

# Pinellas Planning Council Countywide Plan Map Amendment

Case CW 24-05 – Tarpon Springs

March 13, 2024

# Local Government Request

## **Subject Property**

- 0.88-acre site
- 1201 Gulf Rd

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

- Retail & Services

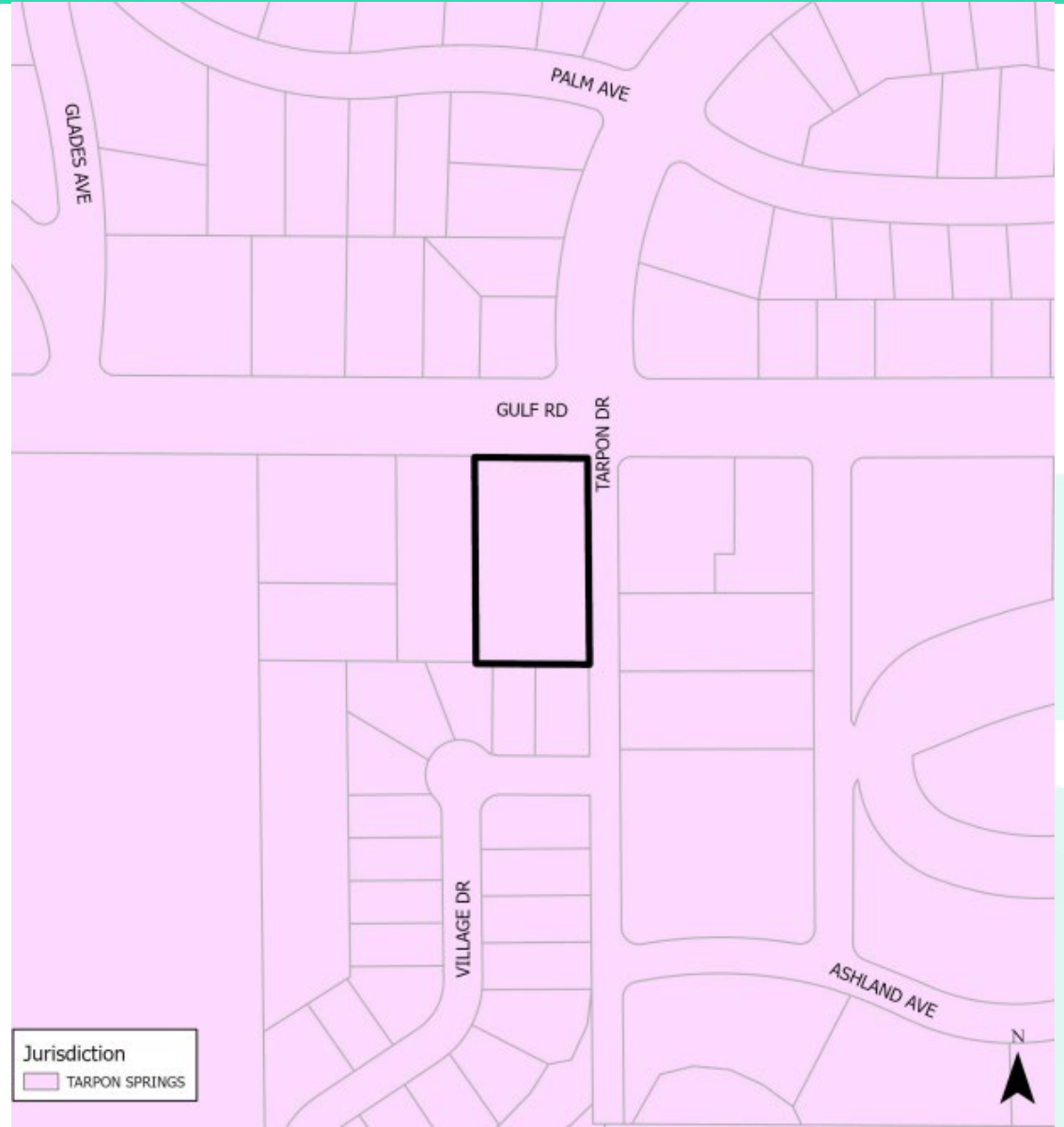
## **Proposed Countywide Plan Map Category (future land use)**

