



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

# Countywide Planning Authority Subthreshold Countywide Plan Map Amendment

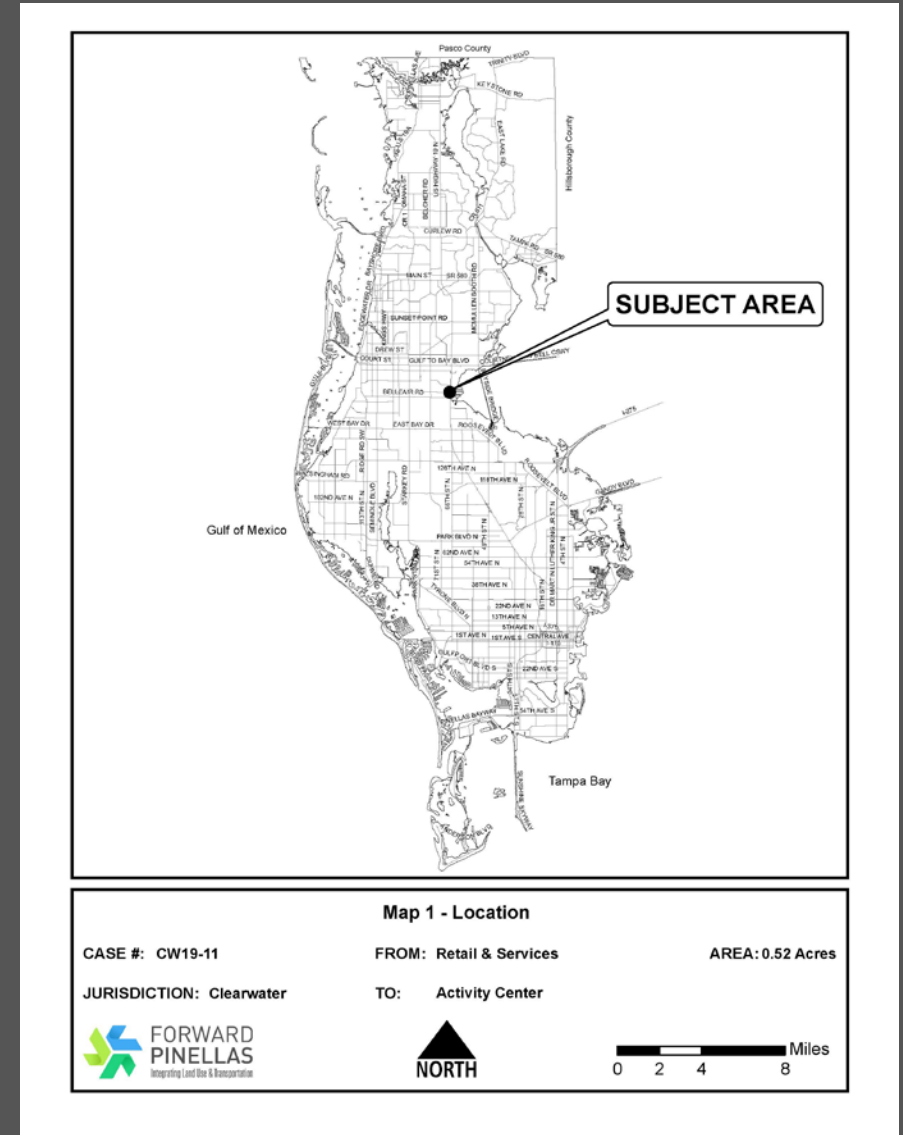
CW19-11

City of Clearwater

August 6, 2019

## City of Clearwater Requested Action

- The City of Clearwater seeks to amend the designation of a property from Retail and Services to Activity Center
- The purpose of this amendment is to allow for the incorporation of a currently vacant property into the Clearwater Activity Center so that it may be redeveloped in the future



## Site Description

- **Location:** Southwest Corner of US Highway 19 North and Nursery Road
- **Area Size:** 0.52 acres
- **Existing Uses:** Vacant
- **Surrounding Uses:** Commercial, Activity Center, Residential, Multi-Modal Corridor



