Countywide Planning Authority Countywide Plan Map Amendment

Case CW 25-02 – Tarpon Springs

May 6, 2025

Local Government Request

Subject Property

- 0.375-acre site
- 249 and 251 Anclote Road

Existing Countywide Plan Map Category (future land use)
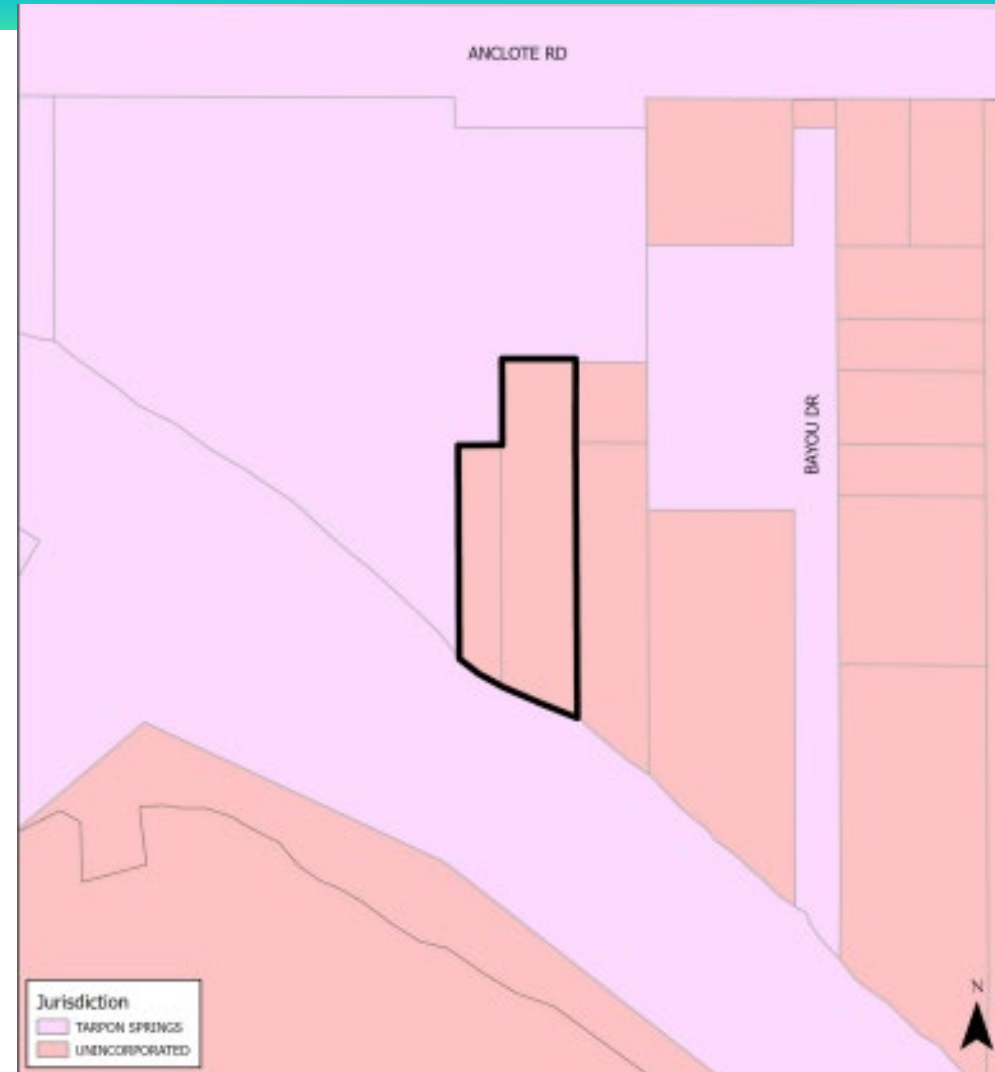
- Employment

Proposed Countywide Plan Map Category (future land use)

