



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 20-13

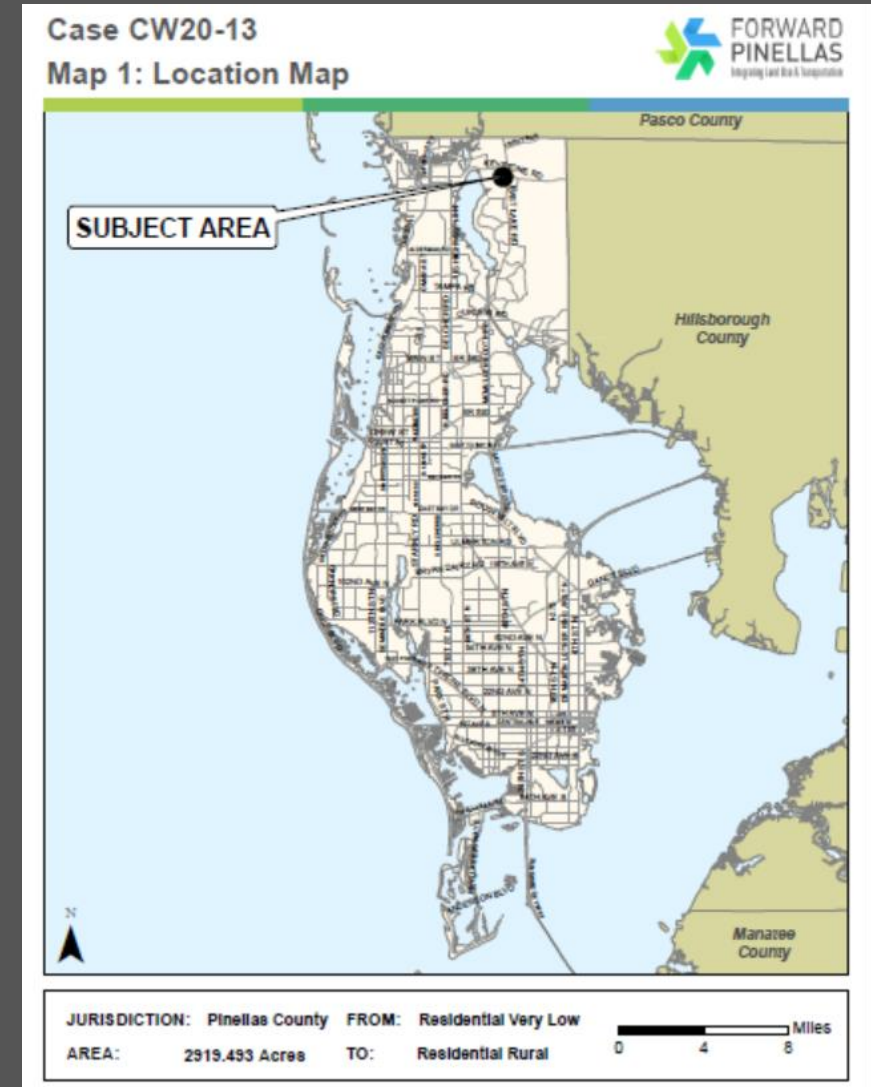
Pinellas County

October 6, 2020



Pinellas County Requested Action

- Pinellas County seeks to amend properties from Residential Very Low to Residential Rural
- The purpose of the proposed amendment is to recognize the rural low density character of the East Lake Tarpon Community



Re-adoption of Residential Rural Category

- The East Lake Tarpon Community Overlay was established in 2012 by the Pinellas County Board of County Commissioners as a means to maintain the community's low-density residential character and expansive open space.
- In February 2020, the Board of County Commissioners requested the restoration of the Residential Rural category that was eliminated during the major update of the Countywide Plan in 2015.
- The Residential Rural category was readopted in the Countywide Plan Rules in August 2020 so that local governments can choose to apply this category in rural, low-density areas.
- The proposed amendment would not change the permitted uses of the area, but would result in a reduction of the allowable density of the parcels involved to 0.5 units per acre (UPA).



