

Pinellas Planning Council Countywide Plan Map Amendment

Case CW 23-06 – City of Tarpon Springs

July 12, 2023

Local Government Request

Subject Property

- 1.06-acre property
- 200 Dixie Highway / 01-27-15-00000-420-0500

Existing Countywide Plan Map Category (future land use)

- Residential Medium (RM)

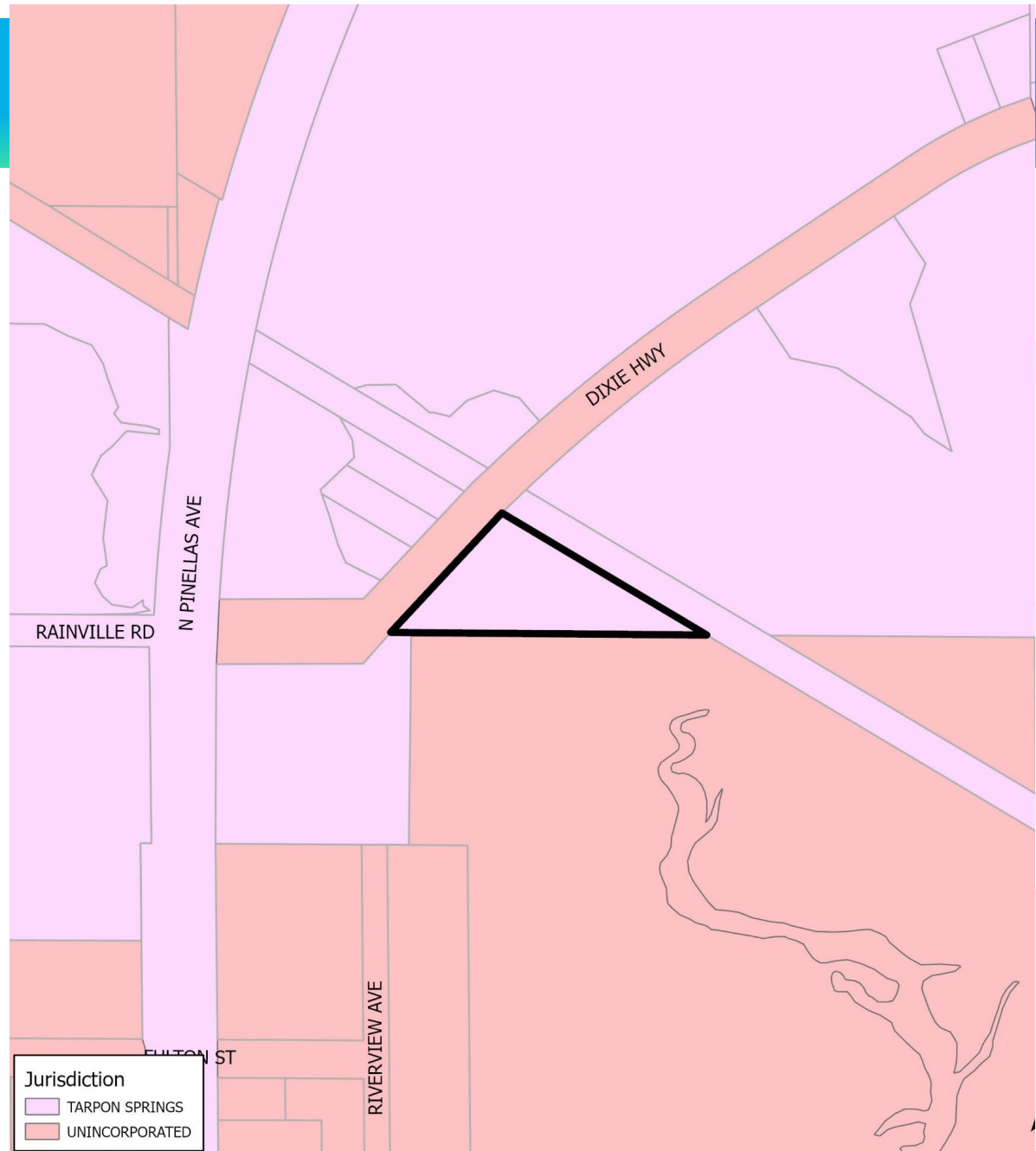
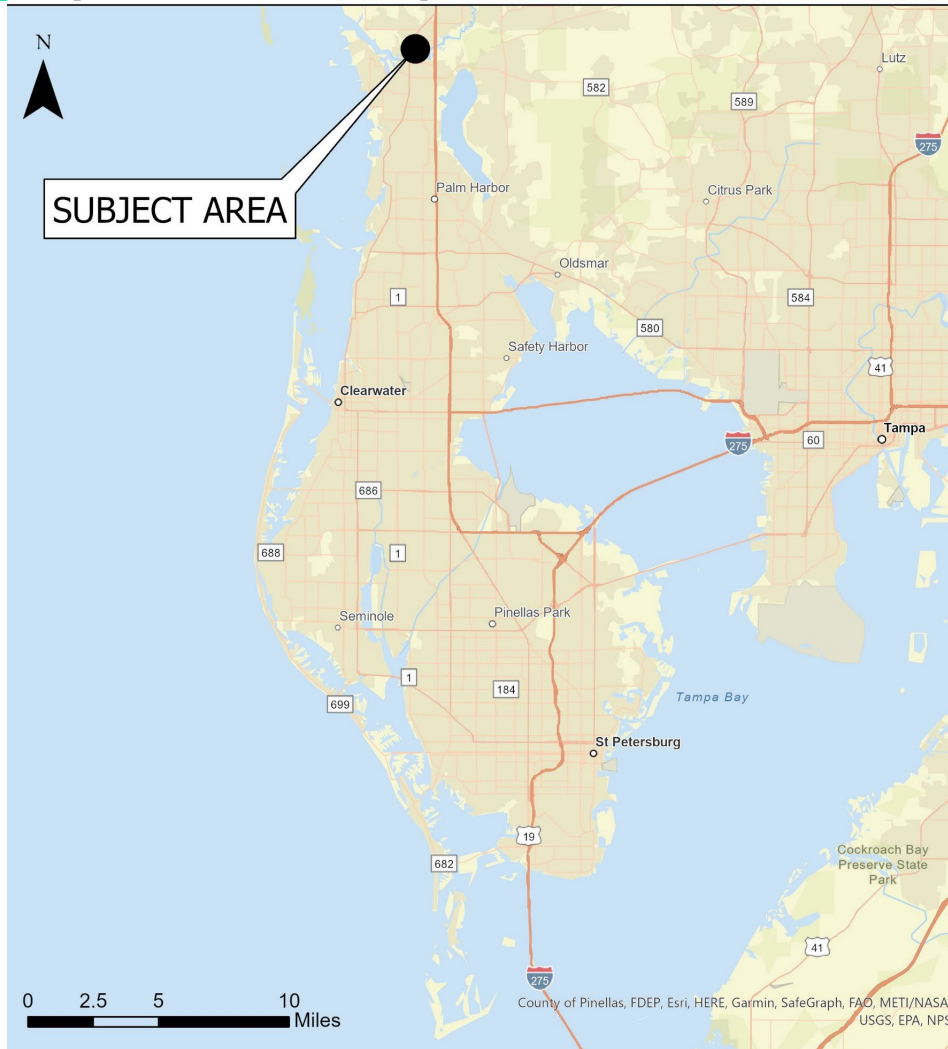
Proposed Countywide Plan Map Category (future land use)

