

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

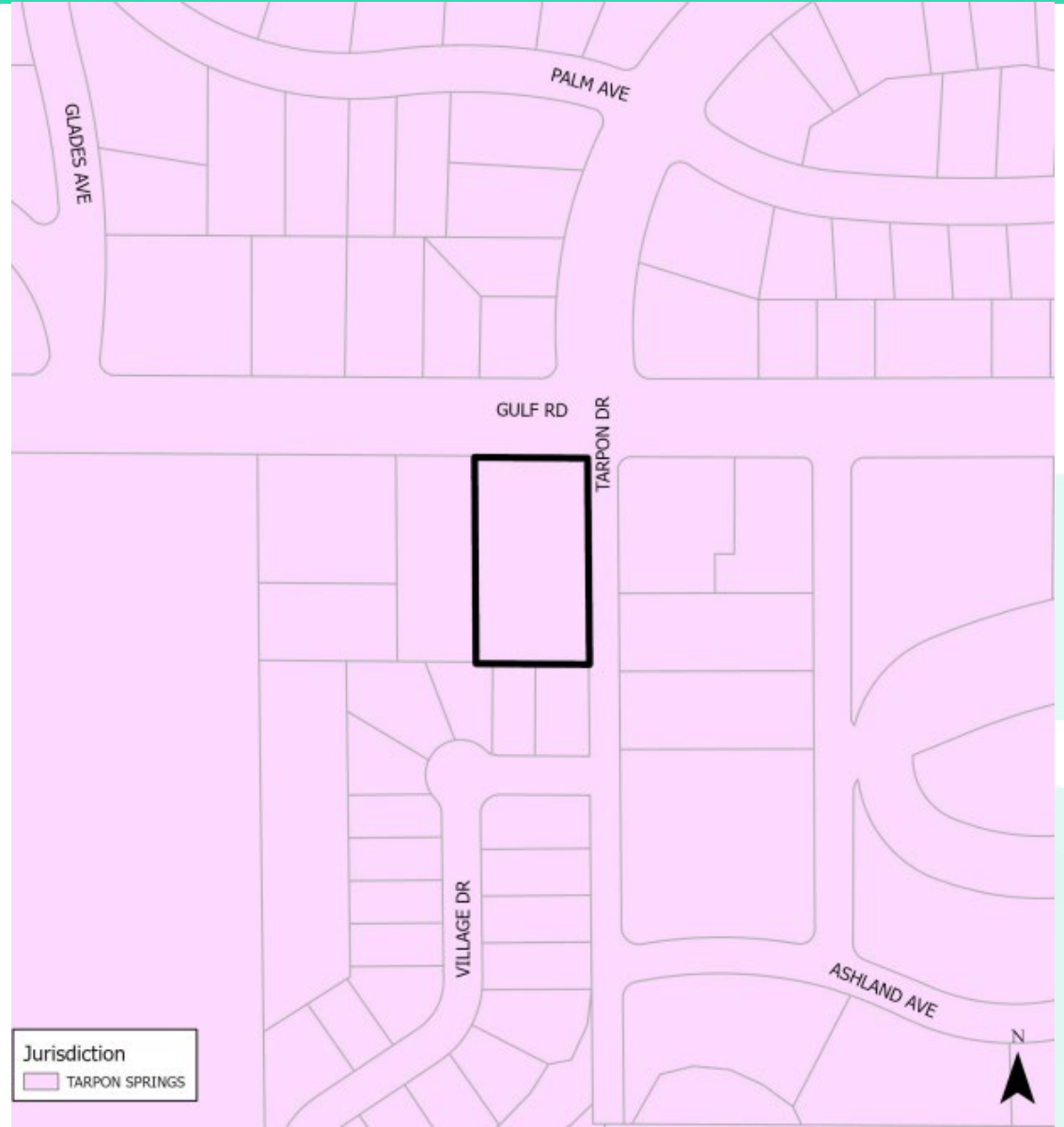
Proposed Countywide Plan Map Category (future land use)

