

Countywide Planning Authority Countywide Plan Map Amendment

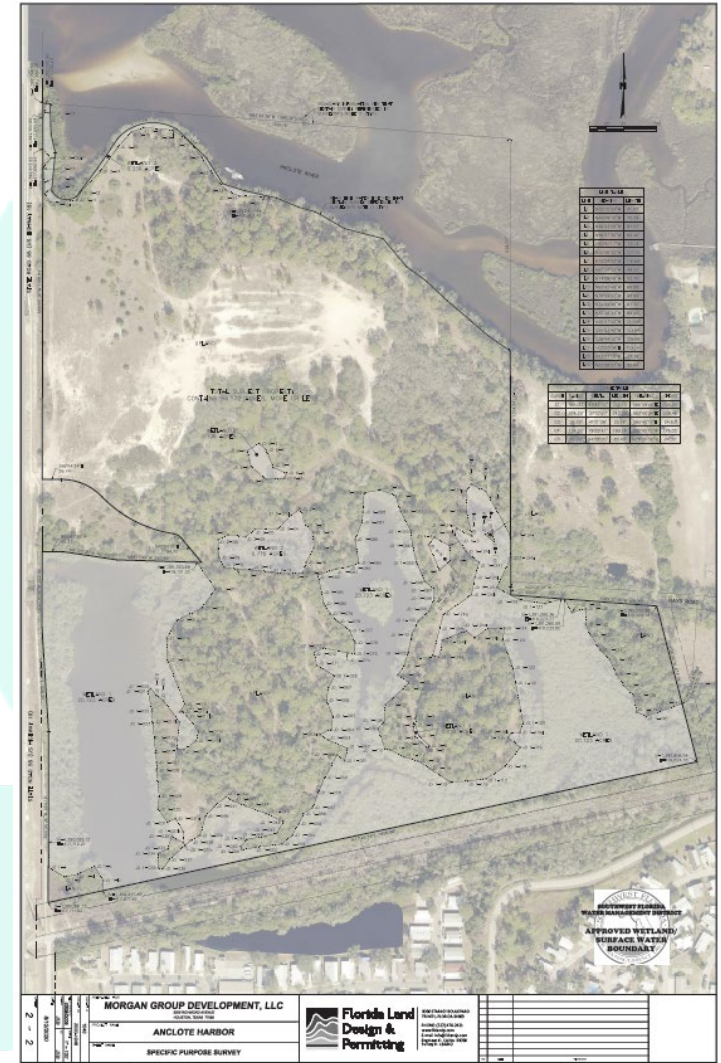
Case CW 24-20 – Tarpon Springs

December 17, 2024

Background

Anclore Harbor

- Multifamily apartment development approved by the Tarpon Springs City Commission in 2022
 - Project is regulated via a site plan-controlled zoning district (planned development)
- Condition of approval #7 - apply to amend the City's Future Land Use Map for the upland habitat and adjust the boundaries of the jurisdictional wetlands
- Condition of approval #18 - record a conservation easement prior to issuance of the final Certificate of Occupancy
 - Allowable recreation activities: water access, loop nature trail/walkway, eradication of invasive plant and animal species and other activities as part of the approved wetland enhancement plan



Local Government Request

Subject Property

- 36.64-acres m.o.l
- 42501 U.S. Highway 19 North

Existing Countywide Plan Map Category (future land use)

- Retail & Services, Office, and Preservation

Proposed Countywide Plan Map Category (future land use)

