

CW 17-15 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – Tarpon Springs proposes to amend the Countywide Map designation from Residential Low Medium to Employment.

The current Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre. The proposed Employment category is used to depict areas that are developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts.

The subject property is vacant. If approved, this amendment will be consistent with the City of Tarpon Springs's Comprehensive Plan.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not on an LOS of "F", so those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on SNCC, so those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The Countywide Rules require a balancing of several criteria when evaluating increases in density or intensity within the CHHA. The intent of this approach is to provide flexibility in regulating coastal development by giving careful consideration of the potential impacts upon vulnerable populations (i.e., hospitals, assisted living facilities, mobile homes, etc.), infrastructure, public access to the water, and other relevant effects. The amendment area is located within the CHHA. The proposal would result in a slight increase in development intensity (from .50 maximum floor area ratio to .65 maximum floor area ratio) on the site; however, access to emergency shelter space and evacuation routes would not be significantly affected by the development of this site. In addition, the development of the property would utilize existing infrastructure, thus limiting any potential damage of publicly funded water, sewer, or other improvements by storm events. On balance, the requested amendment is consistent with the criteria used to evaluate the potential impacts of the proposed land use category within the CHHA.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in a 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 not located next to a public educational

facility, but is adjacent to unincorporated Pinellas County. Pinellas County has an opportunity to comment at the PAC meeting regarding this property.

Conclusion:

In consideration of and based upon a balanced determination of the Relevant Countywide Considerations, it has been determined that the proposed Employment category is generally consistent. However, the requested 9.3 acre amendment to Employment would not recognize the site's environmentally sensitive wetlands. Therefore, it is recommended that the board recommend an alternative compromise recommendation as per Section 6.2.1 of the Countywide Rules to approve the Employment category on the uplands and Preservation on the wetlands as per the submitted survey.