



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Subthreshold Countywide Plan Map Amendment

Case CW18-15

City of Clearwater

July 17, 2018

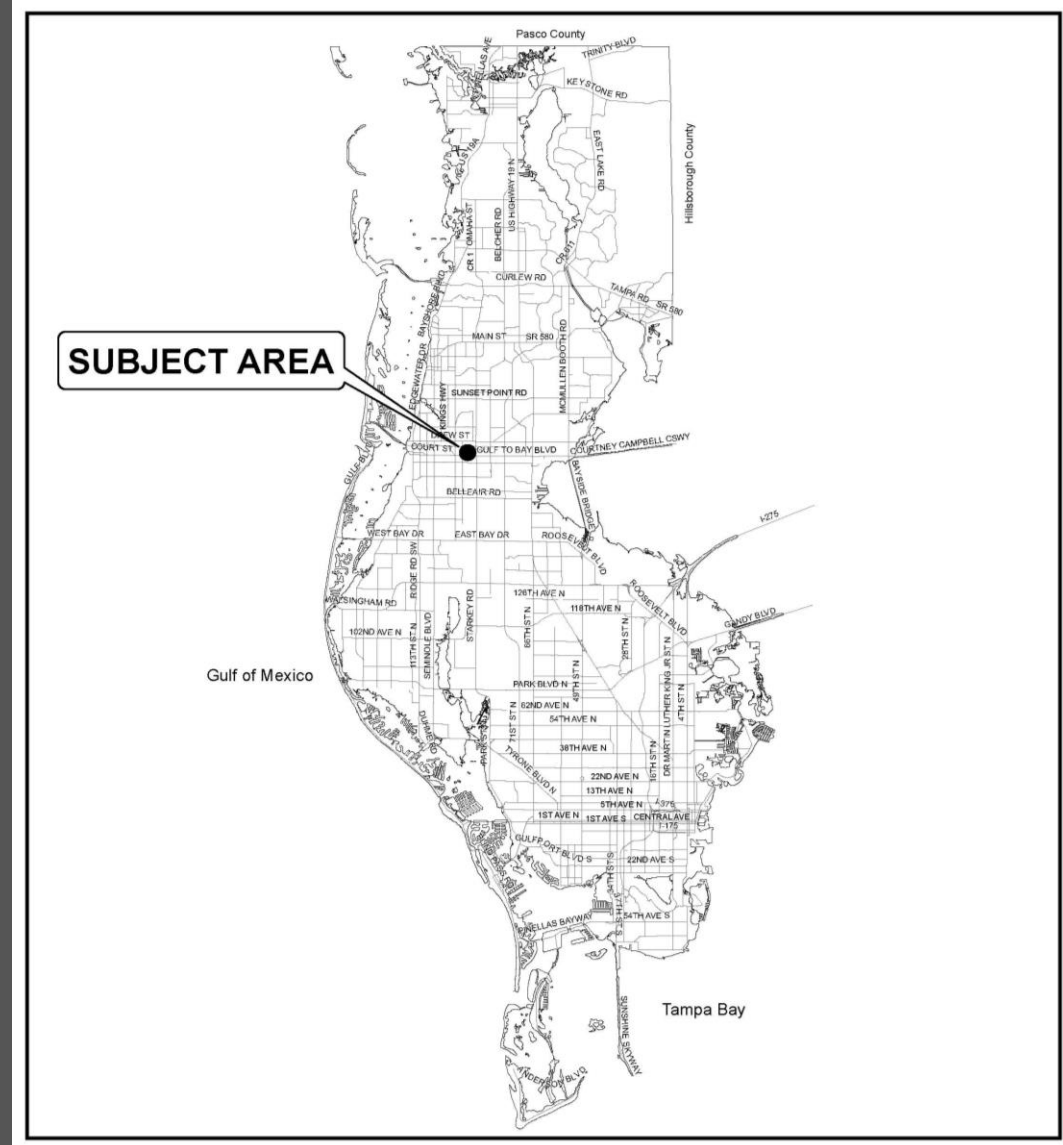
Countywide Plan Map Amendments / Subthreshold

- The subthreshold process was established to create a streamlined process for amendments that are minor in nature and have relatively minimal impact or affect on the policies and objectives of the Countywide Plan
- Tier II Subthreshold Amendment Type A criteria:
 - 5 acres or less to Retail & Services
 - Amendment is consistent with the Purpose and Locational Characteristics;
 - Does not involve the contraction of the employment based categories (i.e., Employment, Industrial, Activity Center, Multimodal Corridor, etc.);
 - Is not adjacent to a deficient roadway;
 - Is located outside of the Scenic/Noncommercial Corridor;
 - Is located outside of the Coastal High Hazard Area; and
 - Is not located adjacent to another jurisdiction and does not significantly impact a public educational facility.



