

Countywide Plan Map Amendment Application Form

Local Government Contact Information

Requesting Local Government:	City of Clearwater
Local Government Contact:	Adrian D. Young
Address:	100 South Myrtle Avenue
Phone:	727-444-8320
E-Mail Address:	adrian.young@myclearwater.com
Local Government Case #:	LUP2026-02001
Local Government Ordinance #:	9899-26

Property Owner Contact Information

Name(s):	City of Clearwater Parks and Recreation Department
Address:	PO Box 4748, Clearwater FL, 33758
Phone:	727-444-8768
E-Mail Address:	mark.parry@myclearwater.com

Agent Contact Information (if applicable)

Name(s):	Mark Parry
Address:	100 South Myrtle Avenue
Phone:	727-444-8768
E-Mail Address:	mark.parry@myclearwater.com

Characteristics of the Subject Property

Site Address(s):	1399 Pineapple Lane
Total Acreage of the Amendment Area:	3.4
Existing Use(s):	Vacant
Proposed Use(s):	Parks & Recreation Facilities
Parcel Identification #:	08-29-16-00000-240-0100
Legal Description of the Amendment Area:	BEGIN AT THE SW CORNER OF SE ¼ OF THE NW ¼ OF SECTION 8, TOWNSHIP 29 SOUTH, RANGE 16 EAST, AND RUN THENCE N01°10'41"E, 211.63 FEET TO THE NORTHERLY LINE OF S.A.L.R.R. RIGHT OF WAY FOR P.O.B.; THENCE CONTINUE N01°10'41"E, 1043.0 FEET, ALONG THE 40 ACRE LINE, TO THE SW CORNER OF LOT 16, BLOCK 11, OF VIRGINIA GROVES ESTATES 1ST ADDITION, AS RECORDED IN PLAT BOOK 47, PAGES 41 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF

	PINELLAS COUNTY, FLORIDA, THENCE S89°40'09"E, 215.0 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 16, TO THE EASTERLY LINE OF WEST VIRGINIA LANE IN SAID SUBDIVISION; THENCE N01°10'40"E, 60.0 FEET ALONG SAID EASTERLY LINE TO THE SW CORNER OF LOT 12, BLOCK 10, OF SAID SUBDIVISION; THENCE S89°40'09"E, 270.0 FEET ALONG THE SOUTHERLY LINE OF LOTS 12 AND 13 TO THE EASTERLY LINE OF PINEAPPLE LANE IN SAID SUBDIVISION; THENCE N01°10'40"E, 105.0 FEET ALONG THE EASTERLY LINE OF PINEAPPLE LANE TO THE SW CORNER OF LOT 1, BLOCK 9, SAID SUBDIVISION, THENCE S89°40'09"E, 255.0 FEET ALONG THE SOUTHERLY LINE OF SAID BLOCK 9; THENCE S01°10'41"W 1319.35 FEET TO THE NORTHLY LINE OF S.A.L.R.R. RIGHT OF WAY; THENCE N81°05'31"W, 746.72 FEET ALONG SAID RIGHT OF WAY TO THE P.O.B. LESS AND EXCEPT THAT PORTION OF THE SUBJECT PROPERTY AS DESCRIBED IN THOSE CERTAIN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 4022, PAGE 1023, OFFICIAL RECORDS BOOK 4230, PAGE 668, OFFICIAL RECORDS BOOK 5096, PAGE 361 AND OFFICIAL RECORDS BOOK 5741, PAGE 1253, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Countywide MAX Index Score:	8.1
Grid Cell MAX Index Score:	4.75

Application Checklist

Note: Our email server cannot accept files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email info@forwardpinellas.org.

All Amendments

The following **MUST** be furnished with all applications (incomplete applications will not be accepted):

- ☒ A completed Countywide Plan Map amendment application form
- ☒ A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- ☒ A copy of the ordinance being considered by the governing body
- ☒ A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- ☒ A GIS shapefile of the amendment area (if technically feasible)
- ☐ A boundary survey (if applicable)
- ☐ A development agreement (if applicable)*
- ☐ Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- ☐ Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- ☐ Summary of public outreach conducted and/or public comment received (if applicable)

Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- ☐ Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- ☐ Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- ☐ Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- ☐ For AC and MMC categories, documentation of consistency with size criteria
- ☐ For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

