



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 22-13

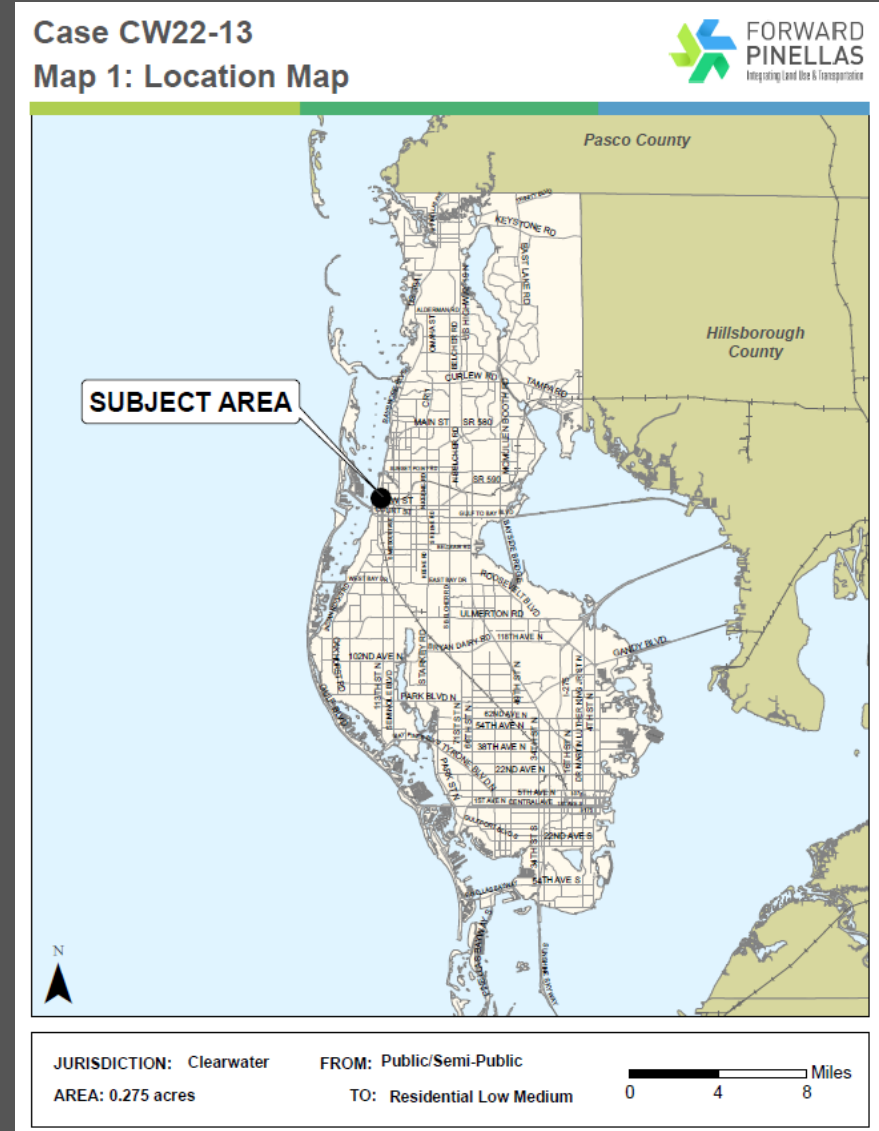
Clearwater

July 19, 2022



City of Clearwater Requested Action

- The City of Clearwater seeks to amend properties from Public/Semi-Public to Residential Low Medium
- The purpose this proposed amendment is to allow for the development of detached single-family dwellings
- The subject property is part of an agreement between the City of Clearwater and Habitat for Humanity to develop detached dwellings as workforce housing units
- Involves the sale of this subject property and 3 contiguous parcels directly to the south (not part of amendment area)



