

CW 17-9 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – The City of Tarpon Springs proposes to amend the Countywide Map designation from Residential Low Medium and Residential Medium to Office.

The current Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre. The current Residential Medium category is used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre. The proposed Office category is used to depict areas that are developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development.

The subject property is vacant. The proposed use for the property is office which will have a cross-access easement with the adjacent developed property. If approved, this amendment will be consistent with the City of Tarpon Spring's Comprehensive Plan.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on a roadway operating at an LOS of "F", therefore those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is located on Keystone Road, which is designated as a SNCC. The intent and purpose of the SNCC designation is to guide the preservation and enhancement of scenic qualities, to ensure the integrity of the Countywide Plan, and to maintain and enhance the traffic operations of these significant roadway corridors in Pinellas County. The principal objectives of SNCC designations are:
 - To preserve and enhance scenic qualities found along these corridors and to foster community awareness of the scenic nature of these corridors;
 - To encourage superior community design and enhanced landscape treatment, both outside of and within the public right-of-way;
 - To encourage land uses along these corridors which contribute to an integrated, well planned and visually pleasing development pattern, while discouraging the proliferation of commercial, office, industrial or intense residential development beyond areas specifically designated for such uses on the Countywide Plan Map;
 - To assist in maintaining the traffic operation of roadways within these corridors through land use type and density/intensity controls, and by conformance to

- access management regulations, by selective transit route location, and by the development of integrated and safe pedestrian and bicycle access systems;
- To encourage design standards identified within the "Pinellas County Countywide Scenic/Non-Commercial Corridor Master Plan" through the adoption of local ordinances and regulations consistent with those standards set forth within the Master Plan.

The Countywide Rules allow for the consideration of amendments to the Office category where such amendments are consistent with the character, intensity, and scale of the permitted uses, other Countywide Plan Map categories in the area, and adjoining existing uses. The application of the Office category to the subject properties can be deemed consistent with this section given the adjacent office designation and use, the intensity limitations and access restrictions outlined in the Declaration of Restrictive Covenants, and the proposed use of the property.

- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in the CHHA, so those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in a redevelopment area, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not located next to a public educational facility or adjoining jurisdiction, so 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.