- Public/Semi-Public (P/SP)

Existing Use(s): Permanent and portable buildings with utility infrastructure

Proposed Use(s): Same as existing uses

Location



Location & Surrounding Uses



Aerial & Site Street Photos

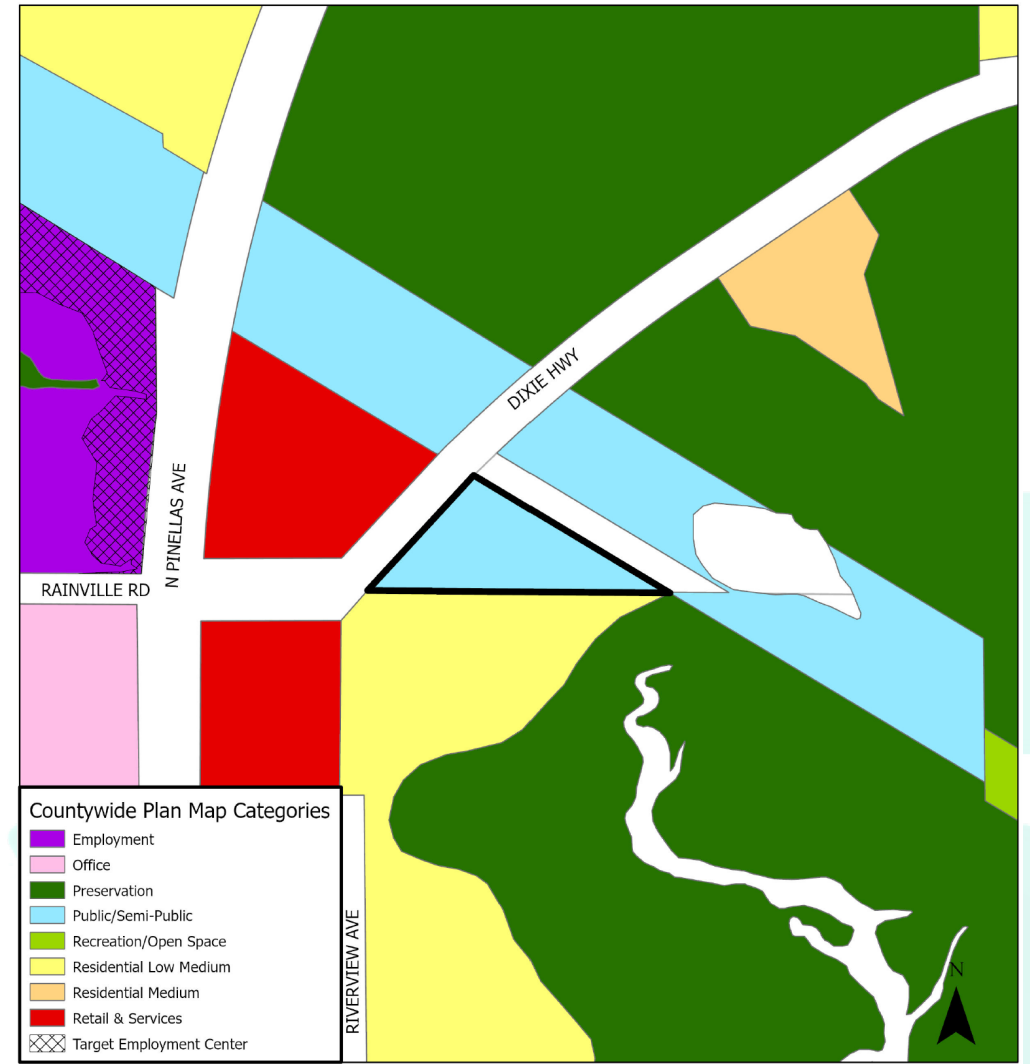
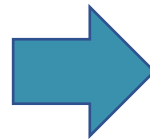