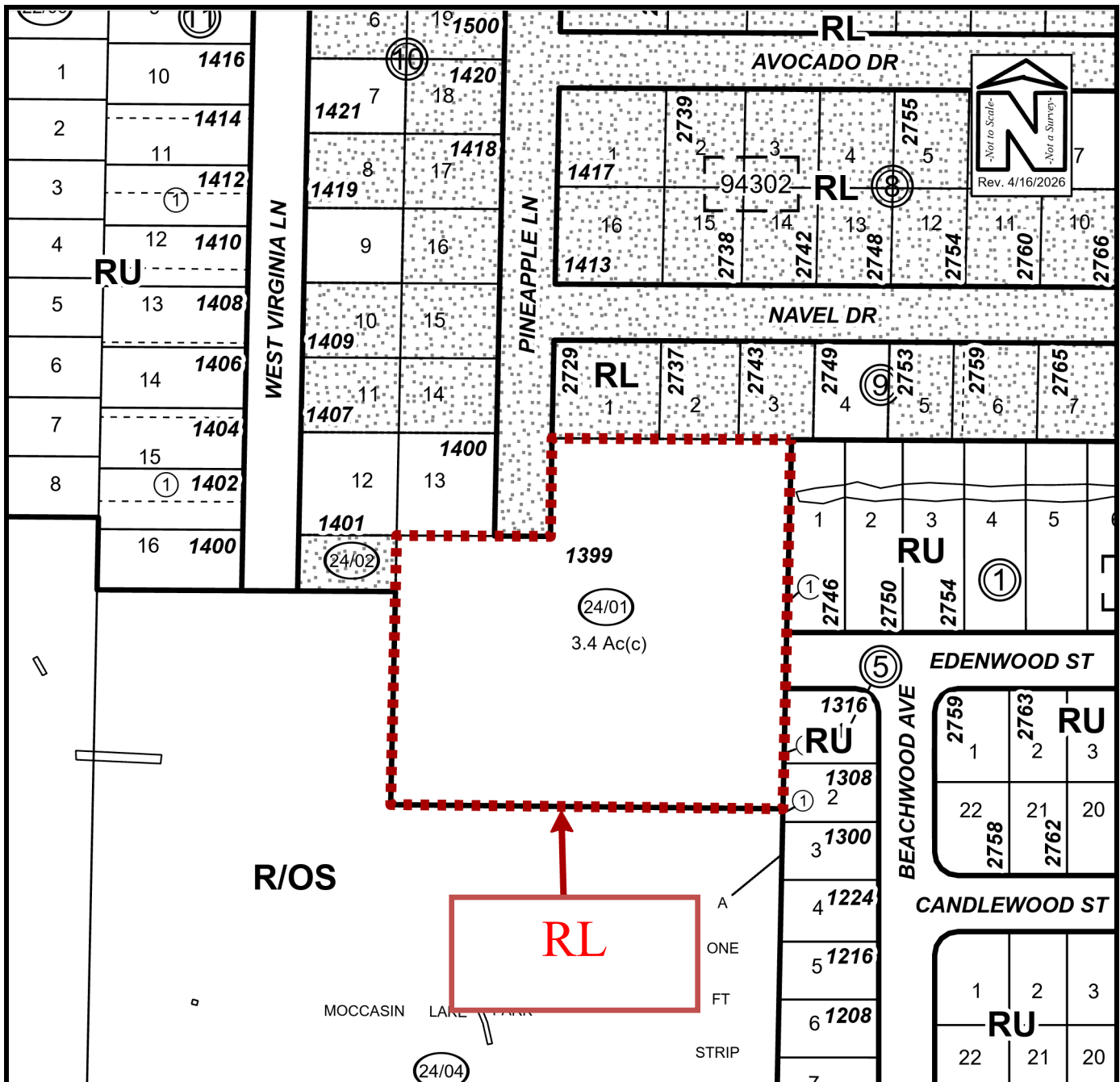
Tier II and III amendments must additionally provide the following:

- ☐ Pre-application meeting
- ☐ For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- ☐ Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

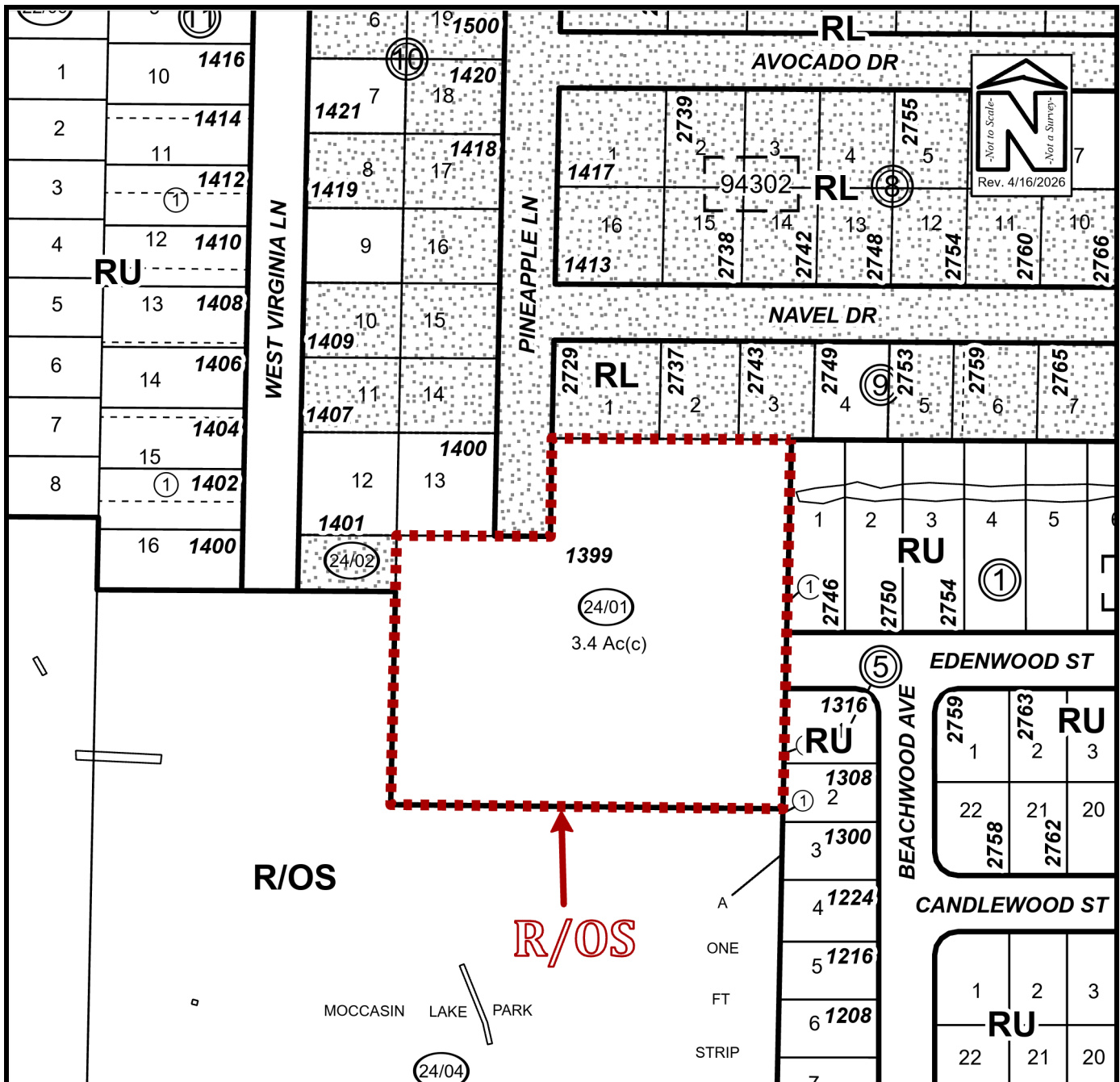
- ☐ Justification narrative demonstrating one or more of these unanticipated changes:
 - Improvement in transit facilities
 - Increases in population or employment densities
 - Local government funding study for public infrastructure
 - Other unique conditions

* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Countywide Rules Section 6.1.5.



