

CW 01-25 (Change No. 9-2016)
Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) Consistency with the Countywide Plan and Rules – The City of Clearwater proposes to amend the Old Bay Character District of the Clearwater Downtown Redevelopment Plan by: specifying where tourism-related development such as restaurants and hotels are allowed; specifying that neighborhood-scale restaurant and other commercial uses are desired along the Pinellas Trail; providing for an increase in the permitted floor area ratio from 0.5 to 1.0 for properties fronting North Fort Harrison Avenue and westward; differentiating between dwelling unit and hotel unit density and providing a maximum density of 50 hotel units per acre for properties equal to or greater than two acres that are located west of North Osceola Avenue and north of Seminole Boulevard; and adding policy support for the desired development patterns and uses of the North Marina Area Master Plan.

The current and proposed Activity Center category is 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. This particular area is considered relevant to and most consistent with the Community Center subcategory as found in the Countywide Rules.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area does not have any roadways that are below a LOS of “C.” The proposal to add the right to build hotel units on a portion of the amendment area, plus the proposed change to allow a 1.0 floor area ratio (FAR), up from a 0.5 FAR for areas on the western portion of the amendment area does not appear to have a significant impact on the roadways serving the area.

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, so those policies are not applicable.

- 4) **Coastal High Hazard Areas (CHHA)** – 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.

The amendment area contains 6.7 acres within the CHHA, with the majority of this included in the City's marina property and the remainder along the shoreline of the currently developed parcels. In this area there is no change proposed to the allowable permanent dwelling units, but the proposal will allow an increase from a 0.5 floor area ratio (FAR) to a 1.0 FAR, plus the addition of up to 50 hotel units per acre on a small portion of the marina (northern section).

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.

Staff recommends that the City require an evacuation plan for all hotel uses. Such plan would require guests be out of the area prior to storm arrival, with reservations altered based on the storm event and timing.

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.

Redevelopment 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 property within the CHHA has been developed over time. That is, there are no natural, undisturbed areas remaining on the site.

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 subject area within the CHHA has scenic qualities which will primarily be maintained by the marina property/launch and parking facilities, and may also enhance public access to the water by allowing hotels uses to be constructed on the northern parts of the marina.

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

The area that is within the CHHA has a marina, which is a water dependent uses, however uses added to this site should help to enhance the City’s waterfront location

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 an integral part of the City’s Community Redevelopment 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 proposed amendment is for a broader area, but it 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 City is proposing to integrate these changes into their ongoing comprehensive planning process involving the larger adjacent redevelopment area, which includes the City’s downtown.

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

- 5) **Designated Development/Redevelopment Areas** – This is a proposed amendment to the Old Bay Character District of the Clearwater Downtown Redevelopment Plan, which was adopted prior to August 7, 2015.

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

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 is adjacent to 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, so those policies are not applicable.

Conclusion:

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