- Public/Semi-Public

Existing Use(s): Vacant

Proposed Use(s): New fire station

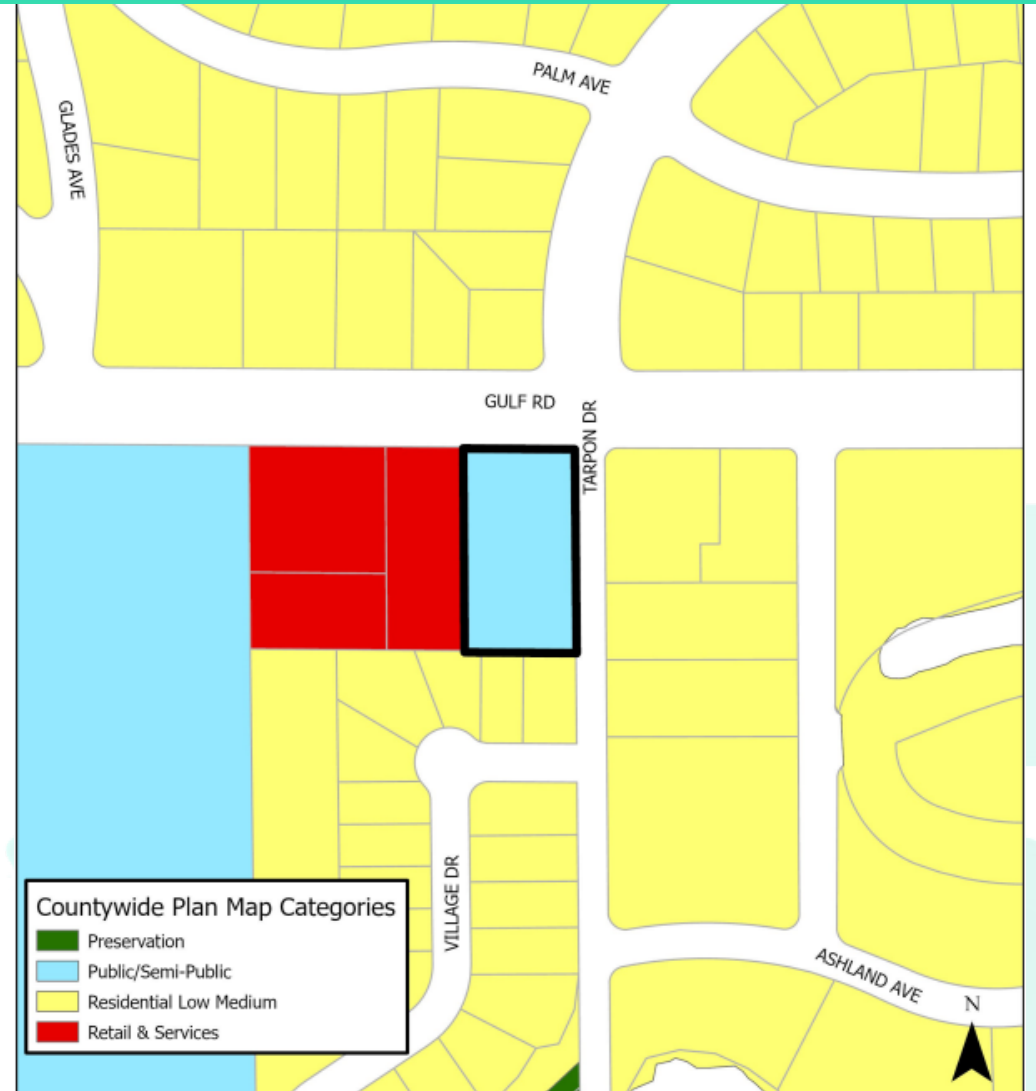
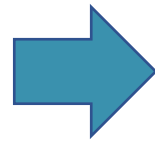
Location