CURRENT FUTURE LAND USE

Owner(s): City of Clearwater		Case:	ANX2026-02004 LUP/REZ2026-02001
Site:	1399 Pineapple Lane	Property Size(Acres):	3.4
		ROW (Acres):	
Land Use	Zoning	PIN:	08-29-16-00000-240-0100
From:	Residential Low (RL)		
To:	Recreation/Open Space (R/OS)	Atlas Page:	273A
	R-A; Residential Agriculture Open Space/Recreation (OS/R)		



PROPOSED FUTURE LAND USE

Owner(s): City of Clearwater		Case:	ANX2026-02004 LUP/REZ2026-02001
Site:	1399 Pineapple Lane	Property Size(Acres):	3.4
		ROW (Acres):	
Land Use	Zoning	PIN:	08-29-16-00000-240-0100
From:	Residential Low (RL)		
To:	Recreation/Open Space (R/OS)	Atlas Page:	273A

ORDINANCE NO. 9899-26

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN DESIGNATION OF THE CITY, TO CHANGE THE LAND USE FOR CERTAIN REAL PROPERTY LOCATED ON THE SOUTH SIDE OF THE PINEAPPLE LANE, APPROXIMATELY 210 FEET SOUTH OF NAVEL DRIVE, WHOSE POST OFFICE ADDRESS IS 1399 PINEAPPLE LANE, CLEARWATER, FLORIDA, 33758, FROM RESIDENTIAL LOW (RL) (IN PINELLAS COUNTY), TO RECREATION/OPEN SPACE (R/OS) UPON ANNEXATION INTO THE CITY OF CLEARWATER; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the amendment to the Future Land Use Element of the Comprehensive Plan of the City as set forth in this ordinance is found to be reasonable, proper and appropriate, and is consistent with the City's Comprehensive Plan; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
CLEARWATER, FLORIDA:

Section 1. The Future Land Use Element of the Comprehensive Plan of the City of Clearwater is changed by designating the land use category for the hereinafter described property, upon annexation into the City of Clearwater, as follows:

<u>Property</u>	<u>Land Use Category</u>
See attached Exhibit "A" for legal description	From: Residential Low (RL) (Pinellas County)
(LUP2026-02001)	To: Recreation/Open Space (R/OS)

The map attached as Exhibit "B" is hereby incorporated by reference.

Section 2. The City Council does hereby certify that this ordinance is consistent with the City's Comprehensive Plan.

Section 3. This ordinance shall take effect contingent upon and subject to the adoption of Ordinance No. 9896-26 (annexation ordinance), approval of the land use designation by the Pinellas County Board of Commissioners, where applicable, and thirty-one (31) days post-adoption. If this ordinance is appealed within thirty (30) days after adoption, then this ordinance will take effect only after approval of the land use designation by the Pinellas County Board of Commissioners and upon issuance of a final order determining this amendment to be in compliance either by the Department of Commerce (DOC) or the Administration Commission, where applicable, pursuant to section 163.3187, Florida Statutes. The Community Development Coordinator is authorized to transmit to Forward Pinellas, in its role as the Pinellas Planning Council, an application to amend the Countywide Plan in order to achieve consistency with the Future Land Use Element of the City's Comprehensive Plan as amended by this ordinance.

PASSED ON FIRST READING

PASSED ON SECOND AND FINAL
READING AND ADOPTED

Bruce Rector
Mayor

Approved as to form:

Attest:

