

CW 20-14
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by Pinellas County and seeks to amend the designation of approximately 63.8 acres of property from Activity Center-Neighborhood, Retail & Services, Employment, Office, Public/Semi-Public, Residential Medium and Residential Low Medium to Activity Center-Neighborhood, to expand the existing Activity Center in Downtown Palm Harbor.

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.”

The amendment area is comprised of properties in Downtown Palm Harbor, generally located east of 8th Street, south of Pennsylvania Avenue, west of Omaha Street and north of Wisconsin Avenue. The amendment area is included in the Downtown Palm Harbor Master plan which was updated in 2018/2019. A recommendation included in the update of the Master Plan proposed expansion of the existing Activity Center-Neighborhood designation, hence the proposed amendment.

The amendment area would also be included in the Palm Harbor Form-Based Code Zoning District, the boundaries of which would be consistent with the proposed Activity Center-Neighborhood. By expanding the boundaries of the Activity Center and adopting the associated Form-Based Code Zoning District, it is the intention of the County to provide a more holistic approach to planning for the greater downtown area, and to plan for transition between the downtown core that centers along Florida Avenue and the primarily residential neighborhoods that are adjacent to the boundaries of the proposed Activity Center.

The County addresses how the expansion of the Activity Center will address the Planning and Urban Design Principles, required by the Countywide Plan Rules and Countywide Plan Strategies. For example, the proposed amendment addresses the “Connectivity” principle through recommendations in the Downtown Palm Harbor Master Plan focused around enhancing the pedestrian experience and safety in the area. Furthermore, the County addresses the “Site Orientation” principle through regulations in the Form-Based Code which include, but are not limited to, human-scaled street enclosures, support for non-automobile movement and locating parking away from building frontages, further supporting pedestrian movement.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – Properties in the amendment area abut Alternate US 19, which is operating at LOS “F”. However, there is no projected increase in average daily trips because of the change to a floor area ratio-only standard for new development. Furthermore, changes in development patterns in the amendment area are anticipated to increase the mode share of transit, walking, and biking and reduce the need and demand for automobile trips.

- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is located on a SNCC with the Residential and Mixed-Use subclassifications. However, the Residential subclassification within the amendment area is proposed to be changed to the Mixed-Use subclassification, which is compatible with the proposed Activity Center category.
- 4) **Coastal High Hazard Areas (CHHA)** – The western portion of the amendment area is partially located in a CHHA. However, most of these properties are existing single-family residential homes that are unlikely to redevelop into more intense uses which limits the impact on the CHHA.
- 5) **Designated Development/Redevelopment Areas** – The amendment area involves the expansion of the Activity Center category. The amendment conforms to the purpose, locational characteristics, and other requirements of the proposed category and addresses the relevant Planning and Urban Design Principles; therefore, the amendment can be deemed consistent with this Relevant Countywide Consideration.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment involves the conversion of Employment designated land to Activity Center; however, this portion of the amendment area is not a viable target employment parcel due to its size and location; therefore, the proposed amendment will not significantly impact the reservation of Industrial land.

Conclusion:

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.