

CW 20-19
Forward Pinellas Staff Analysis

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 2.39 acres of property from Residential Low Medium to Preservation.

The property is approximately 15.3 acres, of which 2.39 acres is jurisdictional wetland and is the subject of the requested map amendment. The property is located on the northeast corner of East Klosterman Road and South Disston Avenue and the development has received preliminary planned development approval to construct a 50-lot single-family residential subdivision. However, a portion of the property has been identified as non-tidal wetlands and the developer has completed the regulatory approval process to designate the amendment area as jurisdictional wetlands. The amendment area is proposed to be preserved as open space and will remain undeveloped in its current natural state, hence the proposed amendment category. Additionally, the preliminary development plan for the single-family residential subdivision provides for the preservation and buffering of this jurisdictional wetland.

The Countywide Rules state that the Preservation category is “intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area.”

The intended use is consistent with the permitted uses and locational characteristics of the proposed category. The locational characteristics of the Preservation category is “generally appropriate to those natural resource features it is designed to recognize” such as the wetlands identified on the subject property. Furthermore, the locational characteristics of the category recognizes that due to the natural conditions they are intended to preserve, “these features will occur in a random and irregular pattern interposed among the other categories”, such as in the case of this portion of land being interposed within the current Residential Low Medium category.

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 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, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment is adjacent to a public educational facility. However, the amendment reduces residential capacity of the subject property, therefore, there will be no impacts to the public educational facility. The proposed amendment is adjacent to unincorporated Pinellas County. County staff were contacted and had no issues with the 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.