Matthew J. Mytych, Esq.
Senior Assistant City Attorney

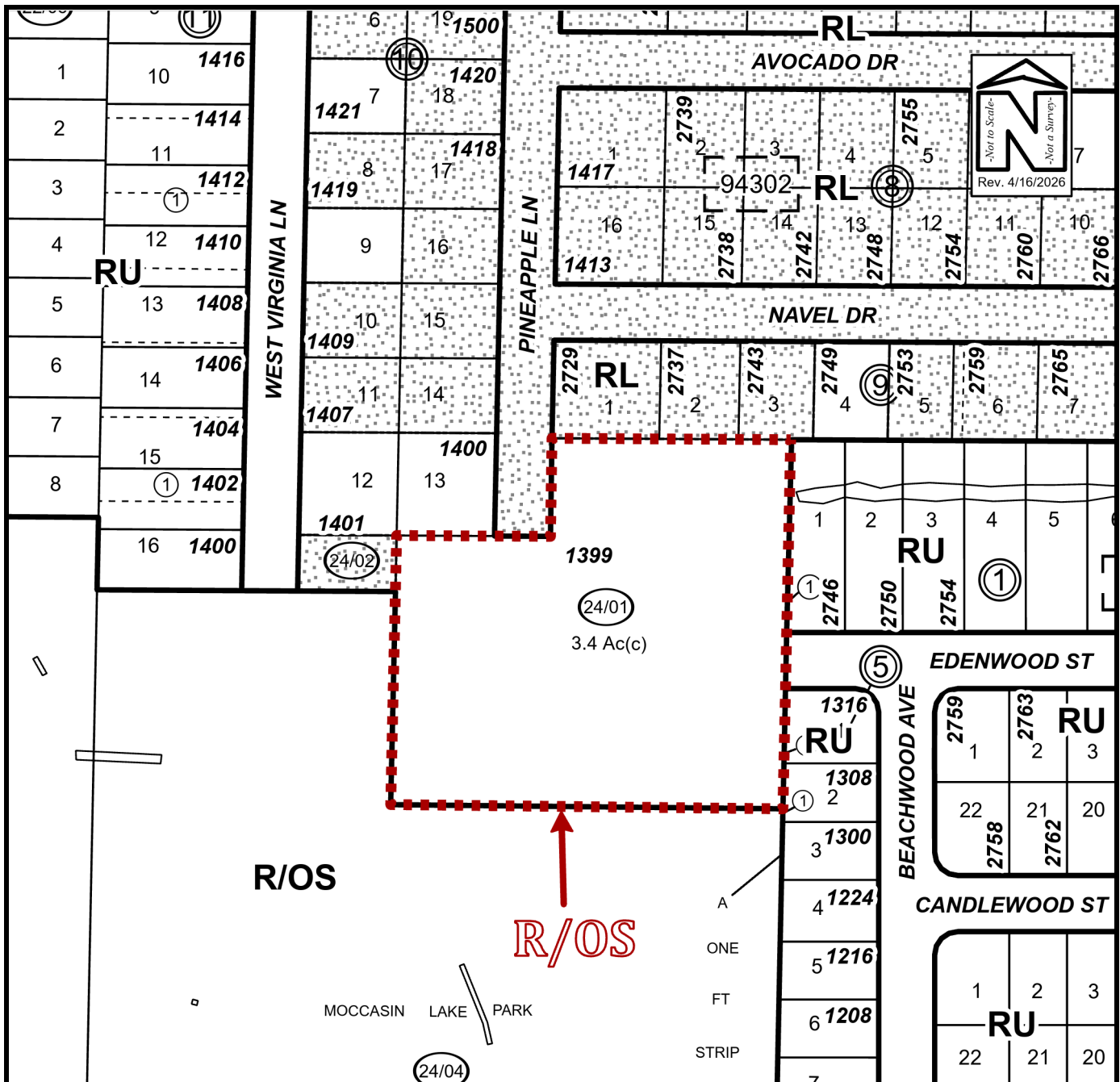
Rosemarie Call, MPA, MMC
City Clerk

LEGAL DESCRIPTION
LUP2026-02001

No. Parcel ID	Address
1. 08-29-16-00000-240-0100	1399 Pineapple Lane

BEGIN AT THE SW CORNER OF SE ¼ OF THE NW ¼ OF SECTION 8, TOWNSHIP 29 SOUTH, RANGE 16 EAST, AND RUN THENCE N01°10'41"E, 211.63 FEET TO THE NORTHERLY LINE OF S.A.L.R.R. RIGHT OF WAY FOR P.O.B.; THENCE CONTINUE N01°10'41"E, 1043.0 FEET, ALONG THE 40 ACRE LINE, TO THE SW CORNER OF LOT 16, BLOCK 11, OF VIRGINIA GROVES ESTATES 1ST ADDITION, AS RECORDED IN PLAT BOOK 47, PAGES 41 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE S89°40'09"E, 215.0 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 16, TO THE EASTERLY LINE OF WEST VIRGINIA LANE IN SAID SUBDIVISION; THENCE N01°10'40"E, 60.0 FEET ALONG SAID EASTERLY LINE TO THE SW CORNER OF LOT 12, BLOCK 10, OF SAID SUBDIVISION; THENCE S89°40'09"E, 270.0 FEET ALONG THE SOUTHERLY LINE OF LOTS 12 AND 13 TO THE EASTERLY LINE OF PINEAPPLE LANE IN SAID SUBDIVISION; THENCE N01°10'40"E, 105.0 FEET ALONG THE EASTERLY LINE OF PINEAPPLE LANE TO THE SW CORNER OF LOT 1, BLOCK 9, SAID SUBDIVISION, THENCE S89°40'09"E, 255.0 FEET ALONG THE SOUTHERLY LINE OF SAID BLOCK 9; THENCE S01°10'41"W 1319.35 FEET TO THE NORTHERLY LINE OF S.A.L.R.R. RIGHT OF WAY; THENCE N81°05'31"W, 746.72 FEET ALONG SAID RIGHT OF WAY TO THE P.O.B.

LESS AND EXCEPT THAT PORTION OF THE SUBJECT PROPERTY AS DESCRIBED IN THOSE CERTAIN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 4022, PAGE 1023, OFFICIAL RECORDS BOOK 4230, PAGE 668, OFFICIAL RECORDS BOOK 5096, PAGE 361 AND OFFICIAL RECORDS BOOK 5741, PAGE 1253, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



PROPOSED FUTURE LAND USE

Owner(s): City of Clearwater		Case:	ANX2026-02004 LUP/REZ2026-02001
Site:	1399 Pineapple Lane	Property Size (Acres):	3.4
Land Use	Zoning	PIN:	08-29-16-00000-240-0100
From:	Residential Low (RL)	Atlas Page:	273A
To:	Recreation/Open Space (R/OS)		
	Residential Agriculture (R-A)		
	Open Space/ Recreation (OS/R)		



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: April 21, 2026
AGENDA ITEM: ID#26-0402
CASE: LUP2026-02001- 1399 Pineapple Lane
REQUEST: Amendment to the city's Future Land Use Map from the Residential Low (RL) designation (Pinellas County) to the Recreation/Open Space (R/OS) designation (City of Clearwater) for the property located at 1399 Pineapple Lane.

GENERAL DATA:

Agent(s)..... Mark Parry
Owner(s)..... City of Clearwater
Location South side of Pineapple Lane terminus, approximately 210 feet south of Navel Drive
Property Size 3.4 Acres

BACKGROUND & PROPOSAL

This case involves one vacant parcel totaling 3.4 acres, located on the south side of the Pineapple Lane terminus, approximately 210 feet south of Navel Drive. The request is to change the Future Land Use Map designation of this property from Residential Low (RL) to Recreation/Open Space (R/OS). An Annexation application (ANX2026-02004) and a Zoning Atlas Amendment application (REZ2026-02001) are also being processed concurrently with this case.

