

## CW 17-10 Forward Pinellas Staff Analysis

### Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – Pinellas County proposes to amend the Countywide Map designation from Office to Retail & Services.

The current 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 proposed Retail & Services category is used to depict areas developed with a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.

The subject property has an existing structure that is currently utilized as an insurance office, but was also formerly a bank. The proposed use of the property is a car wash. If approved, this amendment will be consistent with the Pinellas County 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 the east side of Belcher Road, which is designated as a SNCC, with this portion of the corridor having a “Mixed Use” corridor type. The “Mixed Use” corridor type recognizes the appropriateness for commercial uses generally at the intersections of major arterial and collector roadways. There are very few additional use restrictions enumerated in the Countywide Rules as these areas are planned for more intense uses given the context of the surrounding area and road network. In a broader sense, 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 state that the requested Retail & Services category is considered to be potentially consistent with the "Mixed Use" corridor type. Section 6.5.4.1.4.B. requires a balancing of 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 Retail & Services category to the subject property can be deemed consistent with this section given the "Mixed Use" corridor type and the retail and/or service designations and uses (i.e., 7-Eleven, Mobil, Dollar General, CVS, automobile sales) to the south and west.

- 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, but is adjacent to the City of Dunedin. City of Dunedin staff had an opportunity to comment on this proposed amendment at the PAC meeting on September 5<sup>th</sup> and there were no concerns.

### **Conclusion:**

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