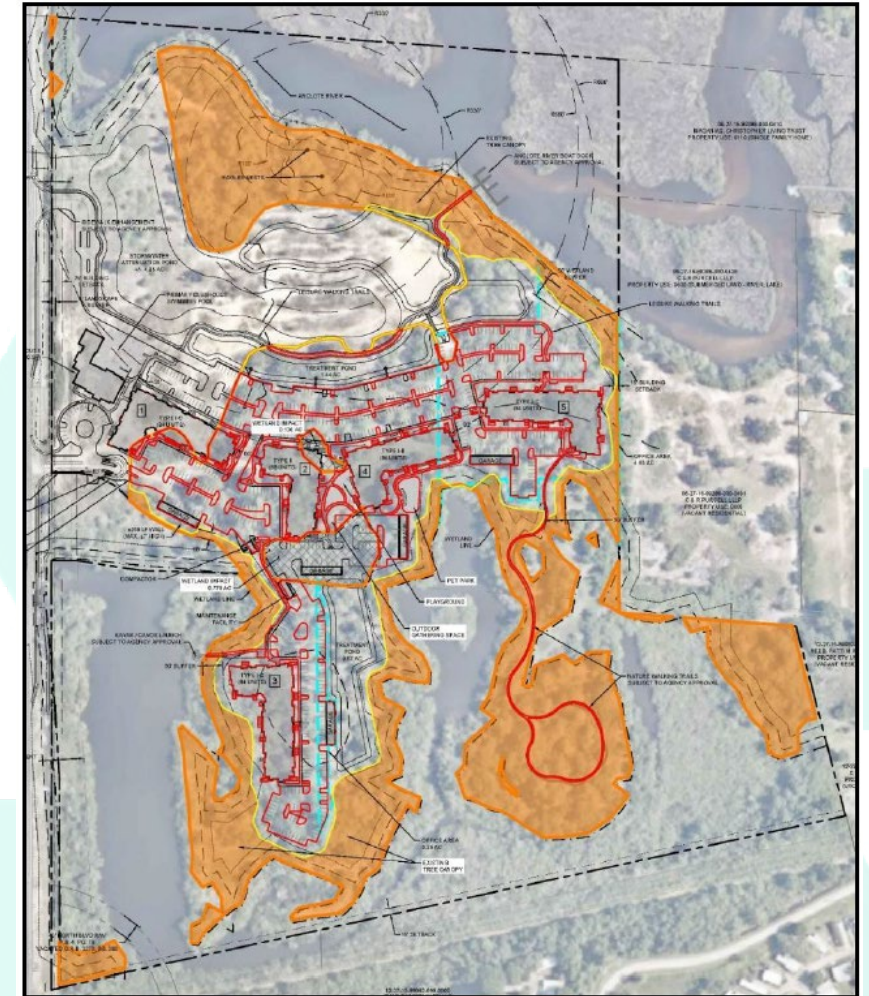
- Preservation and Recreation/Open Space

