

CW 21-02
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 0.58 acre of property from Residential Low Medium to Public/Semi-Public.

The subject property is located on the southwest corner of Anclote Blvd. and L&R Industrial Blvd. The property is occupied by a water production well, but is otherwise vacant. It is the intent of the city to utilize this property as a public works/public services storage facility, specifically for storing emergency-use generators. This proposed facility falls under the Transportation/Utility use. While this use is allowed under the Countywide Plan Residential Low Medium category, it is not permitted under the current local future land use category, hence the proposed amendment to Public/Semi-Public. The subject property is owned by the city and was annexed into its boundaries in January 2021 for this purpose.

The Countywide Rules state that the Public/Semi-Public category is “intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.”

The current and future use of the property is consistent with the permitted uses and locational characteristics of the proposed category. The locational characteristics of the Public/Semi-Public category are “generally appropriate to those locations where institutional uses and transportation/utility uses are required to serve the community”, such as the planned public works/public services storage facility in this proposed amendment.

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, 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 were contacted and found 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.