Site Description

- **Location:** 609 Blanche B. Littlejohn Trail
- **Size:** 0.275 acres m.o.l.
- **Existing Uses:** Vacant (former single-family detached dwelling)
- **Surrounding Uses:** Single-family residential, institutional, commercial retail



Case CW22-13
Map 3: Aerial Map



JURISDICTION: Clearwater

FROM: Public/Semi-Public

AREA: 0.275 acres

TO: Residential Low Medium

0 60 120 Feet

Front of the subject property



Current and Proposed Countywide Plan Category

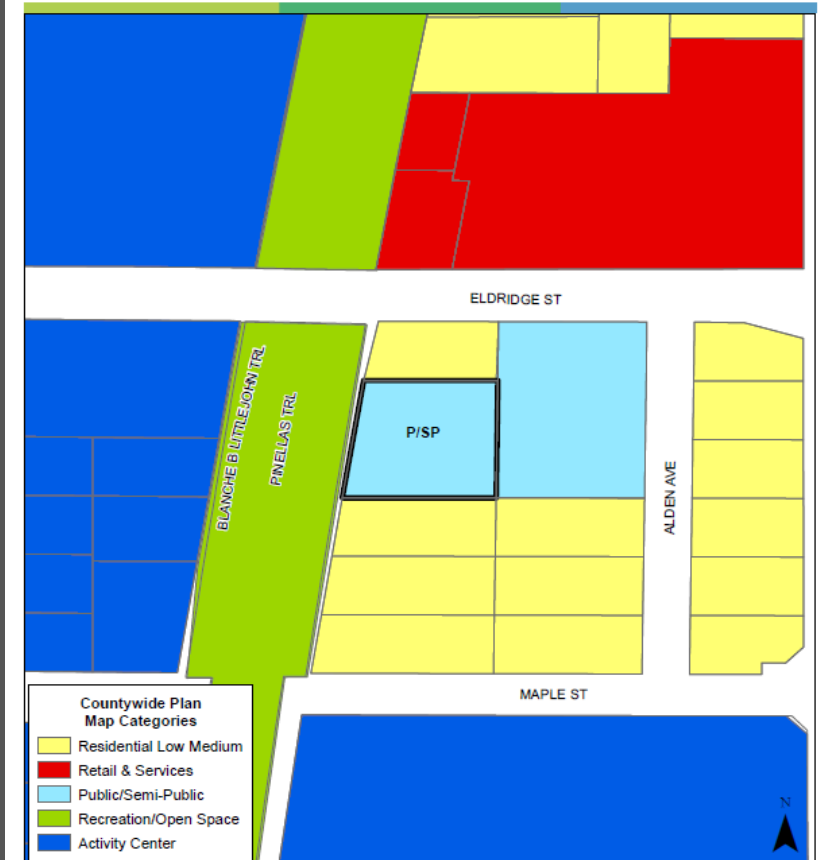
Category: Public/Semi-Public

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.	



Case CW22-13

Map 4: Current Countywide Plan Map



JURISDICTION: Clearwater

AREA: 0.275 acres

FROM: Public/Semi-Public

TO: Residential Low Medium

0 60 120 Feet

Current and Proposed Countywide Plan Category

Category: Residential Low Medium

Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to One Acre Maximum	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Accessory Dwelling Unit Public Educational Facility Recreation/Open Space Community Garden Agricultural Light Agricultural 	<ul style="list-style-type: none"> Office Personal Service/Office Support Retail Commercial 	<ul style="list-style-type: none"> Ancillary Nonresidential Transportation/Utility 	<ul style="list-style-type: none"> 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 10 units per acre (UPA)	
Residential Equivalent Use		Shall not exceed 3 beds per permitted dwelling unit at 10 UPA	
Nonresidential Use		Shall not exceed a floor area ratio (FAR) of .50 nor an impervious surface ratio (ISR) of .75	



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Residential Low Medium 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; therefore, those policies are not applicable.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is not located adjacent to an adjoining jurisdiction or public educational facility.
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 22-13