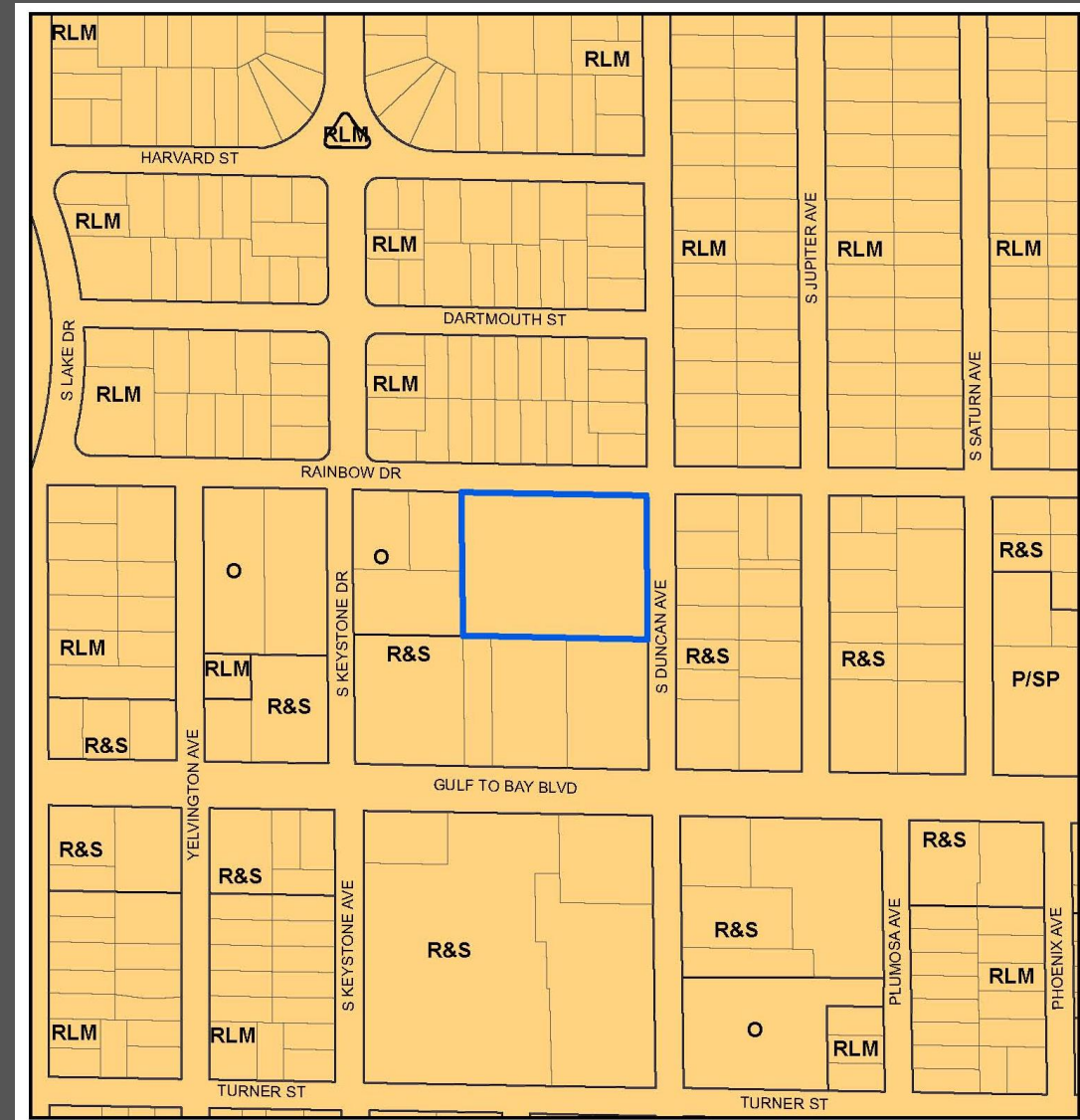
General Location

- LOCATION: 300 South Duncan Avenue
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- SIZE: 2.8 acres m.o.l.
- EXISTING USES: office building