The site is located northeast of Moccasin Lake Nature Park. The park is within the Recreation/Open Space (R/OS) Future Land Use category. The subject parcel was purchased by the City of Clearwater to expand the park. The intended use of the overall site is a parks and recreation facility and/or environmental park.

Community Development Code Article 8-102 defines a parks and recreation facility as a tract of land used for a public park or public beach. The term includes, but is not limited to, the Pinellas Trail and other publicly owned properties used for active or passive recreational uses. Community Development Code Article 8-102 defines an environmental park as recreational area that is typically dependent on natural resources and a natural outdoor environment. Activities shall have little, if any, adverse impact on a site and are compatible with natural and/or cultural resource protection. Uses include, but are not limited to, picnicking, hiking on multipurpose trails and/or boardwalks, outdoor educational nature studies, kayaking/canoeing and launch facilities wildlife viewing, horseback riding on trails, and/or fishing.

The requested amendment to the Recreation/Open Space (R/OS) Future Land Use category is consistent with the surrounding parcels and will allow for development that is compatible with surrounding uses and appropriate for this location south of Pineapple Lane. An amendment to the *Countywide Plan Map* will also be required to ensure consistency between the City's Future Land Use Map and the *Countywide Plan Map*. The applicant understands that all necessary approvals and permits must be obtained prior to development of the subject site.

VICINITY CHARACTERISTICS

Maps 1 and 2 show the general location of the property and an aerial view of the amendment area and its surroundings.

