



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 20-08

City of Clearwater

June 2, 2020

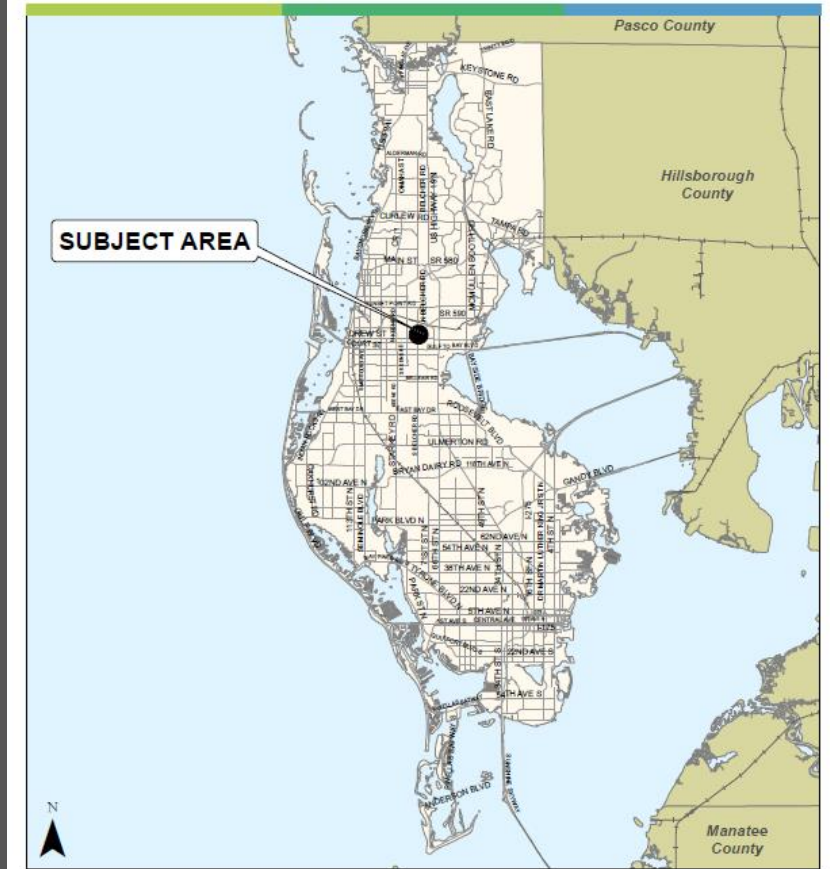


City of Clearwater Requested Action

- The City of Clearwater seeks to amend a property from Public/Semi-Public to Office
- The purpose of the proposed amendment is to allow for the use of an existing building as a financial office

Case CW20-08

Map 1: Location Map



JURISDICTION: Clearwater FROM: Public/Semi-Public
AREA: 0.729 Acres TO: Office

0 4 8 Miles



Site Description

- **Location:** 407 N. Belcher Road
- **Area Size:** Approximately 0.729 acres
- **Existing Uses:** Medical office
- **Surrounding Uses:** Commercial, Office, Residential



