

October 10, 2018

6A2. Case CW 18-21 – City of Clearwater



SUMMARY

From: Public/Semi-Public and Preservation
To: Residential Low Medium
Area: 9.2 acres m.o.l.
Location: 3474 Aspen Trail, 3490 and 3492 Lake Shore Lane

This proposed amendment is submitted by the City of Clearwater and seeks to amend a site totaling approximately 9.2 acres of a 24.46-acre parcel from Public/Semi-Public and Preservation to Residential Low Medium. The current 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 current Public/Semi-Public category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features. 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.

Currently, the subject property is occupied by two single-family homes and surrounds a 4.8-acre pond providing stormwater storage and treatment for the neighborhood to the south through drainage easements. The applicant has submitted a petition to annex into the City of Clearwater as required in order to connect to city utility service when the site redevelops in the future. As part of the annexation submittal, the applicant provided a Habitat Assessment Memo prepared by Earth Resources Consulting Scientists which concluded that there are no natural wetlands on the property and some areas are incorrectly designated as Preservation.

If approved, this amendment will be consistent with the City of Clearwater’s Comprehensive Plan.

FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- A. The Residential Low Medium category is appropriate for the proposed use of the subject property, and is consistent with the criteria for utilization of these categories.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

LIST OF MAPS & ATTACHMENTS:

- Map 1 Location Map
- Map 2 Current Countywide Plan Map & Jurisdictional Map
- Map 3 Aerial Map
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map

Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

Planners Advisory Committee, September 4, 2018 at 1:30 p.m.
Planners Advisory Committee, October 1, 2018 at 1:30 p.m.
Forward Pinellas, October 10, 2018 at 1:00 p.m.
Countywide Planning Authority, December 11, 2018 at 6:00 p.m.

ACTION: Board, in its role as the Pinellas Planning Council, to recommend approval or denial of the requested amendment to the Countywide Planning Authority.

STAFF RECOMMENDATION: The staff recommends to the board that it recommend approval of the requested amendment.

ADVISORY COMMITTEE RECOMMENDATION: At its September 4, 2018 meeting, the Planners Advisory Committee voted 11-0 to recommend approval of this amendment. At its October 1, 2018 meeting, the Planners Advisory Committee voted 11-0 to recommend approval of this revised amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: At its September 12, 2018 meeting, the board continued the case to its October meeting per the request of the City of Clearwater. The board then met on October 10, 2018 and voted 9-2 to recommend approval of this amendment.