

CW 20-02
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by Pinellas County and seeks to amend the designation of approximately 0.22 acres of property from Residential Low Medium to Retail & Services.

The Countywide Rules state that the Retail & Services category is "...to depict areas developed with, or appropriate to be 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 proposed amendment would allow for the inclusion of the 0.22-acre subject property, which is currently vacant, into a vacant commercial parcel to the east, both of which are owned by the same company. The intent is to allow for the future residential and commercial development of the combined vacant parcels. The surrounding land-uses include residential and commercial uses.

Comparing the current development potential of the subject property with the proposed development submitted by the applicant, the proposal could generate approximately 226 additional average daily vehicle trips on Alternate US 19 which is a deficient roadway. These parcels may require a traffic study and/or transportation management plan identifying improvements necessary to mitigate the impacts of the project during the site plan review phase.

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 Alternate 19, where the existing Level of Service is operating at a LOS "F". Pinellas County staff have indicated, however that a traffic study and/or transportation management plan identifying improvement necessary to address the impacts of the project during the site plan review phase may be required.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, therefore those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – A portion of the amendment area is located within CHHA, however County staff has indicated that the local future land use category of Commercial General, which falls under the Countywide Plan Map category of Retail & Services, does not allow for any increased residential density in the local Coastal Storm Area which encompasses the CHHA.

In addition, County staff has indicated that the southernmost portion of the property which resides partially within the CHHA will serve as a drive through space, not more building, therefore not increasing overall density and intensity on the property within the CHHA.

- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/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 nor is it adjacent to a public educational facility, therefore those standards are not applicable.

- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment.

Conclusion:

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.