- Public/Semi-Public

**Existing Use(s):** Vacant

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

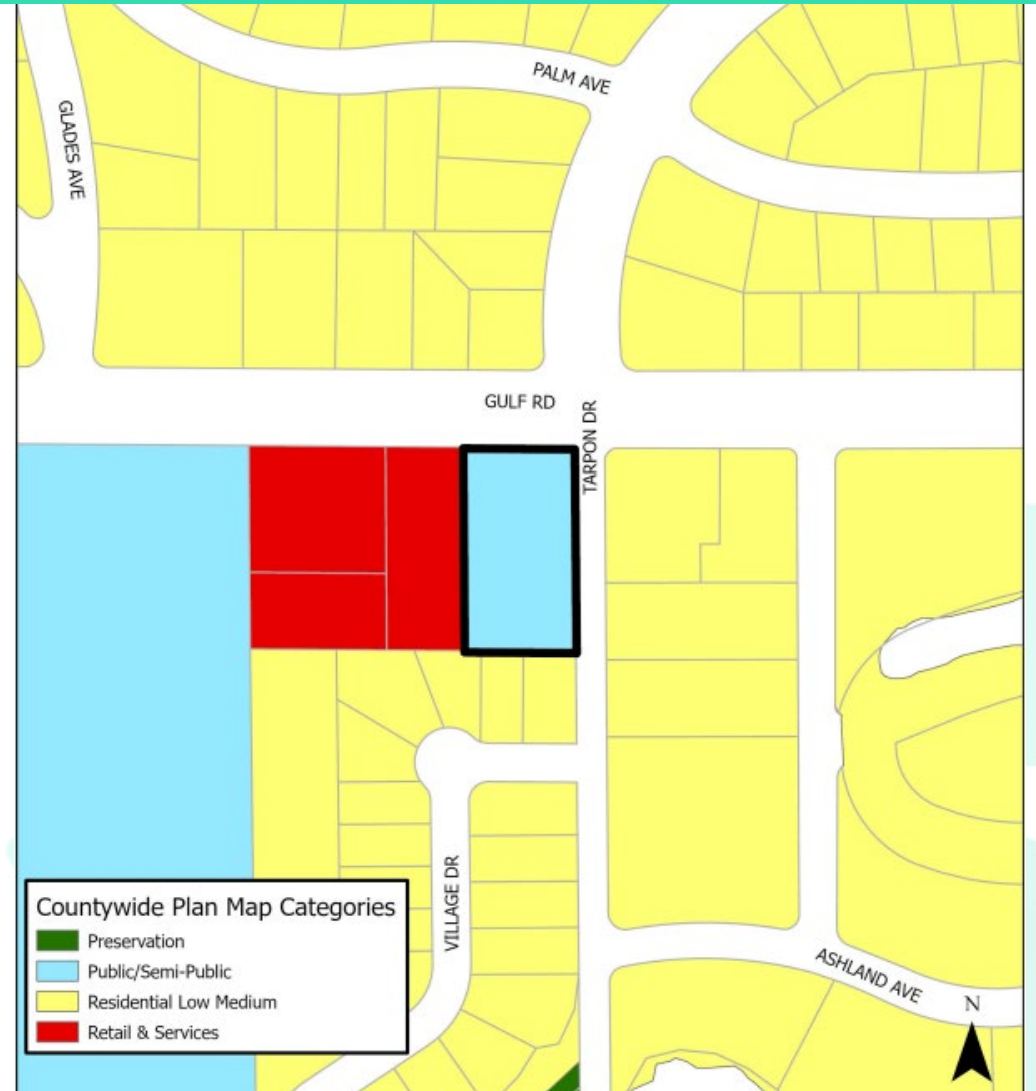
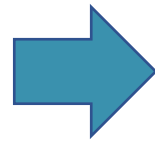
# Location



