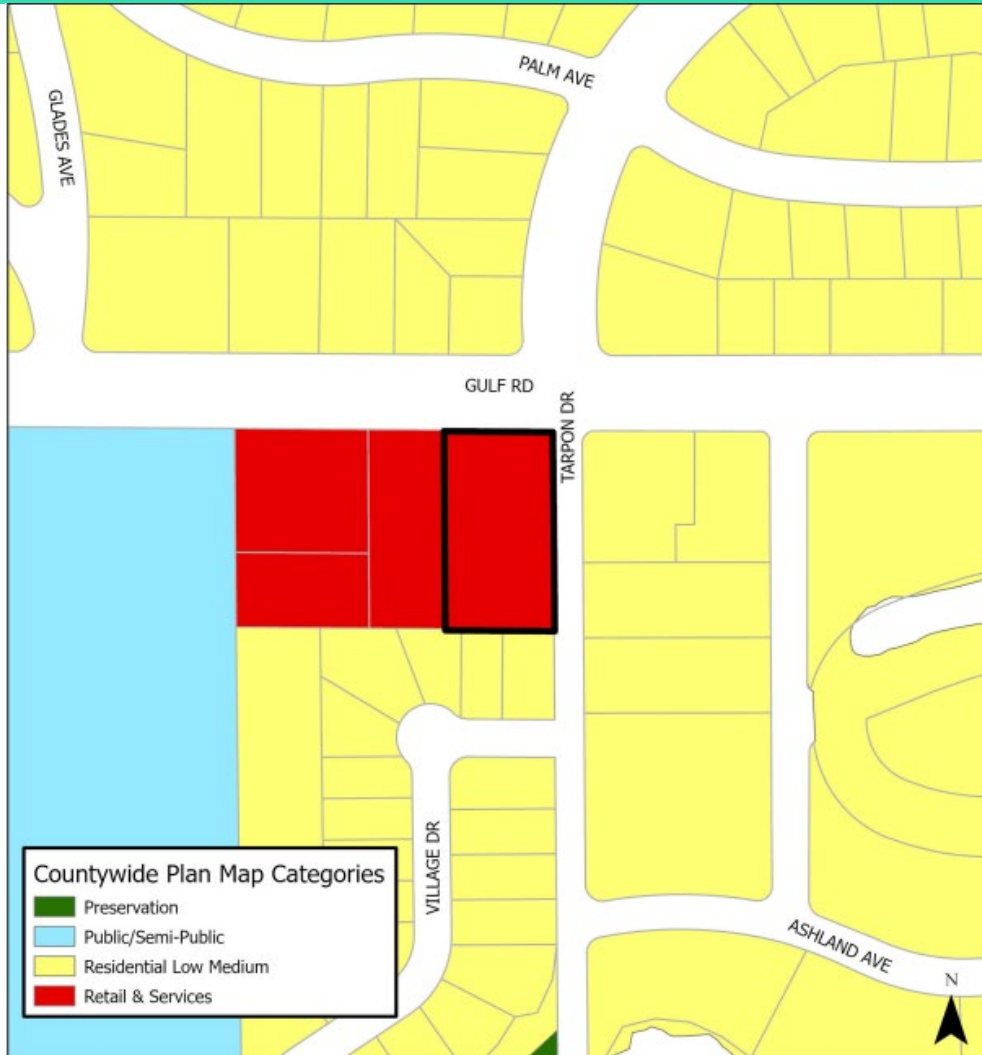


# Surrounding Uses





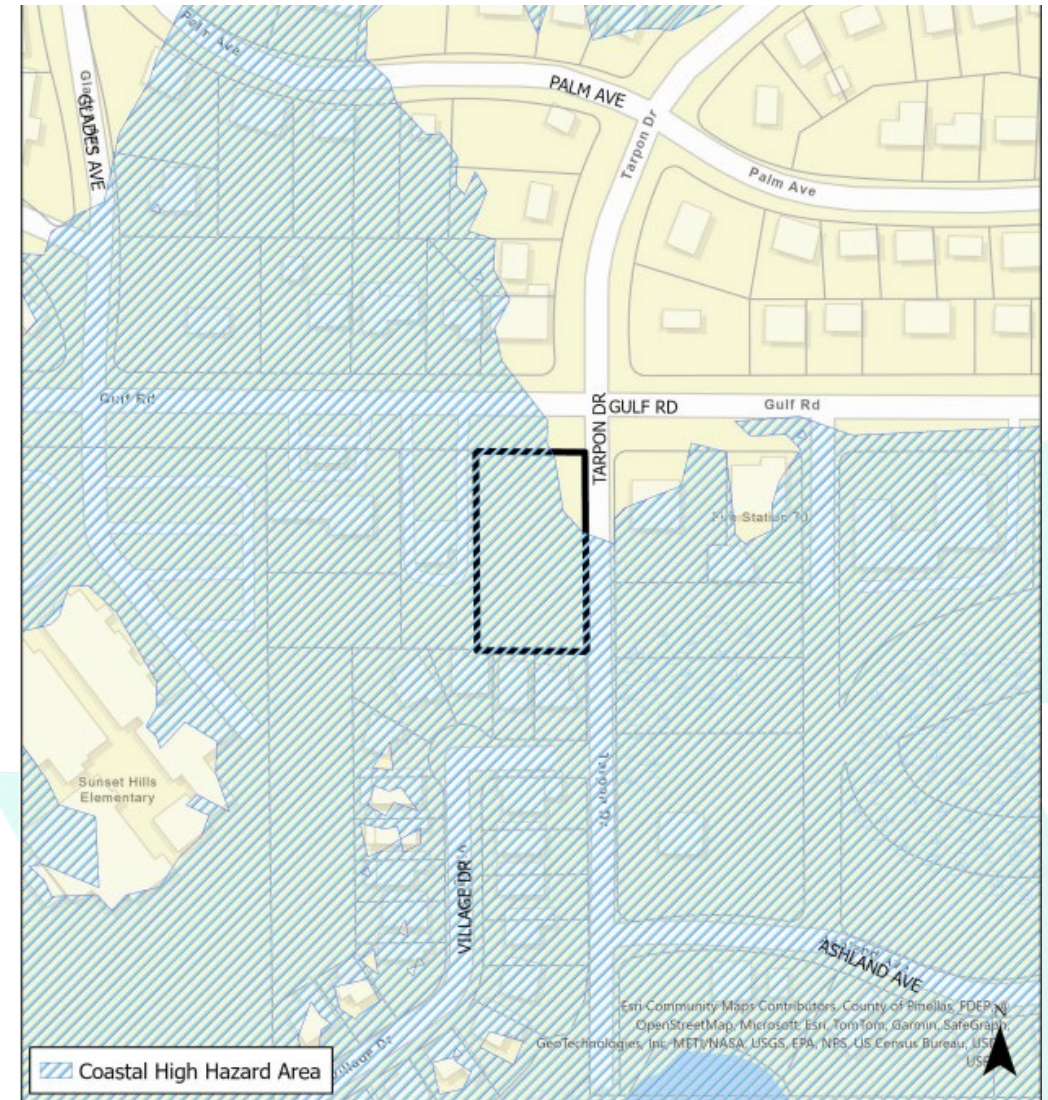
# Countywide Plan Map Designation



# Coastal High Hazard Area (CHHA)

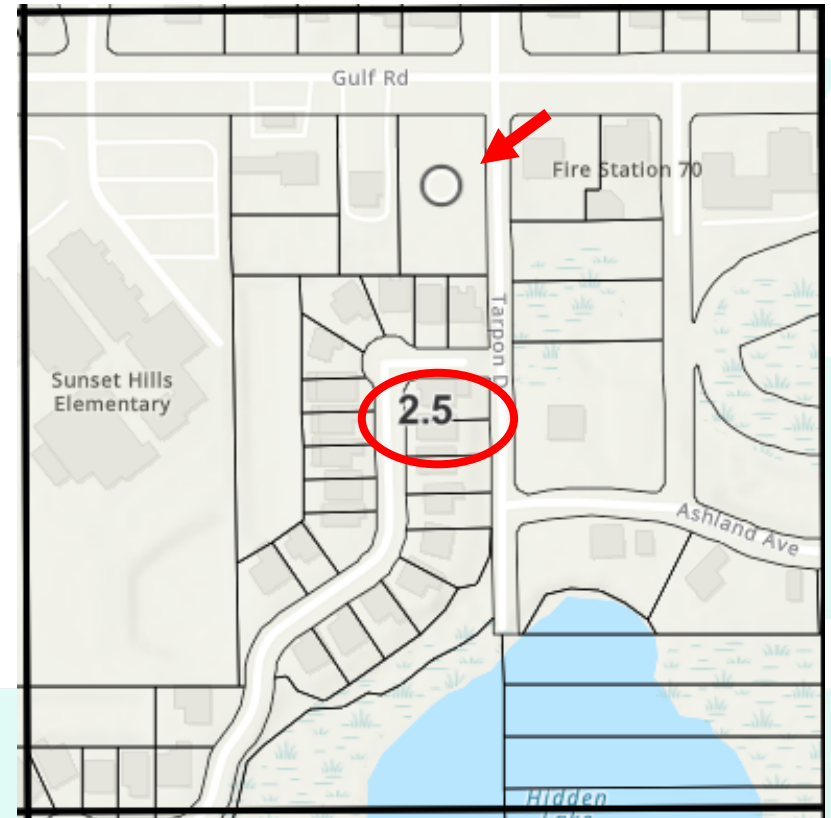
- Subject property is within the Coastal High Hazard Area (CHHA)
- Proposed amendment to Public/Semi-Public will result in a reduction in the maximum allowable residential density
- Proposed fire station use will enhance the emergency response capacity in this predominately residential area of the city

	Current Countywide Plan Map Category: Retail & Services	Proposed Countywide Plan Map Category: Public/Semi-Public
Max. Density:	24 units per acre	12.5 units per acre



# Transportation Analysis

- Multimodal Accessibility (MAX) Index score for the subject property's grid cell is 2.5, which is below the countywide average score of 9.7
- However, the Countywide Rules allow for the consideration of other factors when determining if the requested amendment meets the relevant Countywide Considerations
- City of Tarpon Springs has cited the Sunset Connector Transportation Alternatives project as a mitigating improvement
- Transportation Alternatives application is the #4 project on the Pinellas County Metropolitan Planning Organization's (MPO) 2023 Unfunded Transportation Alternatives Program Priority List





# City of Tarpon Springs Sunset Connector

- **Sunset Connector Trail Project**
  - First step in the project development process - design and construction funding will be programmed as funds become available from the Florida Department of Transportation
- Project would develop a separated trail for pedestrians and cyclists along a series of roadways in the western portion of the city
- Trail will increase connectivity to local schools, beaches and neighborhoods





# Recommendation

## **Proposed Countywide Plan Map Amendment Findings**

- Public/Semi-Public category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category
- Property is located in the Coastal High Hazard Area; however, the requested amendment would lower the maximum residential density
- Proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

**Staff finds the proposed amendment consistent with the Relevant Countywide Considerations and recommends approval**

**Planners Advisory Committee and the Forward Pinellas Board recommends approval**