

CW 18-17 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – The City of Clearwater proposes to amend the Clearwater Downtown Redevelopment Plan governing the Activity Center to consolidate three local future land use designations in the Old Bay Character District into one designation, Central Business District. The property being amended is 47 parcels that are approximately 10.9 acres in size. 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 to high density residential, institutional, retail sales and services, office, and temporary lodging. The density and intensity ranges associated with the current future land use designations span from 7.5 to 24 dwelling units per acre, up to 40 temporary lodging units per acre, 0.40 to 0.65 floor area ratio (FAR), and .65 to .90 impervious surface ratio (ISR). The primary uses allowed under the proposed amendment include single family residential, multifamily residential, neighborhood commercial, office, restaurants, retail sales and services, and mixed-use. The maximum density allowed under the proposed amendment varies by location and type of use but, generally permits 35 dwelling units per acre for single-use development and 50 dwelling units per acre for mixed-use development and between 35 to 50 temporary lodging units per acre. The maximum development intensity allowed under this amendment ranges from 0.50 to 1.5 FAR depending on the location of the property.

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 amendment area is not located on a roadway operating at an LOS of "F", therefore those standards are not applicable.
- 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)** – A portion of the amendment area is located within the CHHA and is therefore subject to the Countywide Rules criteria regarding development in the CHHA. These criteria are used for reviewing proposed amendments that would increase density or intensity, or that would permit certain uses, within the CHHA. The Forward Pinellas Board and the Countywide Planning Authority may, at their discretion, consider approving such amendments based on a balancing of the 10 criteria below.

The 10.9 acre amendment area contains 0.1 acres within the CHHA, with the majority of this area along the shoreline of currently developed parcels. The amendment proposes to increase the maximum permitted density of the Old Bay character district to 30 dwelling units per acre or 50 dwelling units per acre for mixed-use projects, 50 temporary lodging units per acre for properties north of Seminole Street and west of Osceola Avenue and two acres or

greater, excluding properties fronting on Cedar Street, and 35 rooms per acre for temporary lodging uses, not to exceed 10 rooms. The amendment would also increase the maximum permitted intensity to 0.50 floor area ratio (FAR) for properties eastward of properties fronting along North Fort Harrison Avenue and to a 1.5 FAR for properties fronting along North Fort Harrison Avenue and westward.

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.

The City has adopted the objective of restricting permanent population densities in the coastal storm areas in order to help facilitate a more disaster-resistant community. The Section A.1.2 of the City's Future Land Use Element incorporate all criteria of the Section 4.2.7 of The Countywide Rules. Nevertheless, it is unlikely that this amendment will have a negative impact on emergency shelter space and evacuation routes since given the small area of upland that is within the CHHA.

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.

The amendment area includes a mix of uses all served by existing infrastructure and no significant upgrades are required to serve this area.

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.

The properties within the CHHA have been developed over time. That is, there are no natural, undisturbed areas remaining.

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.

The City of Clearwater has incorporated objectives within their Coastal Management Element of the City's Comprehensive Plan which address the maintenance of scenic qualities and improvement of public access to water.

Water Dependent Use – The requested amendment is for uses which are water dependent.

The amendment area is adjacent to a marina. The marina's viability will be improved as properties redevelopment consistent with the vision of the Clearwater Downtown Redevelopment Plan.

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.

The proposed amendment area is located within the Clearwater Downtown Planning Area but lies outside of the adopted boundaries of the CRA.

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.

This proposed amendment does not appear that it will result in a reduction in density or intensity in the CHHA.

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

This proposed amendment is for a broader area, but it does not appear that it will result in a reduction in a clustering of uses outside the CHHA.

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.

The proposed amendments to the Special Area Plan implement the City's desire to provide greater opportunities for redevelopment. These provisions confirm and reinforce the City's commitment to implementing the strategies developed from the 2014 Urban Land Institute (ULI) Advisory Services Panel Report. In addition, the proposed amendments are consistent with and will further the goals of the Clearwater Comprehensive Plan while also incorporating major policy provisions of Imagine Clearwater, North Marina Area Master Plan, and East Gateway District Vision Plan providing a unified vision for the area.

On balance, the proposed amendment can be deemed consistent with this Relevant Countywide Consideration.

- 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. The amendment area contains a public education facility, North Ward Elementary, which is located at 900 North Fort Harrison Avenue. However, the school is not on the Pinellas County School Board's active school list, 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.