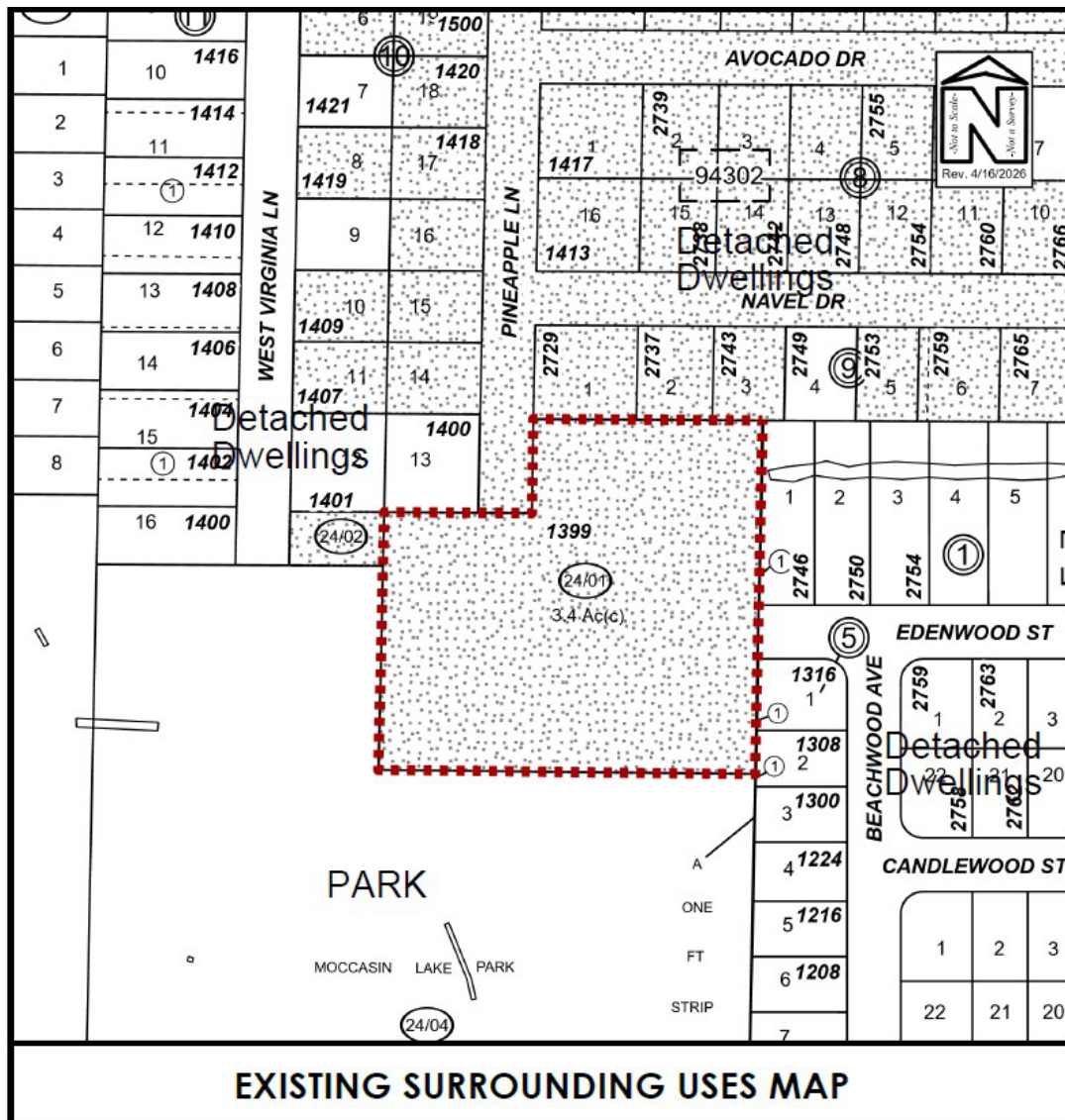


Map 1



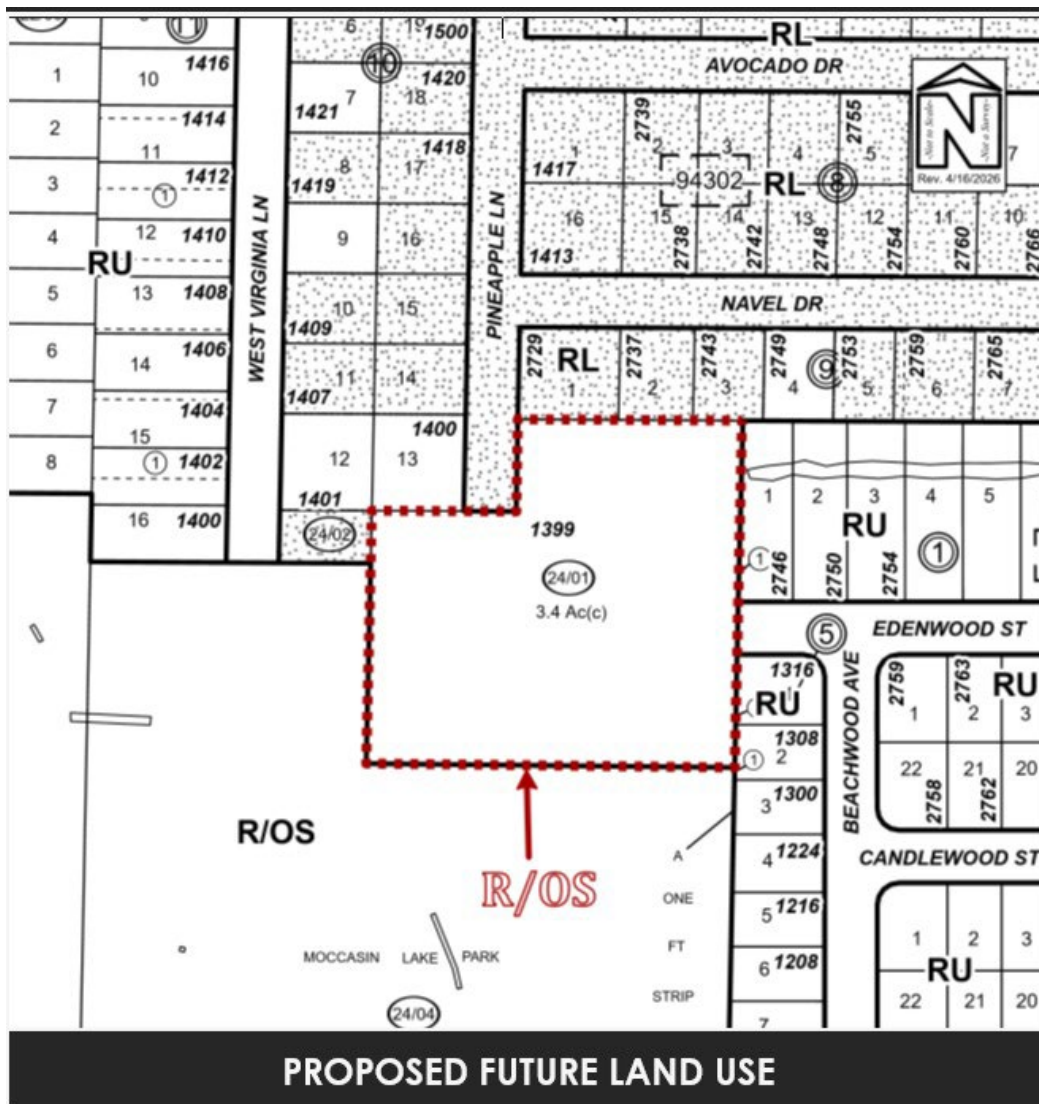
Map 2

Map 3 shows the existing surrounding uses, which includes a mix of residential uses and park uses typical of the area surrounding Moccasin Lake Nature Park. Properties to the north and east consist of detached dwellings, while Moccasin Lake Nature Park is located to the southwest of the subject area.



Map 3

As shown on Map 4, the Future Land Use category abutting the subject area to the north is Residential Low (RL) and Residential Urban (RU). Additionally, parcels to the east are within the Residential Urban (RU) category and to the southwest, Moccasin Lake Nature Park is designated Recreation/Open Space (R/OS).



Map 4

A comparison between the uses, densities, and intensities allowed by the existing and proposed Future Land Use Map (FLUM) designations appears in Table 1, along with the consistent zoning districts.

Table 1. Uses, Densities and Intensities Allowed by Existing and Proposed Future Land Use Map Designations

	Existing FLUM Designation Residential Low (RL)	Proposed FLUM Designation Recreation/ Open Space (R/OS)
Primary Uses:	Low Density Residential	Public/Private Open Space; Recreation Facilities; Beach/Water Access
Maximum Density:	5.0 Dwelling Units per Acre	N/A
Maximum Intensity:	FAR 0.40; ISR 0.65	FAR 0.25; ISR 0.60
Consistent Zoning Districts:	Low Density Residential (LDR) Low Medium Density Residential (LMDR)	Open Space/Recreation (OS/R)

REVIEW CRITERIA

Consistency with the Clearwater Comprehensive Plan [Sections 4-603.F.1 and 4-603.F.2]

Recommended Findings of Fact:

Applicable objectives and policies of Clearwater 2045, the Clearwater Comprehensive Plan, that support the proposed amendment include:

Objective QP 5.1 Use Table QP 1. Future Land Use Categories and Map QP 3. Future Land Use to guide development in the city consistent with the Countywide Plan Map and implemented through the CDC.

Policy QP 5.1.1 Recognize the consistency between the countywide future land use categories, the city's future land use categories, and the city's zoning district as shown in Table QP 1. Future Land Use Categories.

Objective QP 5.2 Continue to review and evaluate amendments to the Future Land Use Map to ensure proposed uses and density or intensity are compatible with surrounding areas and consistent with the Countywide Rules.

Policy QP 5.2.1 Continue to maintain consistency between the Countywide Plan Map and the city's Future Land Use Map.

Policy QP 5.2.6 Evaluate proposed amendments to ensure there are appropriate density and intensity transitions within neighborhoods.

Policy QP 5.2.7 Ensure proposed amendments will not create uses, densities, or intensities that are incompatible with the surrounding neighborhood or any applicable special area or redevelopment plans.

Policy QP 5.2.8 Continue to evaluate that sufficient public facilities are available to support proposed increases to density or intensity and require mitigation strategies if sufficient public facilities will not be available.