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Map 3: Aerial Map



JURISDICTION: Clearwater

FROM: Public/Semi-Public

AREA: 0.729 Acres

TO: Office

0 250 500 Feet

Front of the Subject Property



West of the Subject Property

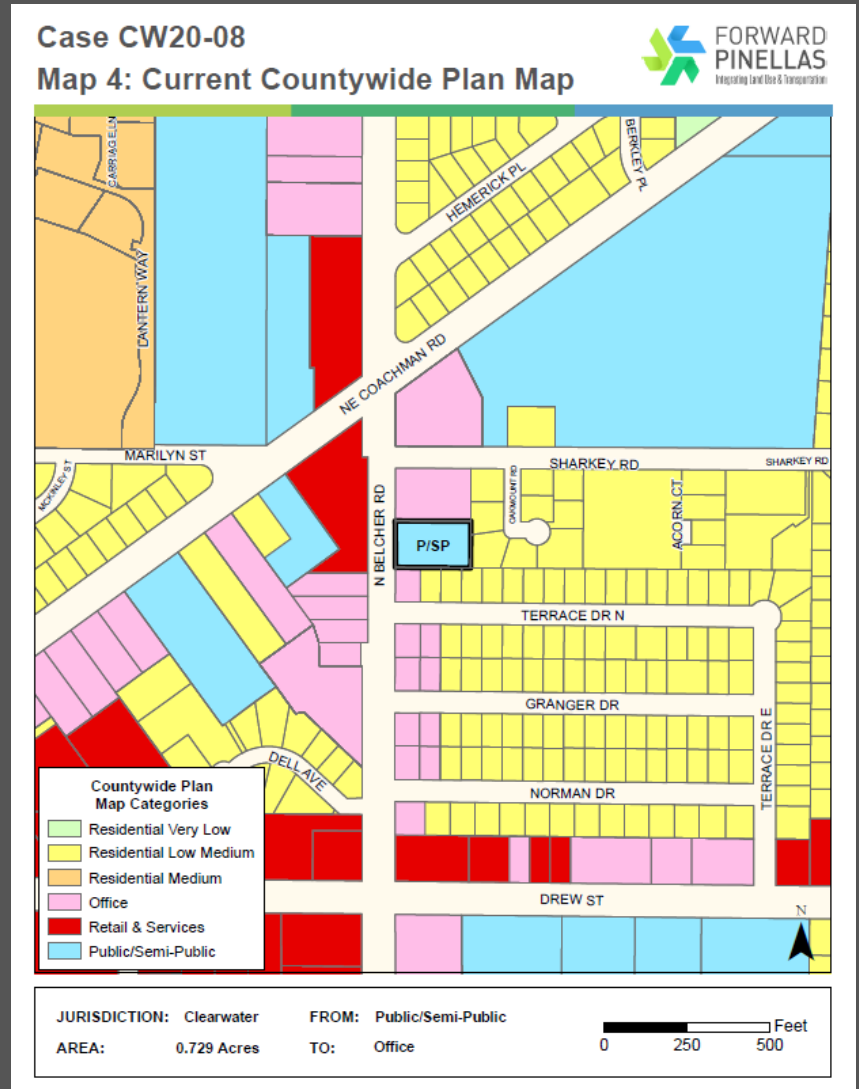


South of the Subject Property



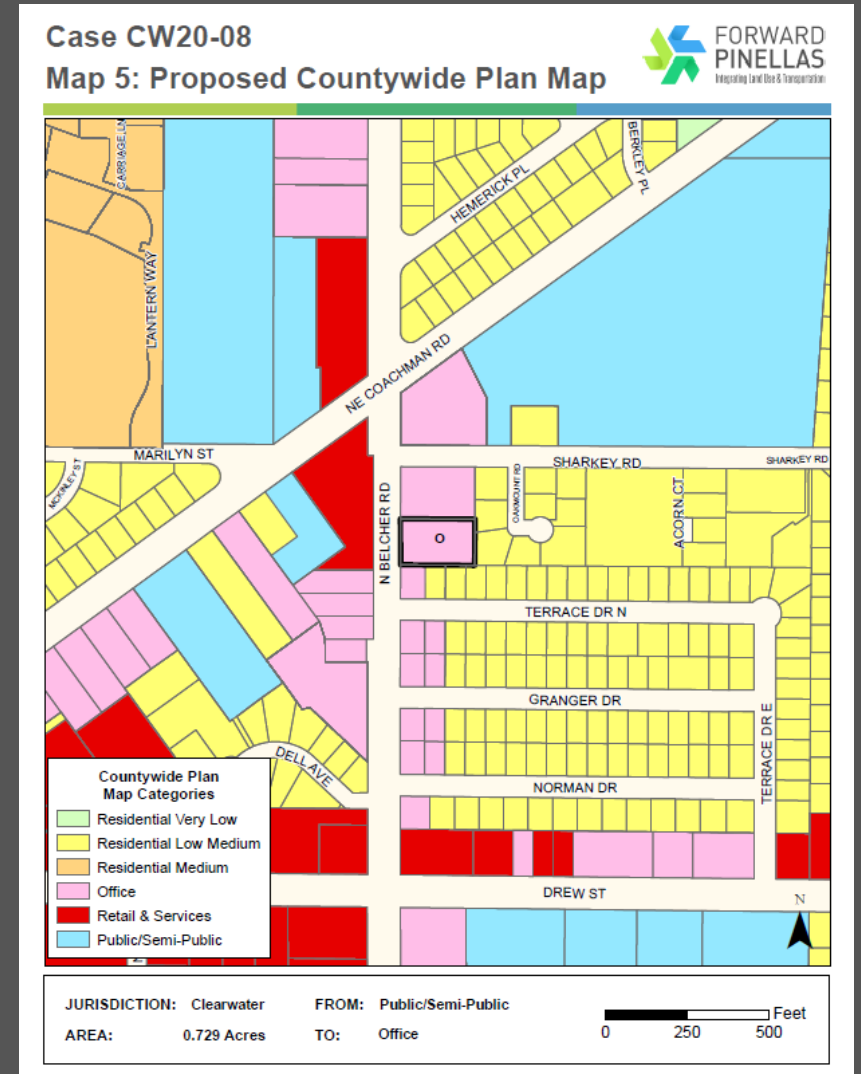
Current Countywide Plan Map Category

- **Category:** Public/Semi-Public
- **Permitted Uses:** Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse-Light; Storage/Warehouse-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential
- **Density/Intensity Standards:** – Institutional uses shall not exceed a floor area ratio (FAR) of .65, except for hospital use which shall not exceed an FAR of 1.0 within any single jurisdiction, subject to and based on the bonus provision set forth below. Institutional uses shall not exceed an impervious surface ratio (ISR) of .85



