

## CHHA BALANCING CRITERIA UNDER SECTION 4.2.7.1

In order to protect life and property from potential impacts from hurricanes, Section 4.2.7.1 of the Countywide Rules addresses criteria to be considered for proposed amendments that would result in increases in density or intensity within the Coastal High Hazard Area. The following are the applicable criteria of this section and our findings for each:

- A. Access to Emergency Shelter Space and Evacuation Routes – The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.

**Finding** - The proposed amendment would only affect an area of the City that is located along the Tampa/SR 580 corridor which is a designated hurricane evacuation route. As proposed, the amendment additionally requires that developments in this area that propose increases in density and intensity above the current standards shall require hurricane evacuation, closure, and re-entry plans.

- B. Utilization of Existing and Planned Infrastructure – The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.

**Finding** - The area eligible for the proposed density and intensity bonus is in an area of existing public infrastructure to support mixed-use, urban development.

- C. Utilization of Existing Disturbed Areas – The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.

**Finding** - The area eligible for the proposed density and intensity bonus has been developed with public roads and infrastructure.

- D. Maintenance of Scenic Qualities and Improvement of Public Access to Water – The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Boca Ciega Bay), and Tampa Bay.

**Finding** - Not applicable.

- E. Water Dependent Use – The requested amendment is for uses which are water dependent.  
F. Part of Community Redevelopment Plan – The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated redevelopment areas.

**Finding** - Not applicable.

- F. Overall Reduction of Density or Intensity –The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding CHHA.

**Finding** - The proposed amendment would only allow application of the density bonus to a relatively small portion of the CRD land use category. The remainder of the CDR currently allows a density and intensity that are below the maximums permitted in the Activity Center category of the Countywide Rules.

- G. Clustering of Uses – The requested amendment within the CHHA provides for the clustering of uses on a portion of the site outside the CHHA.

**Finding** - Not applicable.

- H. Integral Part of Comprehensive Planning Process – The requested amendment has been initiated by the local government as an integral part of its comprehensive planning process, consistent with the local government comprehensive plan.

**Finding** - The area in which the density bonus is proposed by this amendment has been identified in the City’s Comprehensive Plan as an area in which redevelopment in the Town Center is encouraged. This amendment would facilitate such redevelopment.

**Recommendation**

Because these revisions will help facilitate redevelopment of the City’s Town Center Area, and are consistent with the rest of the City’s Comprehensive Plan and the County-Wide Rules, we recommend approval of the proposed amendment.

**PLANNING BOARD:**

The Planning Board met on July 14, 2021 and did not recommend approval of the of the text amendment.

**VOTE: 0-6**

Staff remains in support of the text amendment as presented and recommends that the City Council authorize the City Attorney to prepare an ordinance for a text amendment to the Comprehensive Plan of the City of Oldsmar

**Attachment:** Proposed Comprehensive Plan Amendment