Objective PPP 1.1: Ensure the city's system of trails, open spaces, parks and recreation facilities equitably serves diverse community needs.

Policy PPP 1.1.1: Ensure that parks and open space amenities provide equal opportunities for all users.

Policy PPP 1.1.6: Promote healthy living through the use of trails, open spaces, parks and recreation facilities for active and passive recreation, organized sports, picnic facilities, environmental programs, youth and adult programs, and special events.

Objective PPP 2.1: To maintain an adequate level of service (LOS) for existing and future populations.

Objective PPP 2.2: Continue to increase the supply of trails, open spaces, and parks and recreation facilities in areas needing additional facilities.

Objective PPP 3.1: Preserve natural open space areas which constitute aesthetic or ecological community assets.

Objective PPP 3.2: Preserve, enhance, and maintain the city's existing and future trails, open space, and park and recreation facilities.

Policy PPP 3.2.2: Continue to maintain environmental integrity of city-owned open spaces and parklands.

Policy PPP 3.2.3: Continue to enhance city-owned open space and parkland areas by restoring degraded natural communities and eradicating non-native or invasive vegetation.

Policy PPP 3.2.8: Designate appropriate city-owned lands as Preservation (P) or Recreation/Open Space (R/OS) on the Future Land Use Map whenever feasible.

Recommended Conclusions of Law:

The request is consistent with the goals, objectives, and policies of *Clearwater 2045*, the Clearwater Comprehensive Plan. The proposed Recreation/Open Space (R/OS) future land use category is the same future land use category abutting the southwest side of the subject area and is compatible with the adjacent Residential Low (RL) and Residential Urban (RU) categories.

Consistency with the Countywide Rules

Recommended Findings of Fact:

The underlying *Countywide Plan Map* category on the proposed amendment area is Residential Low Medium (RLM). Section 2.3.3.3 of the *Countywide Rules* states that the current Residential Low Medium (RLM) category is intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.

The proposed City of Clearwater future land use designation of Recreation/Open Space (R/OS) will necessitate a *Countywide Plan Map* amendment from Residential Low Medium (RLM) to the Recreation/Open Space (R/OS) category in order to maintain consistency between the City's Future Land Use Map and the *Countywide Plan Map*. Section 2.3.3.12 of the *Countywide Rules* states that the Recreation/Open Space (R/OS) category is intended to recognize recreation/open space uses that serve the community or region.

Recommended Conclusions of Law:

The proposed Future Land Use Map Amendment will require amendments to the *Countywide Plan Map* and the Land Use Strategy Map contained within the *Countywide Rules*. The proposed Recreation/Open Space (R/OS) future land use category will require an amendment to the *Countywide Plan Map* category from Residential Low Medium (RLM) to Recreation/Open Space (R/OS).

Compatibility with Surrounding Properties/Character of the City & Neighborhood [Section 4-603.F.3 and Section 4-603.F.6]

Recommended Findings of Fact:

The subject area is adjacent to the northeast side of Moccasin Lake Nature Park, which is within the R/OS future land use category. The subject parcel was purchased by the City of Clearwater to expand the park. The intended use of the overall site is a parks and recreation facility and/or environmental park.

Adjacent property uses are residential (detached dwellings). The proposed Recreation/Open Space (R/OS) future land use category primarily permits recreational and open space uses at a floor area ratio (FAR) of .25 and an impervious surface ratio of .60. The future land use designation of surrounding properties is Recreation/Open Space (R/OS) within Moccasin Lake Nature Park and Residential Low (RL) to the north and Residential Urban (RU) to the northwest. A park facility is a permitted use in the proposed future land use category.

Recommended Conclusions of Law:

The proposed Recreation/Open Space (R/OS) future land use category is consistent with the surrounding properties and character of the area. Pineapple Lane is classified as a local road in the Mobility Section of the

Comprehensive Plan and park uses are appropriate along such roads. At this time, the Clearwater Parks and Recreation Department plans to add a shell trail, plantings, and directional signage to the subject property. Any new development would be subject to Comprehensive Plan and code requirements.

Sufficiency of Public Facilities [Section 4-603.F.4]

Recommended Findings of Fact:

To assess the sufficiency of public facilities needed to support potential development on the proposed amendment area, the maximum development potential of the property under the existing and proposed city Future Land Use Map designations were analyzed.

Table 2. Development Potential for Existing & Proposed FLUM Designations

	Existing FLUM Designation "RL"	Proposed FLUM Designation "R/OS"	Net Change
Site Area	3.4 AC (148,104 SF)	3.4 AC (148,104 SF)	
Maximum Development Potential	17 DUs ¹ / 51 Beds 59,241 SF 0.4 FAR	0 DUs ¹ / 0 Beds ² 37,026 SF 0.25 FAR	-17 DUs / -51 Beds -22,215 SF -0.15 FAR
Notes: 1. Residential uses are not permitted in the consistent Open Space/Recreation (OS/R) district; therefore, the development potential is zero. 2. Residential equivalent uses are not permitted in the consistent Open Space/Recreation district; therefore, the development potential is zero. Abbreviations: FLUM – Future Land Use Map AC – Acres SF – Square feet			
		DUs – Dwelling Units	
		FAR – Floor Area Ratio	

As shown in the table, there is a decrease in nonresidential development potential of over 22,000 square feet, a decrease in the number of dwellings by 17 units and decrease in the residential equivalent development potential of 51 beds. The following analysis compares the existing residential use under the Residential Low (RL) future land use to a park use within the Recreation/Open Space (R/OS) future land use.

Potable Water

The change in development potential from this amendment could result in a decrease in potable water by 4,426 gallons per day. This decrease is determined by taking the potential potable water utilization of the proposed land use developed with the maximum square footage permitted (0 gallons per day) and subtracting it from the usage of the existing maximum square footage permitted (4,426 gallons per day).

