

CW 20-13
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by Pinellas County and seeks to amend the designation of approximately 2,919.5 acres of property from Residential Very Low to Residential Rural.

The Countywide Rules state that the Residential Rural category is “intended to depict those areas of the county that are now developed, or appropriate to be developed, in a rural, very low density residential manner; and to recognize such areas as primarily well-suited for residential and agricultural uses that are consistent with the rural, exurban, nonintensive qualities and natural resources of such areas”

The amendment area is comprised of properties in the East Lake Tarpon Community, generally located east of Lake Tarpon, west of Brooker Creek Preserve, south of the Pasco County Boundary, and north of Tampa Road. The East Lake Tarpon Community Overlay was established in the Pinellas County Comprehensive Plan in April 2012 and one of the policies of which is to maintain the community’s low density residential character and expansive open space. In February 2020, it was resolved that the Pinellas County Board of County Commissioners further protect the East Lake Tarpon community from further urbanization through additional density limitations incorporated into the Countywide Rules.

As such, the Residential Rural category was readopted into the Countywide Rules to protect the character of rural, low-density unincorporated areas, such as the East Lake Tarpon Community, hence the proposed amendment. The proposed amendment would not change the permitted uses, but would result in a reduction in the allowable density of the identified parcels to 0.5 unit per acre.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – A portion of the amendment area abuts East Lake Road and Keystone Road, where a segment of each roadway is operating at LOS “F”. However, the proposed amendment would reduce the allowable density of the surrounding parcels by half, from 1 unit per acre to 0.5 unit per acre, therefore, the proposed amendment is expected to have no impact on these segments of East Lake Road and Keystone Road.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – Portions of the amendment area are located on a SNCC, with Rural/Open Space and Residential subclassifications. However, the proposed amendment category is consistent with these subclassifications.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within a CHHA; therefore, those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is adjacent to two public educational facilities. However, the amendment will reduce the maximum allowable density of the area; therefore, the amendment will not negatively impact the adjacent public educational facilities. The proposed amendment area is adjacent to the City of Tarpon Springs; however, City staff reviewed the amendment and found no issues.

7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment; therefore, those policies are not applicable.

Conclusion:

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.