Existing Use(s): Vacant - Anclore Harbor project

Proposed Use(s): Land conservation and community recreation

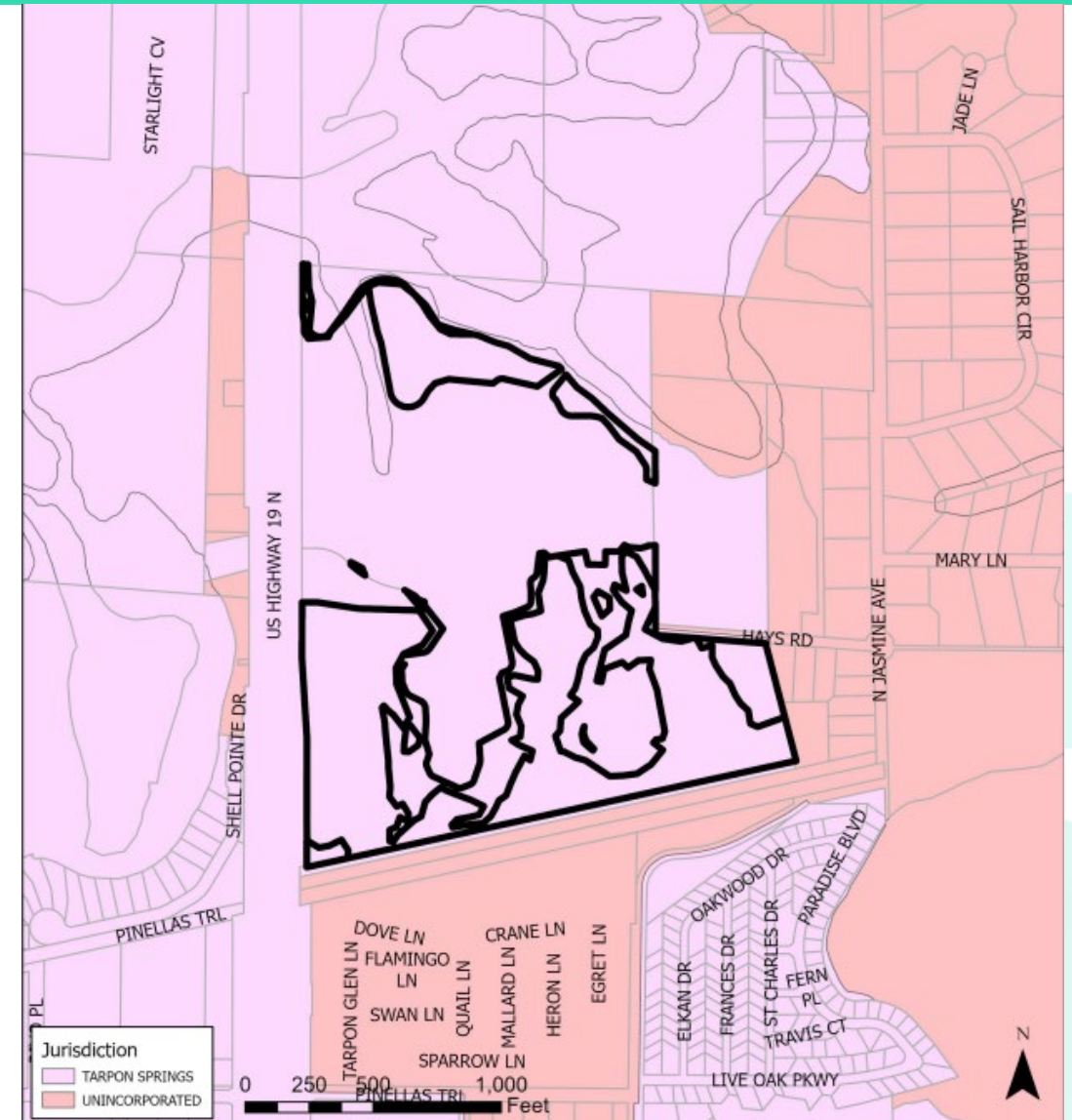
Local Government Request

Countywide Plan Map Category	Current Acreage	Proposed Acreage
Retail & Services	3.84 acres	0 acres
Office	12.58 acres	0 acres
Preservation	11.20 acres	22.08 acres
Recreation/Open Space	0 acres	14.56 acres
No Designation	9.02 acres	0 acres
Total	36.64 acres	36.64 acres



* Areas of longleaf pine/xeric oak habitat (upland) to be preserved shown in orange

