

CW 17-4

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 Employment and Target Employment Center to Residential Low Medium.

The current Employment category is used to depict areas that are developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flexible space, and for uses that have minimal external impacts. The current Target Employment Center category is an overlay used to depict those areas of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance. The proposed Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre.

The subject property is 11.23 acres in size and is part of a larger 36.08 acre tract of land. The proposed use on the 11.23 acre site is a residential subdivision. The remaining balance of the site (24.86 acres) would be preserved for future employment-related uses. The proposal includes a development agreement that would limit the use of the Employment portion of property to those uses permitted under that category, require a minimum 20-foot buffer from any industrial and residential principal use structures, and require the developer to make a significant investment in site infrastructure to serve the Employment portion prior to the issuance of any certificates of occupancy for the residential subdivision.

Forward Pinellas staff consulted Pinellas County's Economic Development Department on this case. After extensive discussions, it was agreed that this approach to a "horizontally-oriented, live-work environment" could be a catalyst for future workforce housing opportunities and employment-based uses for this part of unincorporated Pinellas County. Furthermore, there was consensus that the development agreement requirements give a fair amount of certainty of the development of employment-based uses that will complement the residential component. An additional benefit is the strong potential for residents to live and work within walking distance of one another and this approach could be replicated in other areas north of the Anclote River that require more flexibility. If approved, this amendment will be consistent with the Pinellas County Comprehensive Plan.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on a roadway operating at an LOS of "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 portion of the property located within the CHHA is relatively small (approximately 0.5 acres of the 11.23 acres being amended), is located along the southern edge abutting Anclote Road, and is approximately ¼ mile from the Anclote River. Access to emergency shelter space and evacuation routes should not be impacted as Pinellas County intends to apply a low density residential zoning district to the subject property. While the Residential Low Medium land use category allows up to 10 dwelling units per acre, the proposed zoning district allows up to 5 dwelling units per acre which would potentially result in 2.5 dwelling units within the CHHA. The general area includes a mix of residential, employment, and industrial uses all served by existing infrastructure and no significant upgrades are required to serve this development. The remaining criteria were applied to this request and staff has determined that the proposed amendment is consistent with this section of the Countywide Rules.
- 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 adjacent to the City of Tarpon Springs. The City of Tarpon Springs staff has no immediate issues with this amendment area changing from Employment and Target Employment Center to Residential Low Medium.

Conclusion:

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