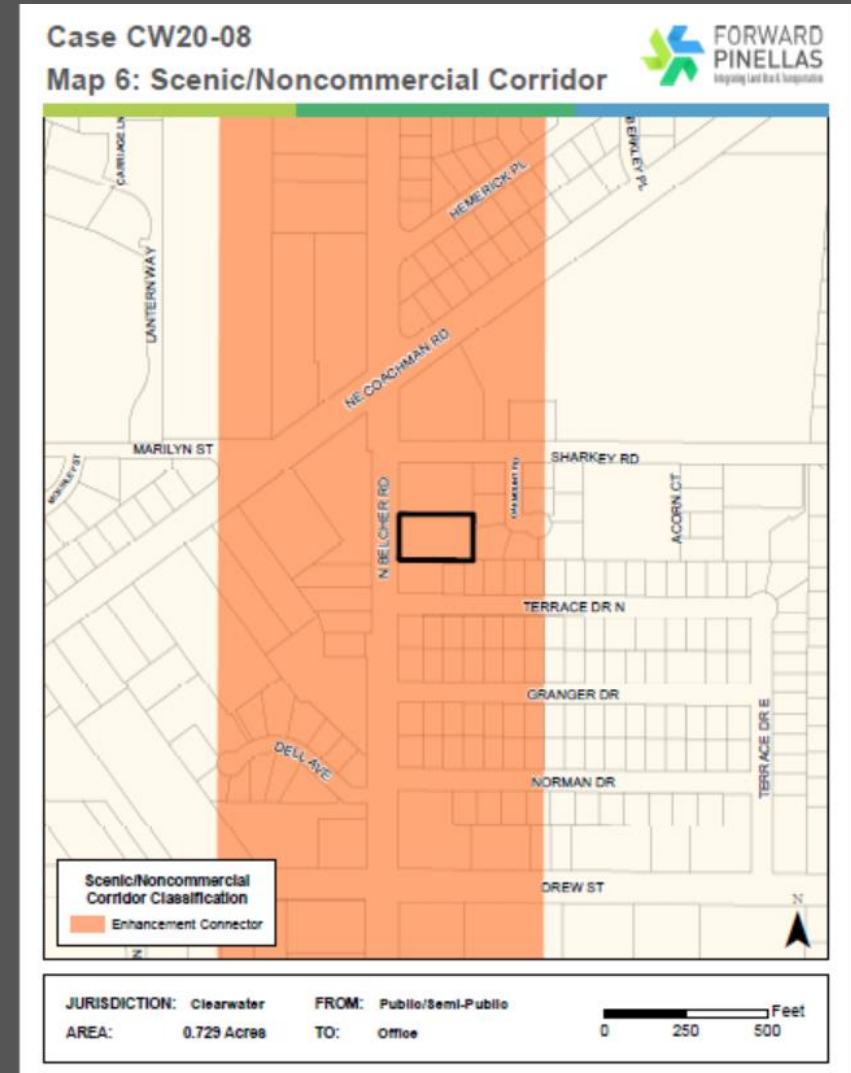
Proposed Countywide Plan Map Category

- **Category:** Office
- **Permitted Uses Not Subject To Acreage Thresholds:** Office; Personal Service/Office Support; Residential Equivalent; Research/Development-Light; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light;
- **Permitted Uses Subject to Acreage Thresholds:** Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the acreage maximum shall require a map amendment to another land use category that permits the use(s):
 - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility; Manufacturing-Light
 - 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)
- **Density/Intensity Standards:** Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75



Scenic Non-Commercial Corridor

- The amendment area is located on an SNCC, with an Enhancement Connector classification
- The proposed Office category is consistent with this classification



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Office 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 purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS “D” or better, therefore those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is located on a Scenic Non-Commercial Corridor, with an Enhancement Connector classification. Per the Countywide Plan Map Rules, the proposed amendment category is consistent with the SNCC classification.
4. Coastal High Hazard Areas (CHHA): The amendment area is not located with CHAA; therefore, those policies are not applicable.
5. Activity Center and Multimodal Corridor Plan Categories: Does not involve AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The proposed amendment is adjacent to a public educational facility. The proposed amendment will not increase the number of school-age children with the area, thus, the amendment will not significantly impact the adjoining educational facility. The proposed amendment is adjacent to Unincorporated Pinellas County. Pinellas County staff reviewed the application and found no issues with the amendment.
7. Reservation of Industrial Land: Does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category.



Public Comments

- There were no public comments for Case CW 20-08.