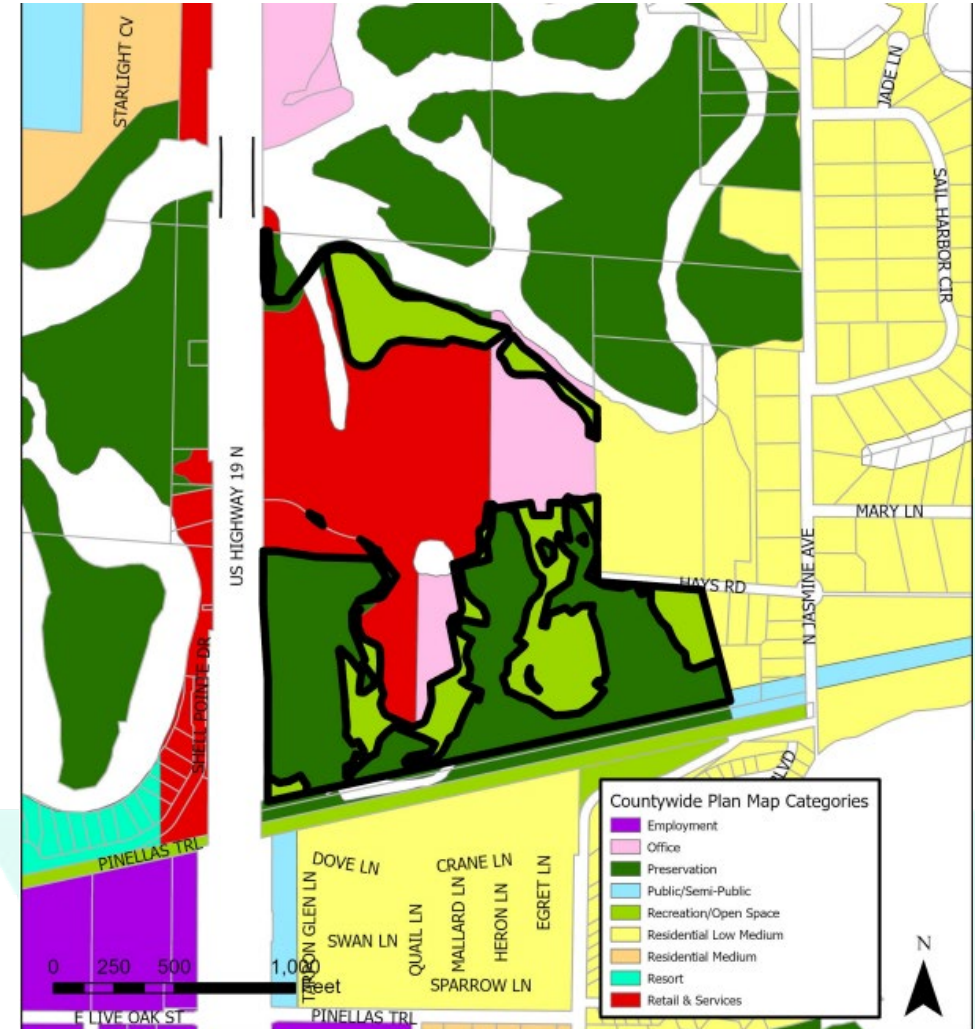
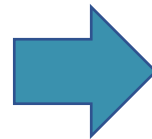
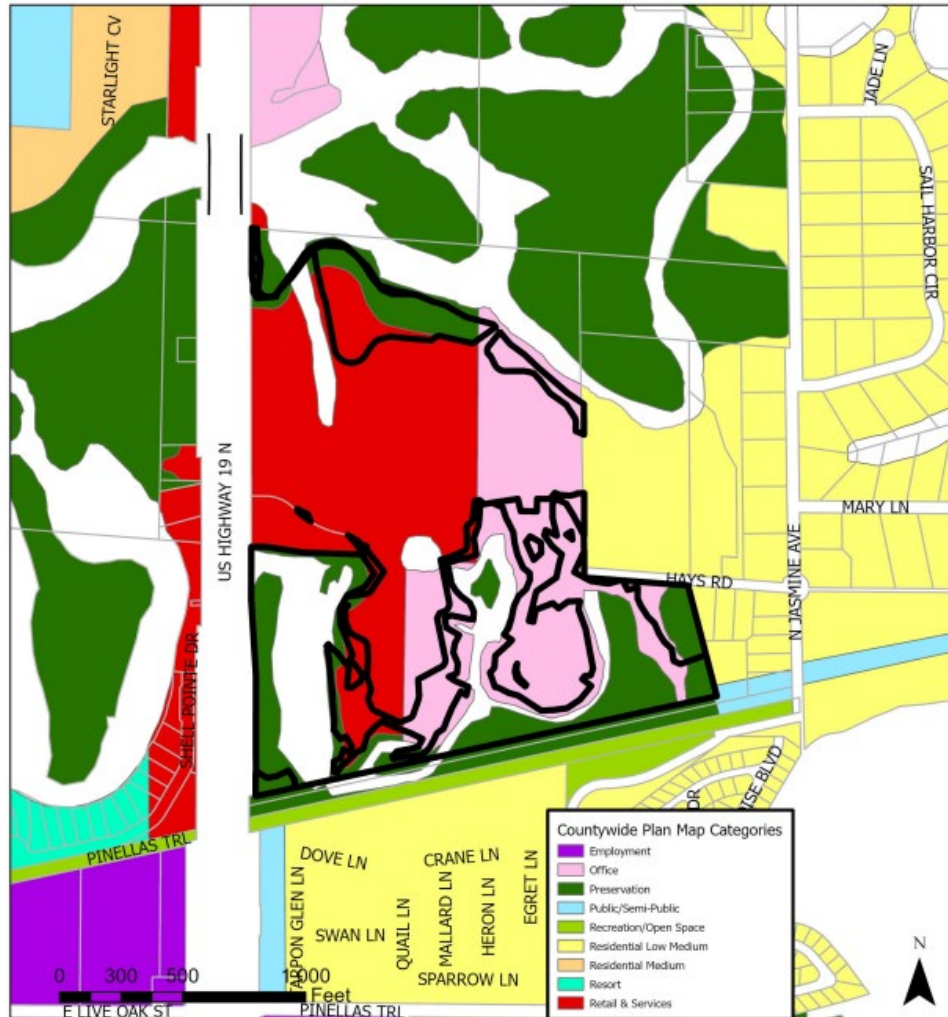
Location