Forelock Road



North and South of East Lake Road



Keystone Road



Current Countywide Plan Map Category

- Category: Residential Very Low**

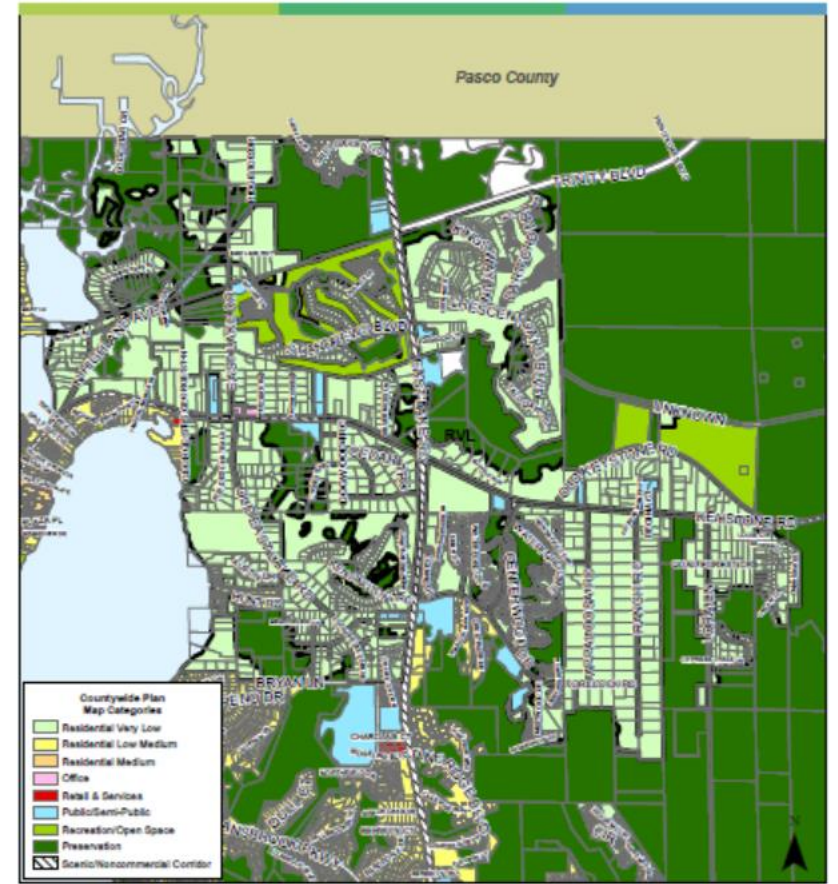
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1), Florida Statutes Accessory Dwelling Unit Public Educational Facility Recreation/Open Space Community Garden Agricultural- Light; Agricultural 	<ul style="list-style-type: none"> Ancillary Nonresidential; Transportation Utility 	<ul style="list-style-type: none"> Institutional (except Public Educational Facilities which are not subject to this threshold pursuant to the provisions of Section 6.5.4.2)

Use	Density/Intensity Standard
Residential and Vacation Use	Shall not exceed 1 unit per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3 beds per permitted dwelling unit at 1 UPA
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.
Mixed-Use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used.



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Map 4: Current Countywide Plan Map



JURISDICTION: Pinellas County FROM: Residential Very Low
 AREA: 2919.493 Acres TO: Residential Rural
 0 2,300 4,600 Feet

Proposed Countywide Plan Map Category

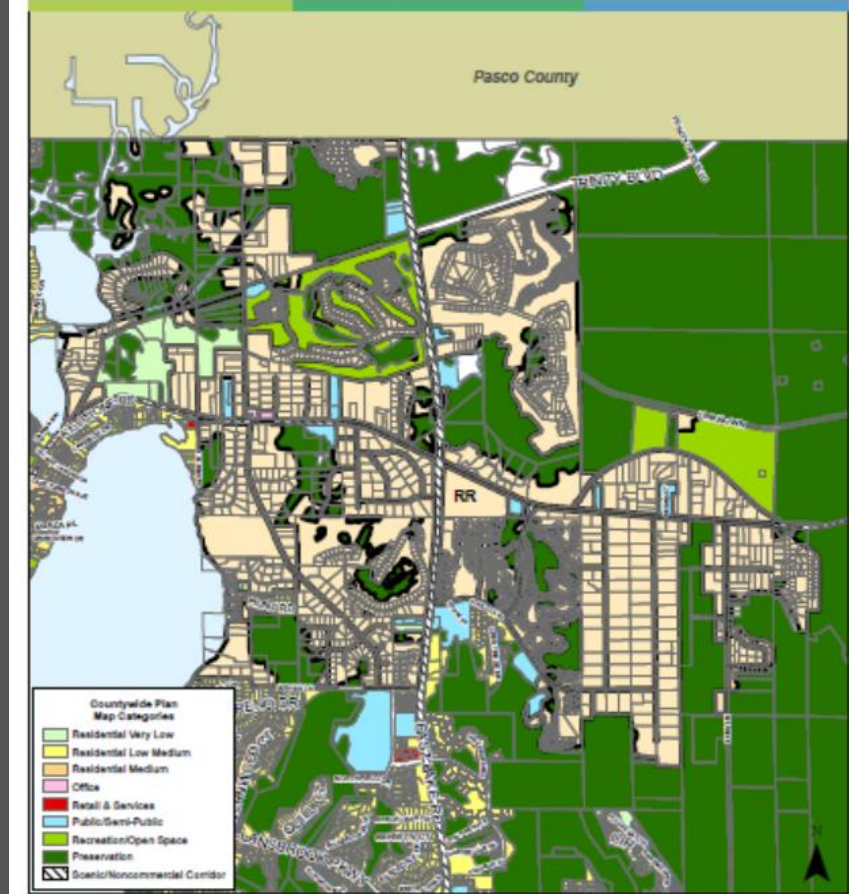
- Category: Residential Rural**

Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1), Florida Statutes Accessory Dwelling Unit Public Educational Facility Recreation/Open Space Community Garden Agricultural- Light; Agricultural 	<ul style="list-style-type: none"> Ancillary Nonresidential; Transportation Utility 	<ul style="list-style-type: none"> Institutional (except Public Educational Facilities which are not subject to this threshold pursuant to the provisions of Section 6.5.4.2.

