

CW 20-10
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Clearwater and seeks to amend the designation of approximately 26.3 acres of property from Residential Low Medium, Retail & Services, Recreation/Open Space, and Preservation to Multimodal Corridor.

The Countywide Rules state that the Multimodal Corridor category is "... intended to recognize those corridors of critical importance to the movement of people and goods throughout the county, and that are served by a combination of automobile, bus, bicycle, rail, and/or pedestrian transportation." The Countywide Rules further state that the Preservation Category is "... intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area."

The amendment area is part of an enclave of unincorporated properties which were identified as those to be annexed into the City as part of the US 19 Corridor Redevelopment Plan. The subject property was annexed into the city in April 2020. It is directly abutting US Highway 19 and located on the southern end of the existing Multimodal Corridor category to the north. The amendment area contains a mix of uses including a closed mobile home park, indoor recreation and vehicle storage. The amendment area will become a redevelopment site in the US 19 District, while maintaining the Preservation designated land within the amendment area.

The City addresses how the US 19 Zoning District and Development Standards will implement the Planning and Urban Design Principles, which is required for amendments affecting 10 acres or more, pursuant to the Countywide Plan Rules and Countywide Plan Strategies. For example, the amendment area meets "Site Orientation" objectives by requiring 30-foot front setbacks along US Highway 19 and prohibiting parking in front of the building. Furthermore, the principles require "Public Realm Enhancements", and the US 19 Development Standards address this objective through open space requirements for properties more than 15 acres in size, such as landscaping buffers and requiring the establishment of new drives.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment, US Highway 19, where the existing Level of Service is operating at a LOS "F". However, the expected increase of average daily trips is less than 3 percent of current traffic, therefore, the redevelopment of this site is projected to have a de minimus impact on this segment of US Highway 19. Furthermore, the US 19 Zoning District & Development Standards would alleviate trips from the frontage road by enhancing connectivity by establishing a street network within the subject property.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within a CHHA; therefore, those policies are not applicable.

- 5) **Designated Development/Redevelopment Areas** – The amendment area involves the expansion of the Multimodal Corridor category. The amendment conforms to the purpose, locational characteristics, and other requirements of the proposed category and addresses the relevant Planning and Urban Design Principles; therefore, the amendment can be deemed consistent with this Relevant Countywide Consideration.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to a public educational facility; therefore those policies are not applicable. The proposed amendment area is adjacent to Unincorporated Pinellas County, however, the subject property is part of an enclave of properties which were recently annexed into the City of Clearwater.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment; therefore, those policies 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.