



PPC Meeting
April 13, 2016

Agenda Item
III.B.5

Attachment 1
Council Staff
Analysis
Case - CW 16-12

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The proposed amendment is submitted by St. Petersburg and seeks to reclassify a parcel totaling 0.3 acres. The proposed amendment is from Residential Medium (RM) to Office (O).

The current RM category is used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre. The proposed O 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 majority of the parcel is located in the Coastal High Hazard Area, which is indicated in the Countywide Rules as an area that should not see increases in the number of residential dwellings allowed on a per acre basis. However, both the RM and O categories have the same 15 residential dwelling unit per acre standard associated with them.

The proposed O category allows uses that are consistent with the surrounding residential and office uses.

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 a decrease in daily trips (96 for RM vs. 89 for O) and will not result in a negative impact to the existing LOS. The difference in expected traffic generated between the existing and the proposed categories is a decrease of approximately 2 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)** – 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.

Both the current and proposed categories have the same standard for allowable dwelling units and therefore will not require additional accommodation for shelter space or evacuation times.

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, but is now vacant. 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 does not have any scenic qualities, nor does it impact public access to the water.

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

The site is not waterfront, so this criterion is not applicable.

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.

The entire site is within the CHHA so there is no ability to cluster uses outside of 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 requested amendment is not part is not integral to the City’s comprehensive planning process.

- 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 not adjacent to another jurisdiction or 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 Residential Medium to Office is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.