



# Pinellas County

## Staff Report

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**File #:** 20-1736A, **Version:** 1

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### **Subject:**

Case No. CW 20-13 - Pinellas County (Residential Rural)  
Countywide Plan Map amendment from Residential Very Low to Residential Rural, regarding 2,919.5 acres more or less, located in the East Lake Tarpon Community.

### **Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 20-13, a proposal by Pinellas County to amend the Countywide Plan Map from Residential Very Low to Residential Rural, regarding 2,919.5 acres more or less, located in the East Lake Tarpon Community.

- The East Lake Tarpon Community Overlay was established in the Pinellas County Comprehensive Plan in April 2012 as a means to maintain the community's low-density residential character and expansive open space.
- Much of the East Lake Tarpon area is designated as Residential Rural on the unincorporated Pinellas County future land use map, with a maximum density of 0.5 unit per acre.
- In 2015, an update to the Countywide Plan eliminated Residential Rural as a category on the Countywide Plan Map, allowing amendments from 0.5 unit per acre to 1 unit per acre to occur without approval of the Countywide Planning Authority.
- In February 2020, the Pinellas County Board of County Commissioners requested the restoration of the Residential Rural category in the Countywide Plan.
- Residential Rural was readopted into the Countywide Plan in August 2020 to allow local governments to apply the category in rural, low-density areas.
- The proposed amendment designates the Residential Rural category on the Countywide Plan Map for parcels in the amendment area, consistent with the current designation on the unincorporated Pinellas County future land use map.
- Forward Pinellas (by a vote of 10-2) and the Planners Advisory Committee (by a vote of 9-1) voted to recommend approval of this proposal.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

### **Summary:**

Forward Pinellas, in its role as the Pinellas Planning Council, voted 10-2 to recommend approval of the proposal. Commissioner Donovan, City of Tarpon Springs, and Mayor Bradbury, City of Pinellas Park were opposed. The Planners Advisory Committee recommended approval of the case by a vote of 9-1, with the City of Tarpon Springs representative casting the dissenting vote.

The Board of County Commissioners, at its February 25, 2020 meeting, adopted Resolution 20-9 requesting that Forward Pinellas, in its role as the Pinellas Planning Council, add the land use map

category Residential Rural, limiting density to .5 units per acre, to the Countywide Rules. Resolution 20-9 also requested that the Countywide Plan Map be amended from Residential Very Low to Residential Rural for the parcels identified as soon as permissible after the category was added.

**Background Information:**

Forward Pinellas documentation is attached.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Rodney Chatman, Planning Division Manager, Forward Pinellas

**Partners:**

N/A

**Attachments:**

Ordinance  
Exhibit A for Ordinance  
Case Maps  
Forward Pinellas Staff Analysis  
East Lake Tarpon Community Overlay  
Pinellas County Resolution No. 20-9  
Draft PAC Minutes  
Support Documents  
Presentation/Site Visit Photos  
Affidavit of Publication