Surrounding Uses



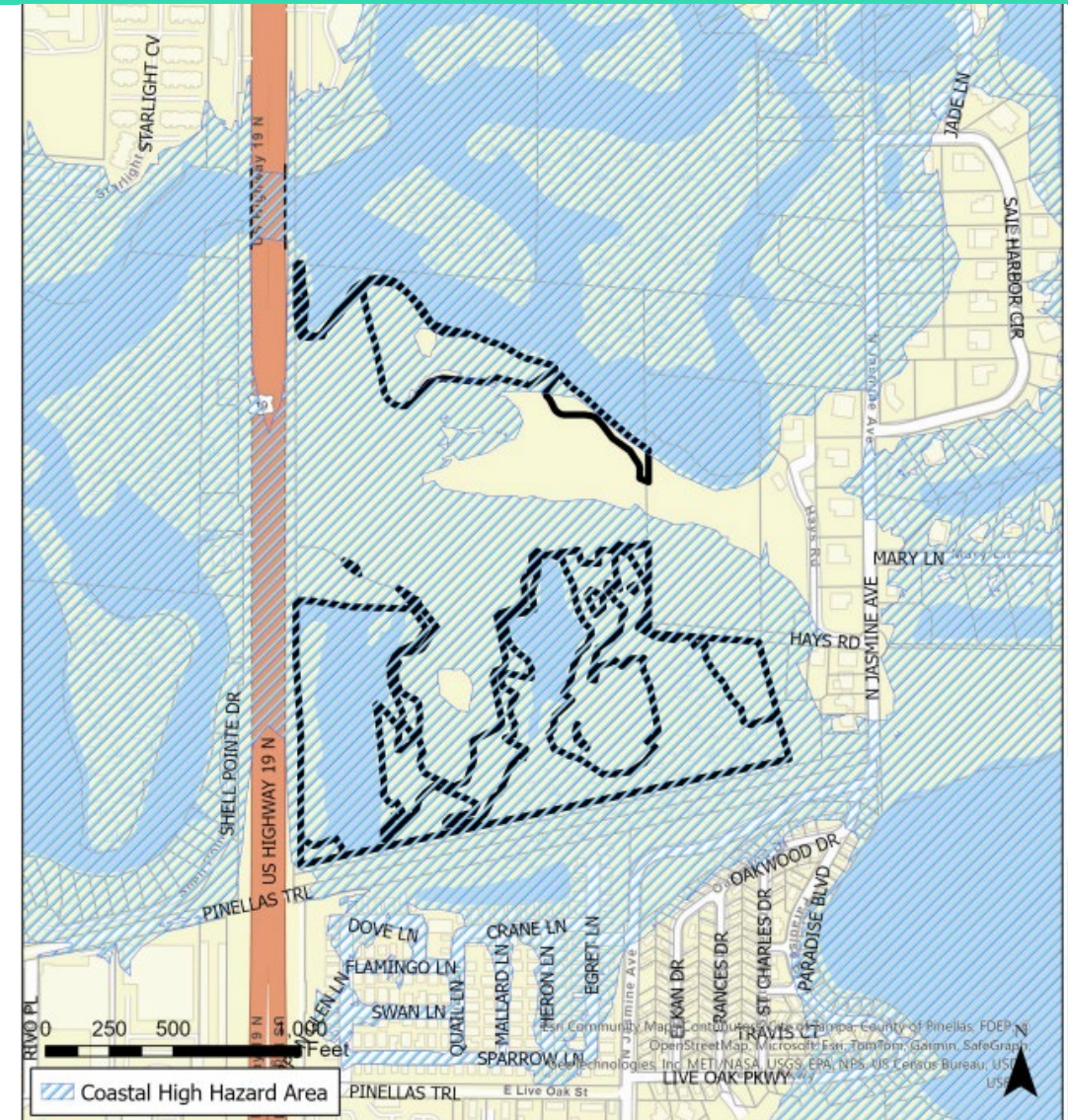
Countywide Plan Map Designation



Coastal High Hazard Area (CHHA)

- The property lies within the Coastal High Hazard Area
- The proposed amendment eliminates residential density, minimizing storm surge vulnerability
- Aligns with regulations for flood resilience and ecological preservation

	Current Countywide Plan Map Category: Retail & Services, Office, and Preservation	Proposed Countywide Plan Map Category: Preservation and Recreation/Open Space
Max. Density:	Retail & Services: 24 units per acre Office: 15 units per acre Preservation: Not applicable	Preservation: Not applicable Recreation/Open Space: Not applicable



Recommendation

Proposed Countywide Plan Map Amendment Findings

- A. The proposed amendment to the Preservation and Recreation/Open Space categories is suitable for the property and aligns with the criteria for these categories. The amendment supports the conservation of natural resources and the creation of passive recreational areas.
- B. The property is located in the Coastal High Hazard Area. The requested amendment would eliminate residential density from the subject property on the Countywide Plan Map.
- C. The MAX Index score for the subject property's grid cell is not applicable due to the decrease in density and intensity. The amendment lowers density, thus mitigating any potential impacts on the MAX Index score.
- D. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

The Tarpon Springs Board of Commissioners held a public hearing on September 3, 2024. The Board approved the amendment, with one member dissenting. Public comment was heard.

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

Forward Pinellas and the Planners Advisory Committee recommends approval