



PPC Meeting
December 9, 2015

Agenda Item
III.B.3

Attachment 1
Council Staff
Analysis
Case - CW 15-22

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The proposed amendment is submitted by Pinellas County and seeks to reclassify a parcel totaling 5.7 acres. The proposed amendment is from Resort (R) to Retail & Services (R&S).

The proposed R&S 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 current R category is intended to depict areas developed, or appropriate to be developed, in high-density residential and resort use; and to recognize such areas as well-suited for the combination of residential and temporary lodging use consistent with their location, surrounding uses, transportation facilities, and natural resources of such areas.

A marina is allowed within both the R and R&S categories as a Commercial Recreation use; however, under the R&S category a lower floor area ratio (FAR) will be applied to the site (0.65 FAR with R&S vs. 1.2 FAR with R). It should be noted that the Pinellas County Future Land Use and zoning designations are more restrictive than the Countywide Plan designations. Therefore, the proposed use of their Commercial General category along with the R&S category on the Countywide Plan Map would further restrict the site to a maximum FAR of 0.50.

Additionally, the R&S category is appropriate to locations in and adjacent to activity centers and where surrounding uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors depicted on the Transit-Oriented Land Use Vision Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics. The R category is similar, but is intended more for areas with highly intensive mixes of residential and temporary lodging uses.

The subject area is not adjacent to an activity center, major transportation facilities (with the exception of access to the Intracoastal Waterway), or transit. So, on the surface, even though either category allows for a marina, both categories are intended for locations other than the subject area. However, Pinellas County zoning and land use regulations as applied to this site will result in the restriction of the other uses within R&S category that might prove incompatible with the surrounding area, or that would need to rely on major transportation facilities and transit system.

Also, a study of the marinas across Pinellas County shows that they can be found in the R&S category, as well as R. Therefore, the request to place the marina in the R&S category is appropriate and consistent with how such facilities are treated in other parts of the county. In addition, it will allow the local government, Pinellas County, to better work with the property owner on ensuring the site is redeveloped, taking the surrounding area and transportation facilities into account.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on roadway operating at an LOS of “F.” Additionally, traffic generated by the proposed amendment indicates an increase in daily trips (1,590 for R vs. 2,468 for R&S), but will not result in a significant negative impact to the existing LOS. The difference in expected traffic generated between the existing and the proposed categories is an increase of approximately 878 vehicle trips per day.

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

- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC.
- 4) **Coastal High Hazard Areas (CHHA)** – Map 6 shows that 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 Council and the Countywide Planning Authority may, at their discretion, consider approving such amendments based on a balancing of the ten criteria below:

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.

There are no uses proposed for the site that will require emergency shelter space or utilization of evacuation routes. The R&S category permits 24 residential dwelling units per acre (upa) and R permits 30 upa, showing a potential reduction in allowable units (6 upa). However, Pinellas County does not permit residential uses in their Commercial General category that will be used in conjunction with the Countywide R&S category.

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 proposed development will be relying on existing infrastructure.

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 entire site has been developed over time with a marina and will not impact any natural areas.

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.

Public access to the water will be maintained with the redevelopment of the marina, although through a commercial marina requiring fees or other forms of payment. Scenic qualities may be altered by redevelopment of the site because the boat storage buildings (often referred to as high and dry storage) may change the view to the Intracoastal Waterway from the residential uses adjacent to the marina. The extent of this will be determined at the time of site plan review with Pinellas County.

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

The site is on the waterfront and will provide for a water dependent use.

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 amendment is not part of such plan.

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 amendment is not involved with other parcels.

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

Approximately 10% of the site is in the CHHA and the majority of the site improvements are outside of this area.

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 site is not part of an integral planning process at Pinellas County.

- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in, nor does it impact, a designated development or redevelopment area.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is separated from Indian Rocks Beach on the west by the Intracoastal Waterway, but should not have any negative impact on the City of Indian Rocks Beach. The site is not adjacent to a public educational facility.

Therefore, this request can be considered consistent with these Relevant Countywide Considerations.

Conclusion:

On balance, it can be concluded that the requested amendment from Resort to Retail & Services is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.