Aerial view of the amendment area



Looking southeast from Dixie Highway

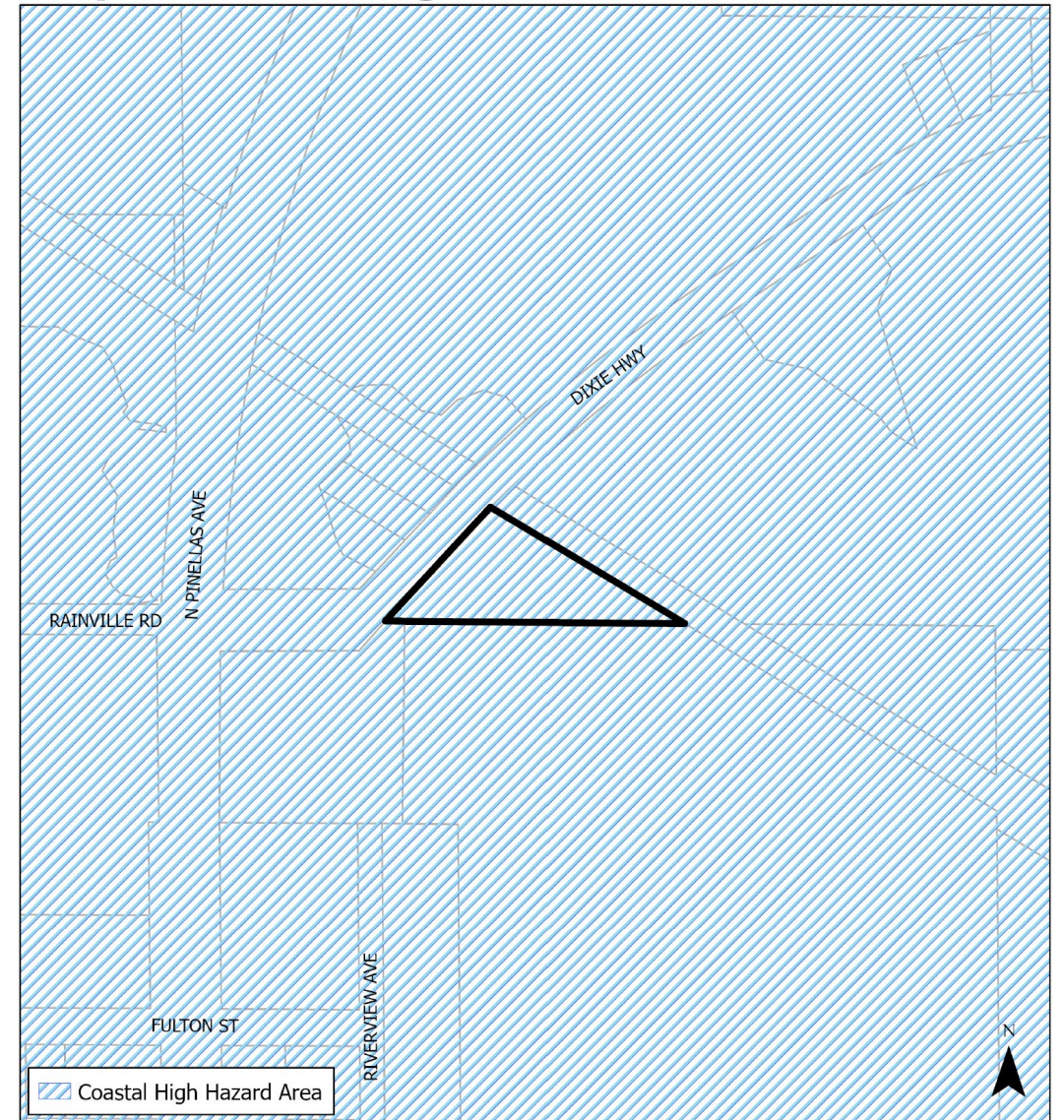
Countywide Plan Map Designation



Coastal High Hazard Area (CHHA)

Balancing Criteria

- ✓ Utilization of Existing and Planned Infrastructure
- ✓ Utilization of Existing Disturbed Areas
- ✓ Overall Reduction of Density or Intensity
- ✓ Integral Part of Comprehensive Planning Process
- Access to Emergency Shelter Space and Evacuation Routes
- Maintenance of Scenic Qualities/Public Access
- Water Dependent Uses
- Part of a Community Redevelopment Plan
- Clustering of Uses



Recommendation

Proposed Countywide Plan Map Amendment Findings

- Surrounding area is consistent with the locational characteristics for the proposed category (institutional and utility uses required to serve the community).
- Public/Semi-Public category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- The request is to correct an inconsistency between the existing uses and the future land use category.

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

Planners Advisory Committee recommends approval