



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 22-20

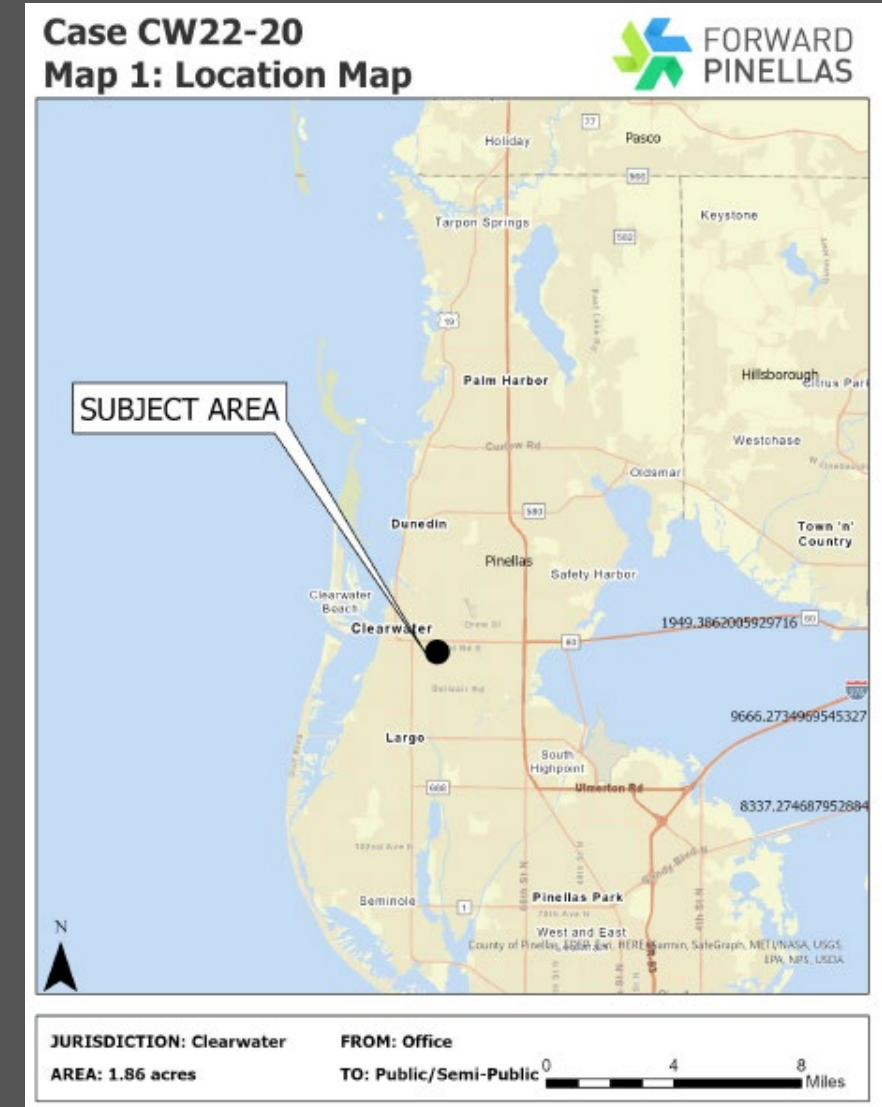
Clearwater

October 25, 2022



City of Clearwater Requested Action

- The City of Clearwater seeks to amend a property from Office to Public/Semi-Public
- The purpose of the proposed amendment is to allow for the development of a facility for social/public and/or educational purposes (YMCA facility)



Site Description

- **Location:** 905 S. Highland Ave.
- **Area Size:** 1.86 acres m.o.l.
- **Existing Uses:** Vacant (former nursing home)
- **Surrounding Uses:** Institutional, single-family residential, office



