

**CW 23-02**  
**Forward Pinellas Staff Analysis**  
**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the Pinellas County to amend approximately 4.29 acres of property from Public/Semi-Public to Residential Rural.

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.”

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; and in areas where environmental features are linked to the protection of natural resources such as aquifer recharge and groundwater resource areas.” The subject property is located in an area of Unincorporated Pinellas County which is comprised of golf courses, recreation/open space lands as well as surrounding areas of a low-density residential character. As such, the proposed amendment is consistent with the locational characteristics of the intended category.

The subject property is located within the East Lake Tarpon Community Overlay as adopted by Pinellas County and is currently developed with a maintenance facility for a golf course (Cypress Run Golf Course). The subject property is primarily surrounded by mostly low-density single-family residential homes. It is the intent of the applicant to relocate the current maintenance facility to an adjacent property and redevelop the amendment area with three single-family homes, hence the proposed amendment to Residential Rural.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment of LOS “D” or better; 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 in the CHHA; therefore, those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area does not involve 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 located adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrial 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.