RELEVANT COUNTYWIDE CONSIDERATIONS:

1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Tarpon Springs and seeks to amend the designation of approximately 8.61 acres of property from Resort to Residential Low Medium.

   The amendment area includes 19 lots on Marina Drive, which are part of a single-family detached residential subdivision. Originally platted in 1995 to what is now known in the Countywide Plan Map as the Resort category, the amendment area is inconsistent with the current and foreseeable use of the subject properties as single-family residential homes. The property owners have filed a petition requesting that the City amend the property to the appropriate category, hence the proposed amendment to Residential Low Medium. The proposed category will allow for the appropriate restrictions on uses for this residential subdivision, as well as enforcement of the appropriate densities and intensities which are suitable for a single-family residential neighborhood.

   The Countywide Rules state that the Residential Low Medium category is "intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas."

   The current and intended continued use is consistent with the permitted uses and location characteristics of the proposed category. The locational characteristics of the Residential Low Medium category are "generally appropriate to locations ranging from rural areas distant from urban activity centers, to suburban areas near or in proximity to urban activity centers; in close, walkable, or bikeable proximity to low-intensity neighborhood servicing uses and low to mid-intensity and density mixed-use areas; in areas where use and development characteristics are residential in nature; and in areas serving as a transition between rural or suburban to more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and highway network." The amendment area specifically is in proximity to other low to mid-intensity and density mixed-use areas, which are residential in nature.

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

2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS "D" or better; therefore, those policies are not applicable.

3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.

4) **Coastal High Hazard Areas (CHHA)** – The amendment area is located in a CHHA. However, the proposed amendment will reduce maximum allowable residential density from 30 units per acre (UPA) to 10 UPA. Therefore, there will be no impacts to the CHHA.

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; therefore, those policies are not applicable. The amendment area is adjacent to Unincorporated Pinellas County. County staff have been contacted and found no issues with the proposed amendment.

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.