The city's current potable water demand is 11.209 million gallons per day (MGD). The city's adopted level of service (LOS) standard for potable water service is 100 gallons per capita per day, while the actual usage is estimated at 76.24 gallons per capita per day (2023 Public Supply Annual Report). The city's 10-year Water Supply Facilities Work Plan (2022-2023 Planning Period), completed July 2022, indicates that based on the

updated water demand projections and other factors, the city has adequate water supply and potable water capacity for the 10-year planning horizon.

Wastewater (Sanitary Sewer)

The change in development potential from this amendment could result in a decrease in wastewater use of up to 3,984 gallons per day. The decrease is determined by taking the potential wastewater utilization of the proposed land use development with the maximum square footage permitted (0 gallons per day) and subtracting it from the usage of the existing square footage permitted (3,984 gallons per day).

The amendment area is served by the East Water Reclamation Facility, which presently operates around 2 million gallons per day. The city's adopted LOS standard for wastewater service is 100 gallons per capita per day, and the current operational capacity is well within its permitted capacity of 5 million gallons per day. Therefore, there is excess wastewater capacity to serve the amendment area.

Solid Waste

The change in development potential from this amendment could result in a decrease of 43.1 tons per year of solid waste generated. This decrease is determined by taking the utilization of the proposed land use developed as a vacant lot at the maximum square footage permitted (0 tons per year) and subtracting it from the existing square footage permitted (43.1 tons per year).

The city's adopted LOS standard for solid waste service is 1.3 tons per year, or 7.12 pounds per person per day; however, Pinellas County handles all solid waste disposal at the Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill, which has significant capacity. Additionally, the city provides a full-service citywide recycling program which diverts waste from the landfill, helping to extend the lifespan of Bridgeway Acres. There is excess solid waste capacity to serve the amendment area.

Parkland

Under both the existing and proposed future land use, the LOS citywide for parkland will continue to exceed the adopted LOS of 4 acres per 1,000 residents. The city is currently providing 7.95 acres of parkland per 1,000 residents. This is calculated using the total acreage of parks within the city, dividing it by the 2022 Florida Bureau of Economic and Business Research (BEBR) population estimates, and then multiplying by 1,000. Based on this impact analysis, the current provision of 7.95 acres of parkland per 1,000 would remain unchanged [Source: Parks and Recreation Facilities Impact Fee Study, prepared by Benesch (formerly Tindale Oliver) May 23, 2022].

Amending a property's future land use or zoning designation does not have an immediate impact on the city's parks and recreation system and parkland requirements. Impacts are felt when development occurs. This Future Land Use Map Amendment will have no additional impact on parkland.

Stormwater

Site plan approval will be required before the amendment area can be redeveloped. At that time, stormwater management system for the site will be required to meet all city and Southwest Florida Water Management District stormwater management criteria. There are currently no plans for this area to be redeveloped.

Streets

The amendment area is located on the south side of the Pineapple Lane terminus, approximately 210 feet south of Navel Drive. To evaluate potential impacts on streets, the typical traffic impacts figures (trips per day per acre) in the *Countywide Rules* for the corresponding *Countywide Plan Map* categories (existing and proposed) are compared.

The current number of trips per day (21 trips) is calculated based on the traffic generation numbers for residential uses in the Residential Low (RL) Future Land Use category (227 trips per day per acre). The proposed number of trips per day (0 trips) is calculated based on the traffic generation numbers for park uses in the Recreation/Open Space (R/OS) Future Land Use category (0 trips per day per acre). This amendment would result in a decrease of 21 trips from the amendment area.

The amendment is not located within an Activity Center or Multimodal Corridor as outlined on the Countywide Plan Map.

Recommended Conclusions of Law:

Based upon the findings of fact, the proposed amendment would not increase the demand on public facilities.

Impact on Natural Resources [Section 4-603.F.5]

Recommended Findings of Fact:

No wetlands are located within the amendment area. The city's Community Development Code requires that development is compliant with the city's tree preservation, landscaping, and stormwater management requirements.

Recommended Conclusions of Law:

Amending a property's future land use designation does not have an immediate impact on natural resources. Impacts on natural resources are felt when development occurs. Any future development would be required to meet the city's Community Development Code, which includes protections for natural resources. Therefore, this proposed Future Land Use Map Amendment will not impact natural resources within the amendment area.

SUMMARY & RECOMMENDATION

No amendment to the Comprehensive Plan or Future Land Use Map shall be recommended for approval or receive a final action of approval unless it complies with the standards contained in Section 4-603.F, Community Development Code. Table 3 below depicts the consistency of the proposed amendment with the standards under Section 4-603.F:

Table 3. Consistency with Community Development Code Standards for Review

CDC Section 4-603	Standard	Consistent	Inconsistent
F.1	The amendment will further implementation of the <i>Comprehensive Plan</i> consistent with the goals, policies and objectives contained in the Plan.	X	
F.2	The amendment is not inconsistent with other provisions of the <i>Comprehensive Plan</i> .	X	
F.3	The available uses, if applicable, to which the properties may be put are appropriate to the properties in question and compatible with existing and planned uses in the area.	X	
F.4	Sufficient public facilities are available to serve the properties.	X	
F.5	The amendment will not adversely affect the natural environment.	X	
F.6	The amendment will not adversely impact the use of properties in the immediate area.	X	

Based on findings of facts and conclusions of law stated above, the Planning and Development Department recommends the following action:

Recommend APPROVAL of the Future Land Use Map Amendment from Residential Low (RL) to Recreation/Open Space (R/OS).

Prepared by Planning and Development Department Staff:



Adrian D. Young
Planner I

ATTACHMENTS: Ordinance No. 9899-26
Photographs of Site and Vicinity
Resume

Supplemental Documentation

Forward Pinellas – Countywide Plan Map Amendment
MAX Index Criteria Summary
LUP2026-02001 – 1399 Pineapple Lane

The current Countywide average MAX Index score is 8.1. According to the *Forward Pinellas Countywide Plan Map*, the Grid Cell MAX Index Score for the subject property is 4.75. Because the Countywide Future Land Use is proposed as Recreation/Open Space, the amendment is exempt from the MAX Index review.