

April 11, 2018

6A4. Case CW 18-10 – City of Clearwater



SUMMARY

From: Residential High and Residential Low Medium
To: Office
Area: 1.3 acres m.o.l.
Location: 1528 Lakeview Road

This proposed amendment is submitted by the City of Clearwater and seeks to amend a property totaling approximately 1.3 acres from Residential High (used to depict areas that are primarily well-suited for high-density residential uses at a maximum density of 30 dwelling units per acre) and Residential Low Medium (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) to Office (used to depict areas that are developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development). This amendment qualifies as a Type A subthreshold amendment because it is less than five acres in size and meets the balancing criteria.

The subject property contains a vacant medical clinic/office building. 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 Office category recognizes the proposed use of the site, and is consistent with the criteria for utilization of this category.
- 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 Locator Map
- Map 2 Site Map
- Map 3 Aerial Map
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map

MEETING DATES:

- Planners Advisory Committee, March 5, 2018 at 1:30 p.m.
- Forward Pinellas, April 11, 2018 at 1:00 p.m.
- Countywide Planning Authority, May 8, 2018 at 9:30 a.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 March 5, 2018 meeting, the Planners Advisory Committee voted 13-0 to accept this map adjustment.

FORWARD PINELLAS BOARD RECOMMENDATION: The Board met on April 11, 2018 and voted 12-0 to recommend approval of this amendment.