Surrounding Uses



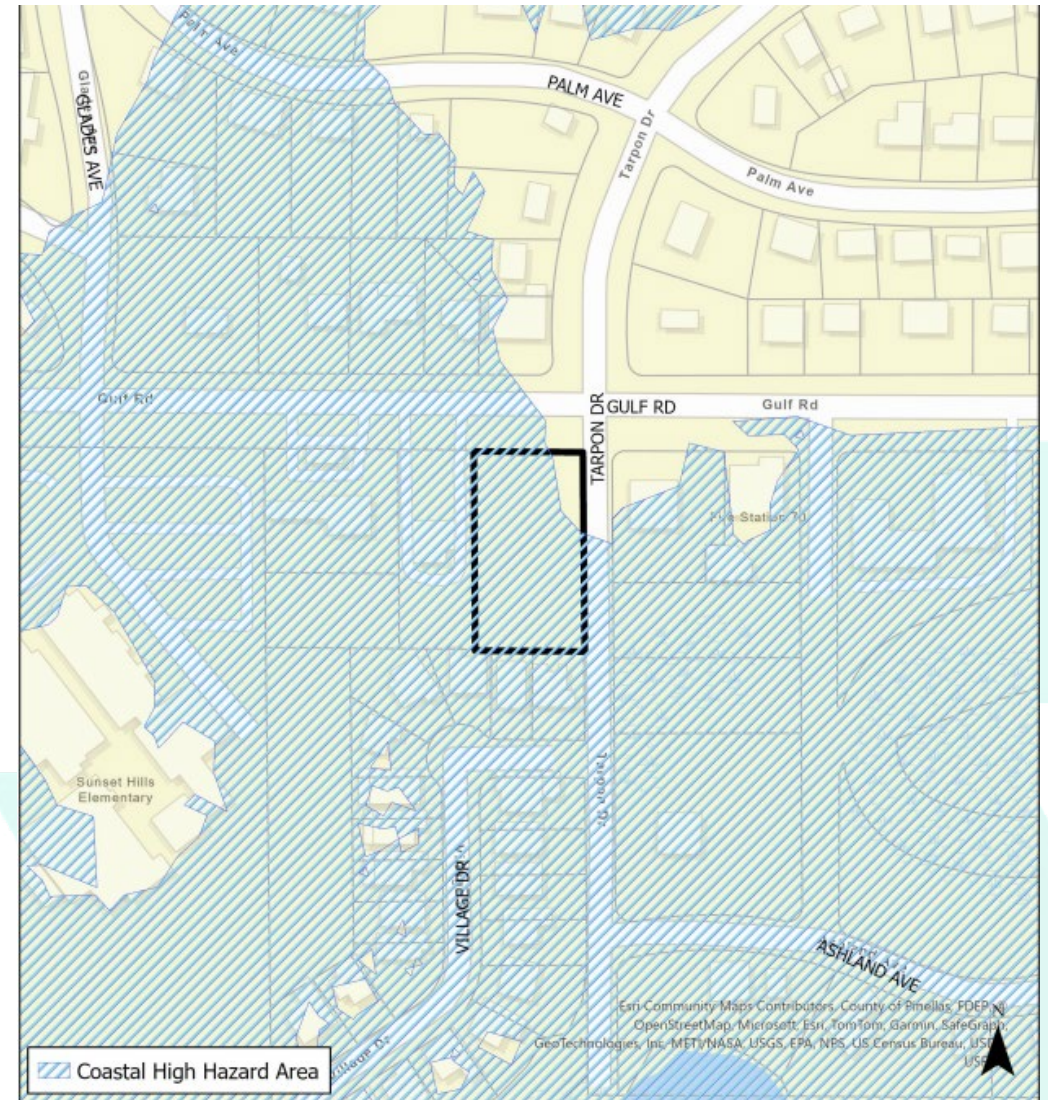
Countywide Plan Map Designation



Coastal High Hazard Area (CHHA)

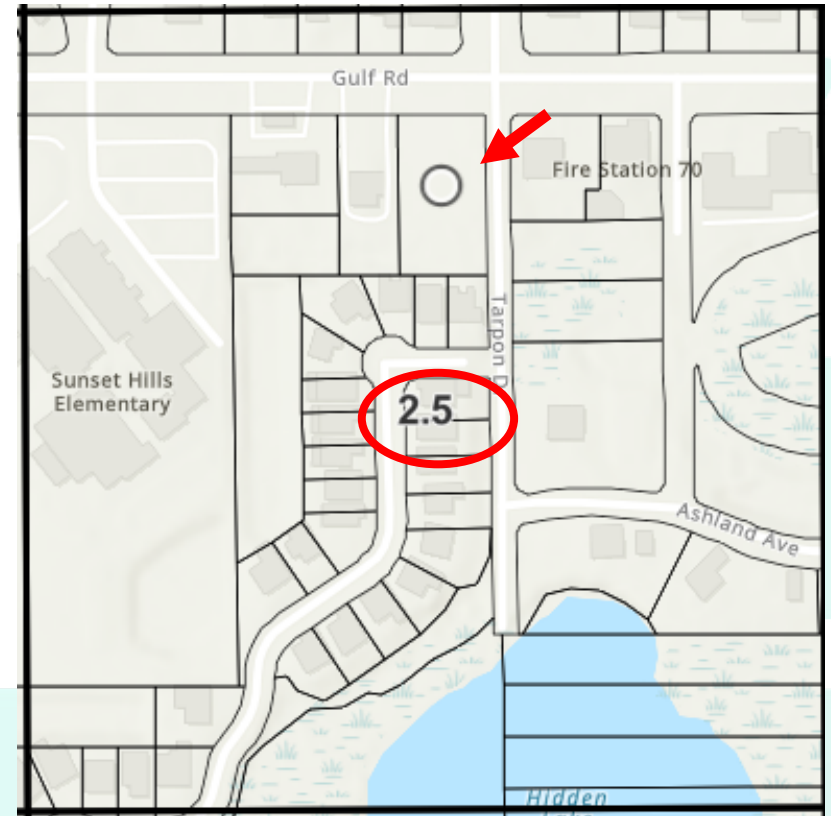
- Subject property is within the Coastal High Hazard Area (CHHA)
- Proposed amendment to Public/Semi-Public will result in a reduction in the maximum allowable residential density
- Proposed fire station use will enhance the emergency response capacity in this predominately residential area of the city

	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