Use	Density/Intensity Standard
Residential and Vacation Use	Shall not exceed 0.5 dwelling unit per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3 beds per permitted dwelling unit at 0.5 UPA
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.
Mixed-Use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used.

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Map 5: Proposed Countywide Plan Map



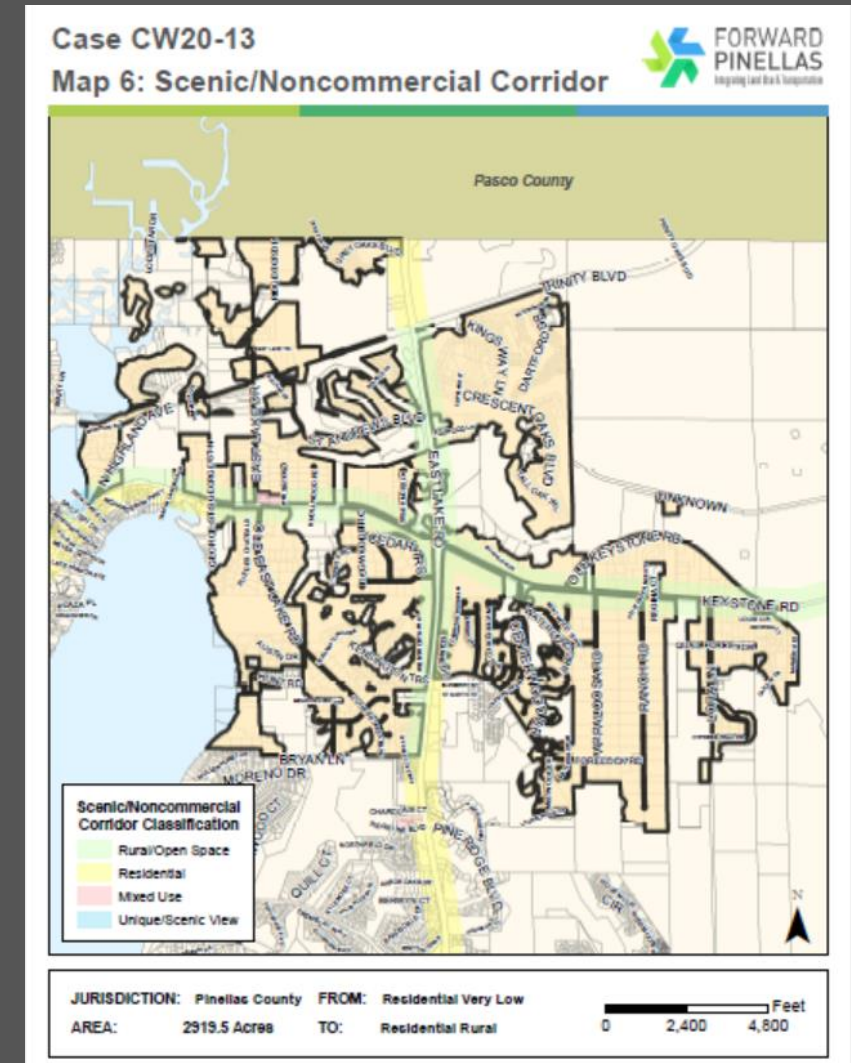
JURISDICTION: Pinellas County FROM: Residential Very Low
 AREA: 2519.493 Acres TO: Residential Rural

0 2,400 4,600 Feet



Scenic/Noncommercial Corridor

- The amendment area is located in a Scenic/Noncommercial Corridor with Rural/Open Space and Residential classifications
- However, the proposed amendment category is consistent with these classifications



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Residential Rural category.
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.

Public Comments:

- There were no public comments for Case CW 20-13.



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with purpose and locational characteristics.
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 units 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 are located on a SNCC, with Rural/Open Space and Residential Classifications. However, the proposed amendment category is consistent with these classifications.
4. Coastal High Hazard Areas (CHHA): The amendment area is not located with CHAA; therefore, those policies are not applicable.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment are 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 a public educational facility. However, the amendment will reduce the maximum allowable density of the area; therefore, the amendment will not impact the adjacent public educational facility. 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: Does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category.

