

CW 22-12
Forward Pinellas Staff Analysis
RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Clearwater and seeks to amend approximately 6.15 acres of property from Retail & Services to Activity Center.

The Countywide Rules state that the Activity Center category is intended “to recognize those areas of the county within each local government jurisdiction that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. In particular, it is the intent of this category to recognize those important, identifiable centers of business, public, and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use. Activity Centers are designed at a size and scale that allows for internal circulation by pedestrians, bicyclists, and transit users, and typically encompass areas developed in a radial pattern within walking distance (¼ to ½ mile) of a central point or hub served by transit.”

The amendment area is comprised of two parcels located on the east side of US Highway 19 North and approximately 1,170 feet south of Sunset Point Road. The parcels consist of undeveloped land with two existing billboards. The City of Clearwater has entered into an annexation agreement with the private applicant of this land use amendment in order to facilitate the development of a multifamily residential development. The parcels are proposed for the Activity Center category in order to incorporate the amendment area into the existing US 19 – Neighborhood Center Activity Center (US 19-NC).

The locational characteristics of the Activity Center category are determined by the Land Use Strategy Map and Table 2 of the Countywide Rules which identify locations appropriate for designation as Activity Center. As this proposed amendment is adding these parcels to an existing Activity Center, it meets the locational characteristics of the Activity Center category.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment designated 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 involve the expansion of an existing Activity Center, specifically the US 19-Neighborhood Center established by the City of Clearwater, which is part of the US 19 Corridor Redevelopment Plan. The City of Clearwater identifies one of the areas that Neighborhood Centers are appropriate is the area between NE Coachman and Sunset Point Roads. Furthermore, Neighborhood Centers are appropriate for mixed-use development and an emphasis on employment-intensive and transit supportive uses, including higher density residential uses, such as the proposed multifamily residential development. As such, the proposed amendment is consistent with the proposed Activity Center category and the characteristics of the existing US 19-Neighborhood Center.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to a public educational facility. The amendment area is adjacent to unincorporated Pinellas County and is part of a voluntary annexation. The two parcels involved in this amendment are located in an enclave and are contiguous to existing city boundaries in at least one direction.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrially-designated 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.