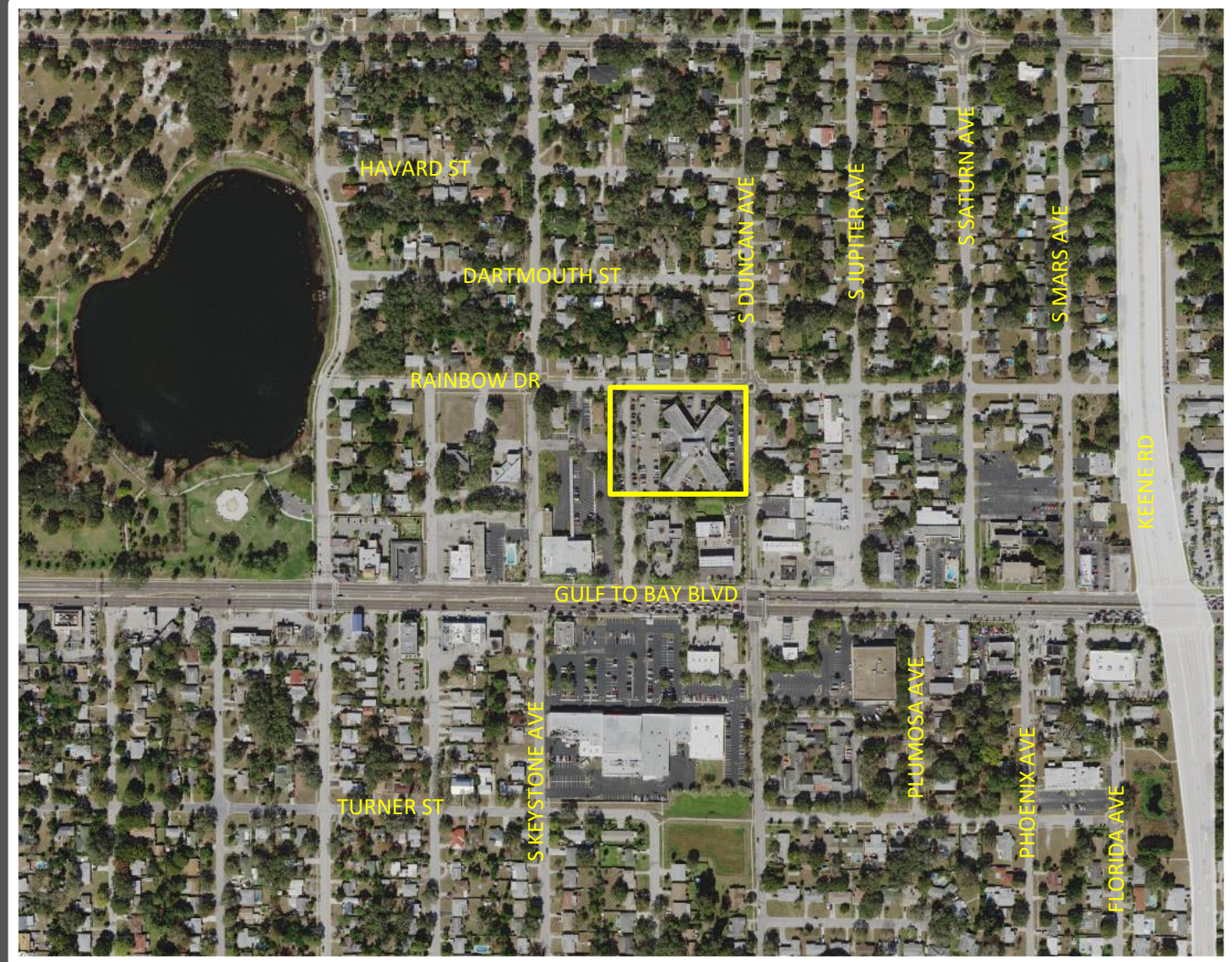
Jurisdiction

- Amendment area is located in the City of Clearwater



Area Characteristics

- Surrounding uses are residential to the north, commercial to the south and east, and office to the west



