

CW 22-08
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 2.86 acres of property to Residential Rural & Recreation/Open Space.

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” and the Recreation/Open Space category is “intended to recognize recreation/open space uses that serve the community or region.”

The locational characteristics of the Residential Rural category are “generally appropriate to locations distant from urban activity centers; in areas where use and development characteristics are rural in nature.” The locational characteristics of the Recreation/Open Space category are “generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the county.” The amendment area is located in a master-planned community of low-density nature, surrounded by other Residential Rural designations. Furthermore, the amendment area is located within a golf course, which is a private open space use. Therefore, the proposed amendment is consistent with the locational characteristics of both the Residential Rural and Recreation/Open Space categories.

The amendment area consists of two parcels located within the Cypress Run master-planned community, specifically located west of East Lake Road and north of Keystone Road. The two parcels, each approximately 1.43 acres in size, are also part of a larger golf course located within the community, with the northern parcel designed Residential Rural and the southern parcel designated Recreation/Open Space. It is the intent of the applicant intends to build two units as single-family detached dwellings within the southern parcel, which is designated Recreation/Open Space. However, that Recreation/Open Space category does not allow residential uses. Therefore, the applicant proposes to switch the designations of the two parcels and designate the northern parcel Recreation/Open Space and the southern parcel Residential Rural, the latter of which does allow residential uses. The southern parcel is more suited for residential uses due to its location along St. Andrews Boulevard, and it is also not an active part of the golf course, unlike the northern parcel.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment operation at an LOS “D” or above; therefore those policies are not applicable.

- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on an SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located on 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; therefore, those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to a public educational facility or adjoining jurisdiction; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrially-designated land; 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.