

CW 17-5 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and 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 is vacant. The property is located just south of the City's Community Redevelopment District (CRD) and is immediately north of the Meres Crossing Special Area Plan (SAP). These abutting areas have specific redevelopment objectives and are planned for relatively dense and intense mixed use activity centers. The proposed Office category is more appropriate for this property, as this area is no longer planned to serve as a transition between residential and commercial uses. If approved, this amendment will be consistent with the City's Comprehensive Plan and will complement the adjacent CRD and SAP designations.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on a roadway operating at an LOS "F", therefore those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, so those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The Countywide Rules require a balancing of several criteria when evaluating increases in density or intensity within the CHHA. The intent of this approach is to provide flexibility in regulating coastal development by giving careful consideration of the potential impacts upon vulnerable populations (i.e., hospitals, assisted living facilities, mobile homes, etc.), infrastructure, public access to the water, and other relevant effects. The amendment area is located within the CHHA. The proposal would result in a slight increase in development intensity (from .50 maximum floor area ratio to .55 maximum floor area ratio) on the site, however, access to emergency shelter space and evacuation routes would not be significantly impacted by the development of this site. In addition, the development of the property would utilize existing infrastructure, thus limiting any potential damage of publicly funded water, sewer, or other improvements by storm events. On balance,

the requested amendment is consistent with the criteria used to evaluate the potential impacts of the proposed land use category within the CHHA.

- 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 adjacent to another jurisdiction or public educational facility, so those policies are not applicable.

Conclusion:

The proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.