Gas station just to the south of the property



Office building on the property



Residential to the north of the property



Office building to the west of the property

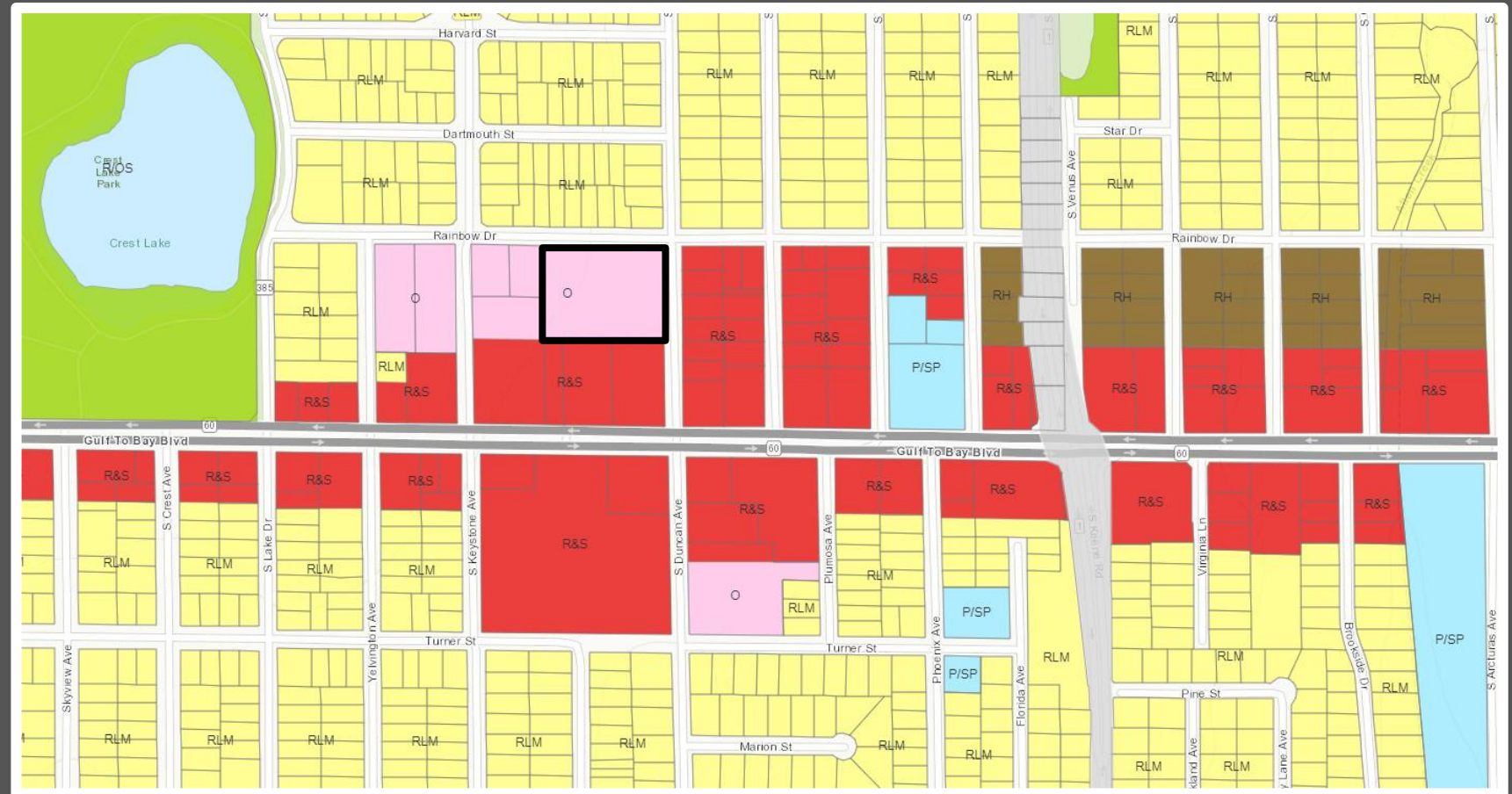


Commercial to the east of the property



Current Categories

- Currently categorized as Office



Recommendation

- Consistent with the Countywide Rules, and reviewed against the relevant Countywide Considerations:
 - Consistent with the utilization of this category; and
 - Will not significantly impact other Countywide Considerations.
- Staff recommends approval

