

CW 18-20 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by the City of Clearwater and proposes to amend a 0.4-acre property within the Prospect Lake Character District of the Clearwater Downtown Redevelopment Plan. The parcel, owned by Court Street Animal Hospital, Inc., is currently a veterinary office. The request is to change the local Future Land Use Map designation of the parcel from Commercial General (CG) to Central Business District (CBD), consistent with the remainder of the properties in the Prospect Lake Character District. This parcel was inadvertently not advertised within Ordinance 9143-18 which amended the remainder of the Prospect Lake Character District to Central Business District (CDB); therefore, this application is being processed separately.

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 designation include office, retail sales & service, and overnight accommodations (temporary lodging). The density and intensity ranges associated with the current future land use designation is 24 dwelling units per acre, up to 40 temporary lodging units per acre, 0.55 floor area ratio (FAR), and 0.90 impervious surface ratio (ISR). The primary uses allowed under the proposed amendment include moderate to high density residential, office, retail sales & service, and public/semi-public uses. The maximum density allowed under the proposed amendment is 50 dwelling units per acre. The maximum development intensity allowed under this amendment is 1.5 FAR. The requested uses, density, and intensity ranges are consistent with the guidance for the Special Center sub-category. The purpose and locational characteristics are not relevant in this case as the amendment will result in changes to the local Future Land Use Map and not the Countywide Plan Map.

Staff concludes that the proposed amendment is consistent with the 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)** – The amendment area is not located within CHHA, therefore those standards are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is located within the Prospect Lake Character District of the Clearwater Downtown Redevelopment Plan.

- 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.