- Industrial

Existing Use(s): Single Family Dwelling and Boat Storage

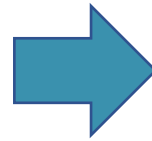**Proposed Use(s):** None at this time

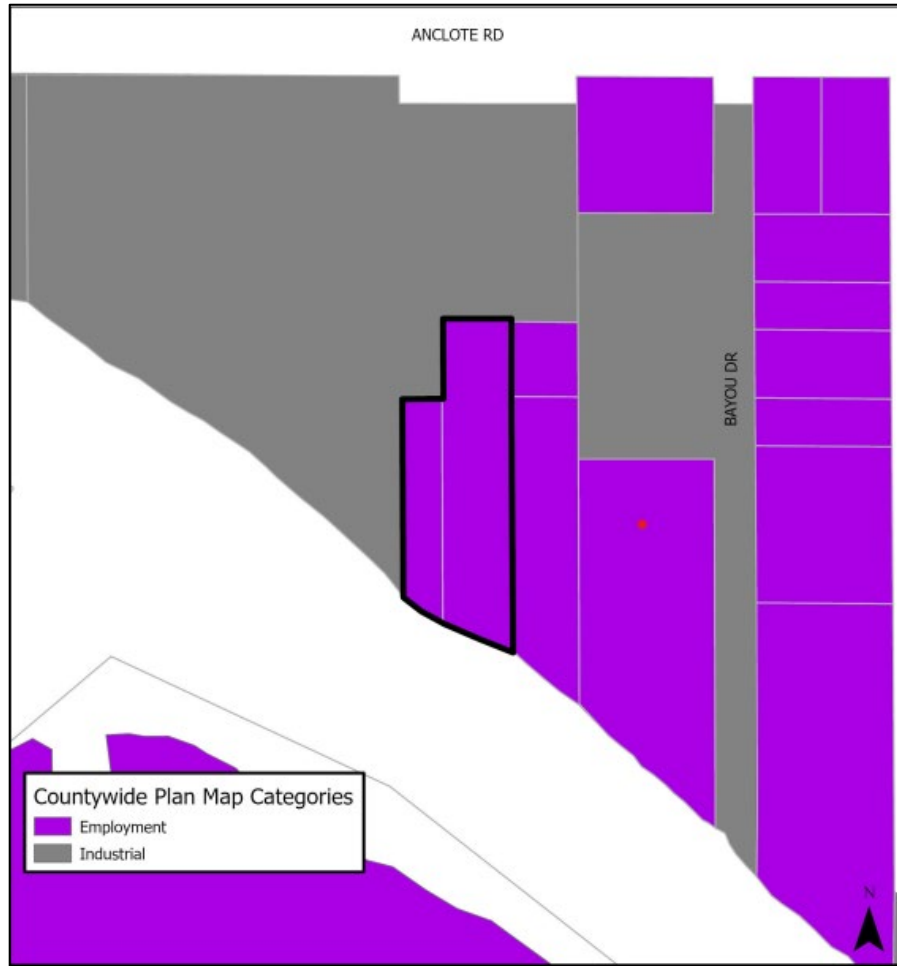FORWARD PINELLAS

Location

Subject Property

- City of Tarpon Springs is annexing the site in conjunction with this amendment request.

Surrounding Uses

Countywide Plan Map Designation

Coastal High Hazard Area (CHHA)

- Property is within the Coastal High Hazard Area (CHHA)

- Amendment does not increase residential density

- Reduces local density/intensity per city zoning changes

- Consistent with CHHA policies on limiting residential expansion

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Recommendation

Proposed Countywide Plan Map Amendment Findings

- The Industrial category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.

- The property is located in the Coastal High Hazard Area. The requested amendment would not increase residential density on the Countywide Plan Map and would instead lower the local density and intensity through the Future Land Use Map.

- The MAX Index score for the subject property is below the countywide average score. However, the requested amendment would not increase residential density on the Countywide Plan Map and would instead reduce local density and intensity, making the amendment consistent with the intent of the MAX Index criteria.

- The 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 Forward Pinellas Board recommends approval

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