

CW 18-16 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by the City of Clearwater and seeks to amend the Clearwater Downtown Redevelopment Plan governing the Activity Center to consolidate seven local future land use designations in the Prospect Lake and Downtown Gateway Character Districts into one designation, Central Business District. The proposed amendment will allow a mix of uses at higher densities and intensities, which will support infill development, the redevelopment of underutilized sites, provide opportunities for additional housing as well as commercial and mixed use development, support a variety of transportation modes, and integrate this area with the rest of the properties in the downtown planning area. The uses allowed under the current future land use designations include moderate and high density residential, institutional, commercial, office, and recreation/open space. The density and intensity ranges associated with the current future land use designations span from 7.5 to 30 dwelling units per acre, up to 40 temporary lodging units per acre, 0.25 to 0.65 floor area ratio (FAR), and .60 to .90 impervious surface ratio (ISR). The primary uses allowed under the proposed amendment vary by character district but, generally include moderate and high density residential, office, retail sales and services, and public/semi-public. The maximum density allowed under the proposed amendment varies by location and character district but, generally permits between 35 to 75 dwelling units per acre and between 35 to 40 temporary lodging units per acre. The maximum development intensity allowed under this amendment ranges from 0.55 to 2.5 FAR.

Additionally, one property not currently designated as Activity Center will be added. This property is proposed to be amended from Recreation/Open Space (intended to recognize areas appropriate for public and private open spaces and recreational facilities that serve the community or region) to Activity Center (used to recognize those areas of the county that have been identified and planned for in a special and detailed manner, serve as identifiable centers of business, public, and residential activity that are the focal point of a community, and are served by enhanced transit commensurate with the type, scale, and intensity of use).

It is staff's determination that if approved, this amendment will be consistent with Clearwater's Comprehensive Plan. Staff further concludes that the proposed amendment is consistent with the purpose, location, density, intensity, and use standards contained in the Countywide Rules.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The segment of Court Street from South Missouri Avenue to South Highland Avenue is operating at an LOS of "F" within the amendment area boundaries.

Objectives of the Downtown Redevelopment Plan include reducing automobile congestion, maintaining or reducing roadway corridor size, providing an urban environment conducive to mixed-used development, and to emphasize connections to transit. There are various multimodal facilities and services within the amendment area, including transit, multi-use trails, other bicycle/pedestrian facilities, and existing and planned streetscape improvements. The amendment area contains several key corridors, including Cleveland Street and North Fort Harrison Avenue, which are served by transit. There are several transit routes operated by the Pinellas Suncoast Transit Authority (PSTA) in the downtown area, with the Park Street

Terminal serving as a hub for transit service connectivity in mid-Pinellas County. The Pinellas Trail, Ream Wilson Trail, and other bicycle/pedestrian facilities along the Cleveland Street and Gulf to Bay corridors also serve as additional mobility options for residents and visitors within the amendment area.

It is staff's determination that the multimodal transportation options within the amendment area will adequately serve the mobility needs of the area.

- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, therefore those standards are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within the CHHA, therefore those standards are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is located within Clearwater's designated Community Redevelopment Area (CRA). The CRA was established in 2002 in order to address a variety of economic and mobility challenges inherent to this part of the downtown area. In successive years, the City of Clearwater has initiated supplementary planning efforts that were designed to refine the overall vision and adopt other strategies to address the challenges still being faced by the community.

It is staff's determination that this amendment furthers the goals and objectives of the CRA and should result in more viable redevelopment projects and mobility options for travel within the downtown area.

- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to another jurisdiction or public educational facility, therefore those standards 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.