# Surrounding Uses



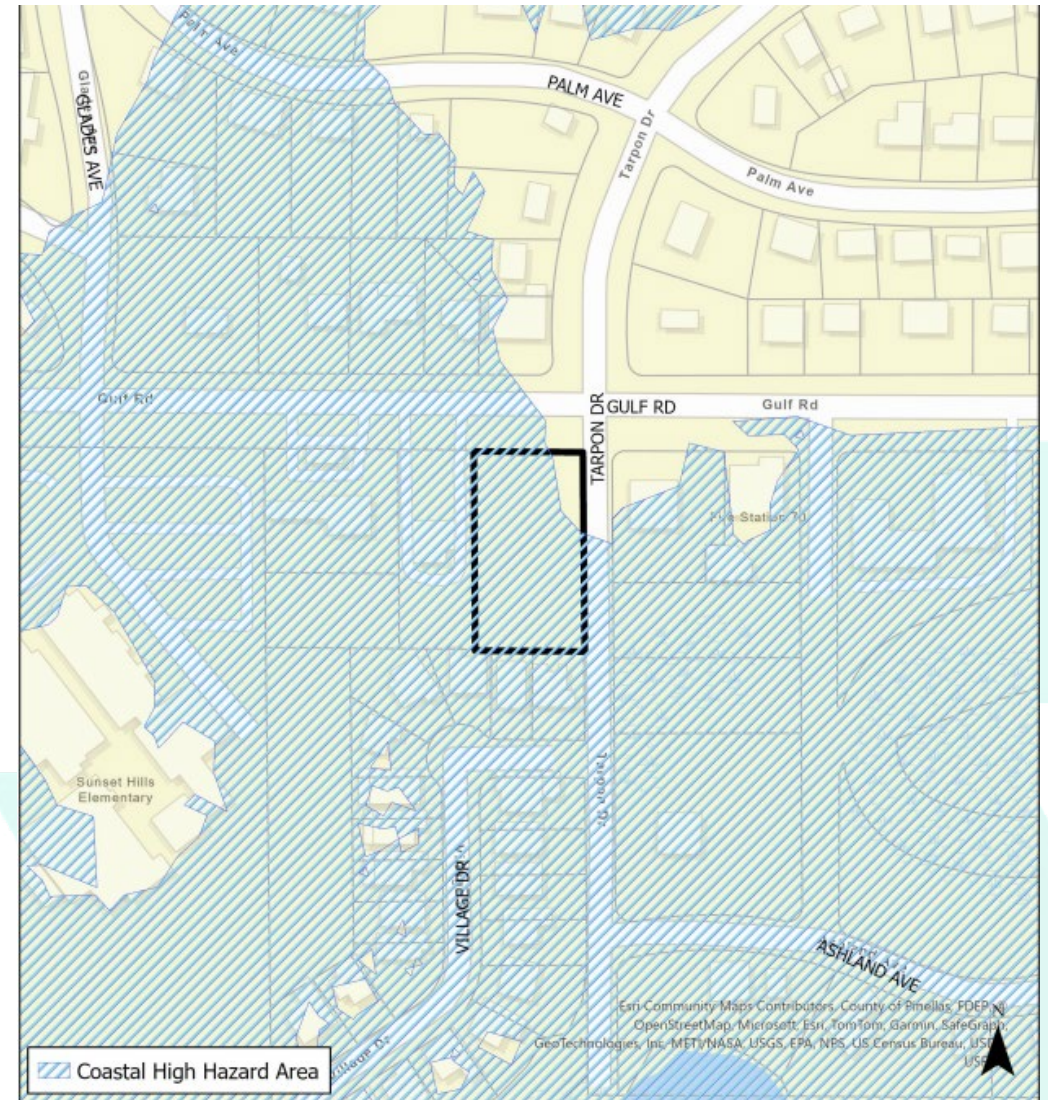
# Countywide Plan Map Designation



# Coastal High Hazard Area (CHHA)

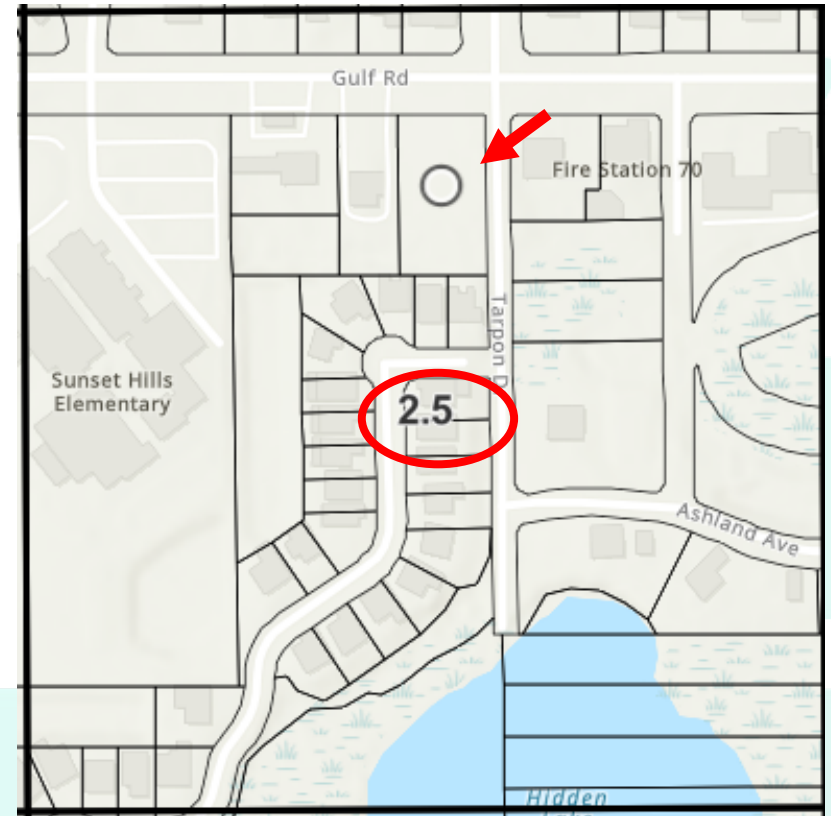
The Pinellas Planning Council and the Countywide Planning Authority shall deny an amendment to the Countywide Plan Map within the Coastal High Hazard Area (CHHA) which results in an increase of density or intensity; except that they may, at their sole and absolute discretion, consider approving such amendment based upon a balancing of the following criteria.

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



# MAX Index Score

- The 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.
- In order to meet the balancing criteria requirements, the City of Tarpon Springs has cited the Sunset Connector Transportation Alternatives project as a mitigating improvement.
- This 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

- City of Tarpon Springs Sunset Connector Transportation Alternatives Application: #4 project on the Pinellas County Metropolitan Planning Organization's 2023 Unfunded Transportation Alternatives Program Priority List.
- First step in the project development process - design and construction funding will be programmed as funds become available from the Florida Department of Transportation.
- Includes design for continuous bicycle and pedestrian facilities that link the existing Pinellas Trail at E. Klosterman Road to the communities to the west in the City of Tarpon Springs and in adjacent Unincorporated Pinellas County.
- The project would develop a separated trail for pedestrians, cyclists and transit users.





# Recommendation

## Proposed Countywide Plan Map Amendment Findings

- A. The Public/Semi-Public category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- B. The property is located in the Coastal High Hazard Area. The requested amendment would lower the allocated residential density on the Countywide Map.
- C. The 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 City of Tarpon Springs Sunset Connector Transportation Alternatives Application will result in a MAX Index score increase for the proposed amendment area grid cell.
- D. 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 recommends approval**