Front of subject property



South of the subject property



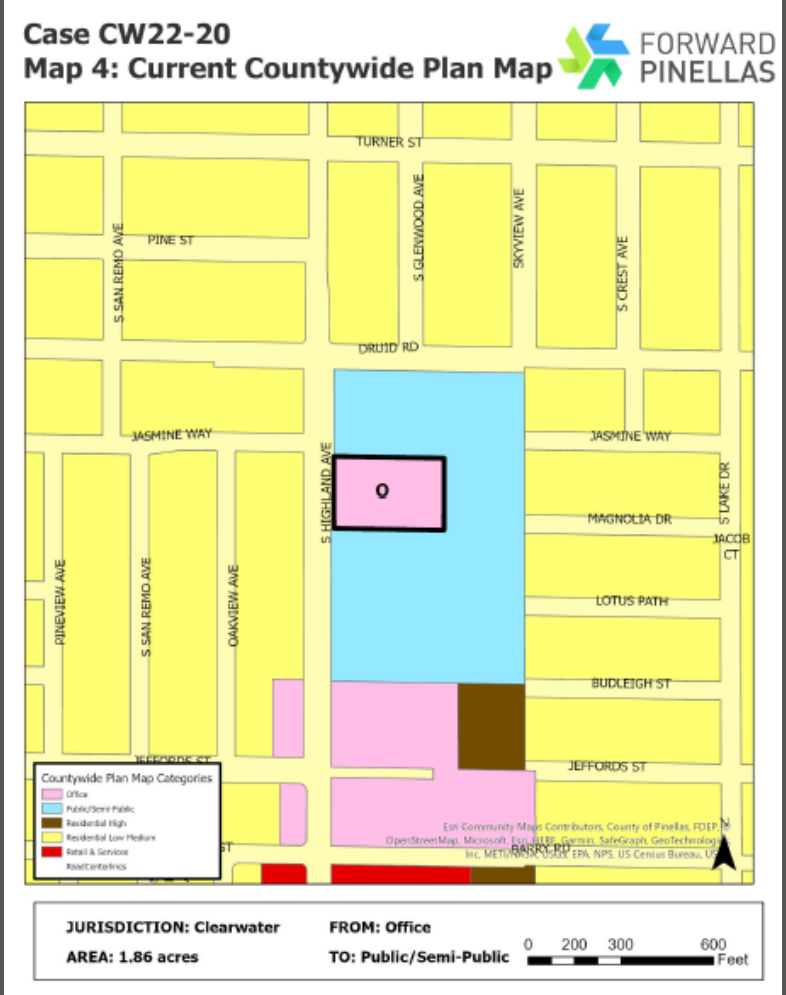
West of the subject property



Current Countywide Plan Map Category

Category: Office

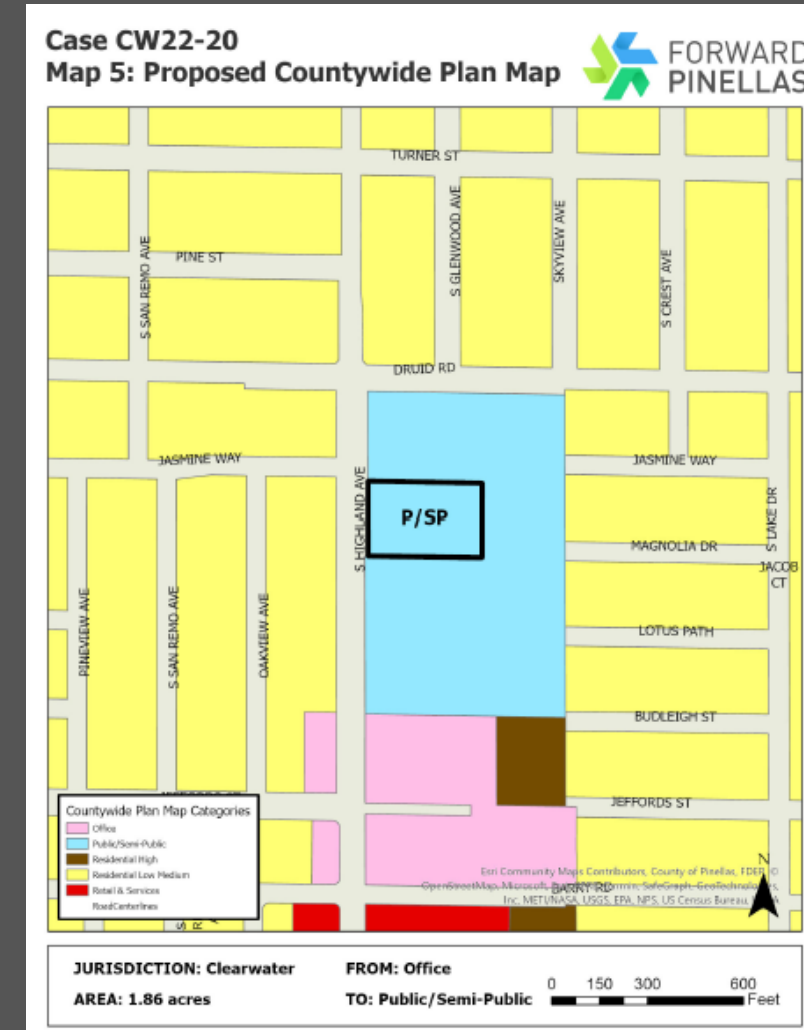
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Office Personal Service/Office Support Residential Equivalent Research/Development-Light Public Educational Facility Recreation/Open Space Community Garden Agricultural-Light 	<ul style="list-style-type: none"> Ancillary Nonresidential Transportation/Utility Manufacturing-Light 	<ul style="list-style-type: none"> Residential Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2
Use	Density/Intensity Standard	
Residential and Vacation Rental Use	Shall not exceed 15 units per acre (UPA)	
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 UPA	
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75	
Mixed-Use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property	
When located in Target Employment Center (TEC)	Shall not exceed an FAR of 1.0 for Manufacturing, Office and Research/Development uses	



Proposed Countywide Plan Map Category

Category: Public/Semi-Public

Permitted Uses Not Subject to Acreage Threshold		Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Institutional Transportation/Utility Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Storage/Warehouse/Distribution-Light Garden Agricultural-Light Ancillary Nonresidential 		N/A	N/A
Use	Density/Intensity Standard		
Residential and Vacation Rental Use	Shall not exceed 12.5 units per acre (UPA)		
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 12.5 UPA		
Nonresidential Use	Institutional uses shall not exceed a floor area ratio of (FAR) of .65, nor an impervious surface ratio (ISR) of .85. Transportation/utility uses shall not exceed an FAR of .70, nor an ISR of .90		
Mixed-use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property.		



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Public/Semi-Public category
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with Rules and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located on a roadway segment operating at an LOS “D” or above; therefore, those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located on an SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): The amendment area is not located in the CHHA; therefore those policies are not applicable.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area does not involve an AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is not adjacent to an adjoining jurisdiction. The amendment area is adjacent to an educational facility, which is private in nature, and will not be impacted.
7. Reservation of Industrial Land: The amendment area does not involve Employment or Industrial designated land; therefore, those policies are not applicable.



Public Comments

- There were no public comments received for Case CW 22-20