Map 3 - Aerial

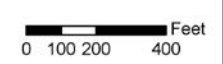
CASE #: CW19-11

FROM: Retail & Services

AREA: 0.52 Acres

JURISDICTION: Clearwater

TO: Activity Center



# North of the Subject Property





# East of the Subject Property



# South of the Subject Property





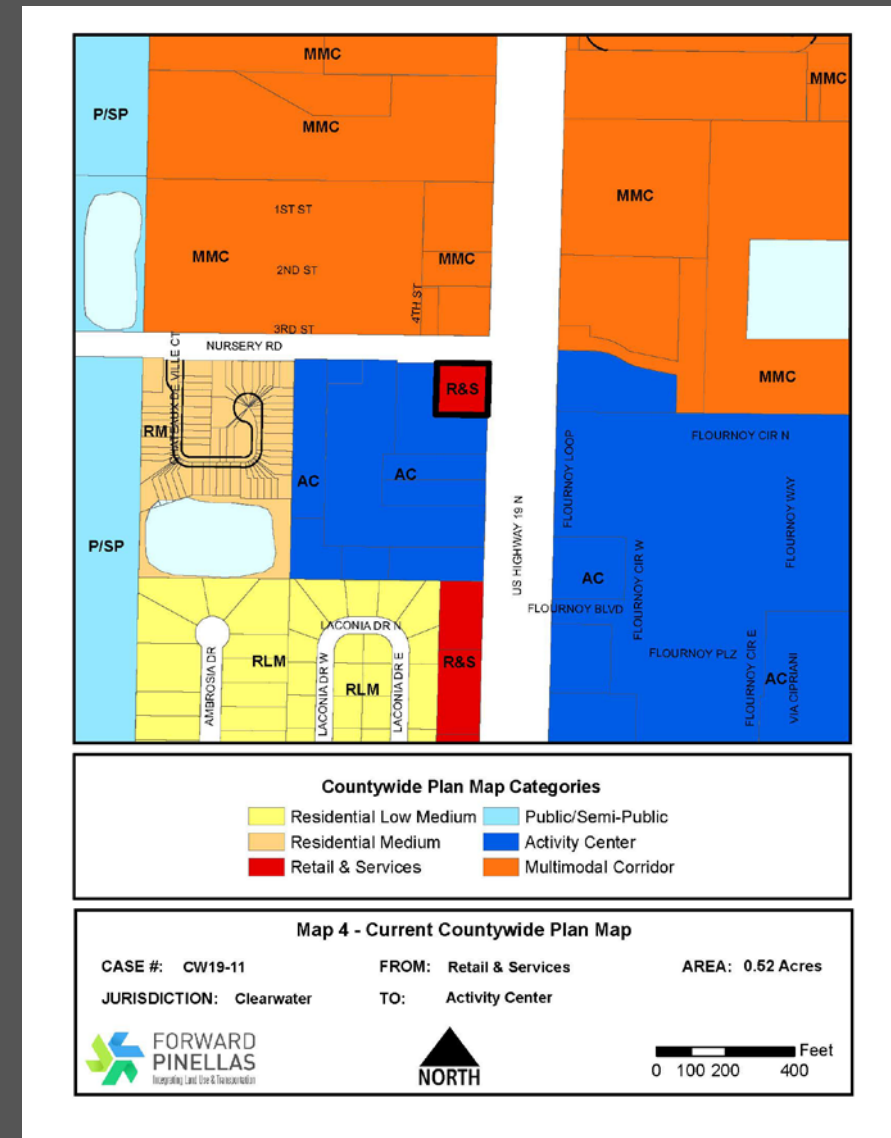
# West of the Subject Property



## Current Countywide Plan Map Category

- **Category:** Retail and Services
- **Permitted Uses:** Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Recreational Vehicle Park; Temporary Lodging; Research/Development Light; Storage/Warehouse-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Manufacturing-Medium\*; Institutional\*; Transportation/Utility\*; Agricultural\*
- **Density/Intensity Standards:** Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90

\* Uses subject to acreage thresholds

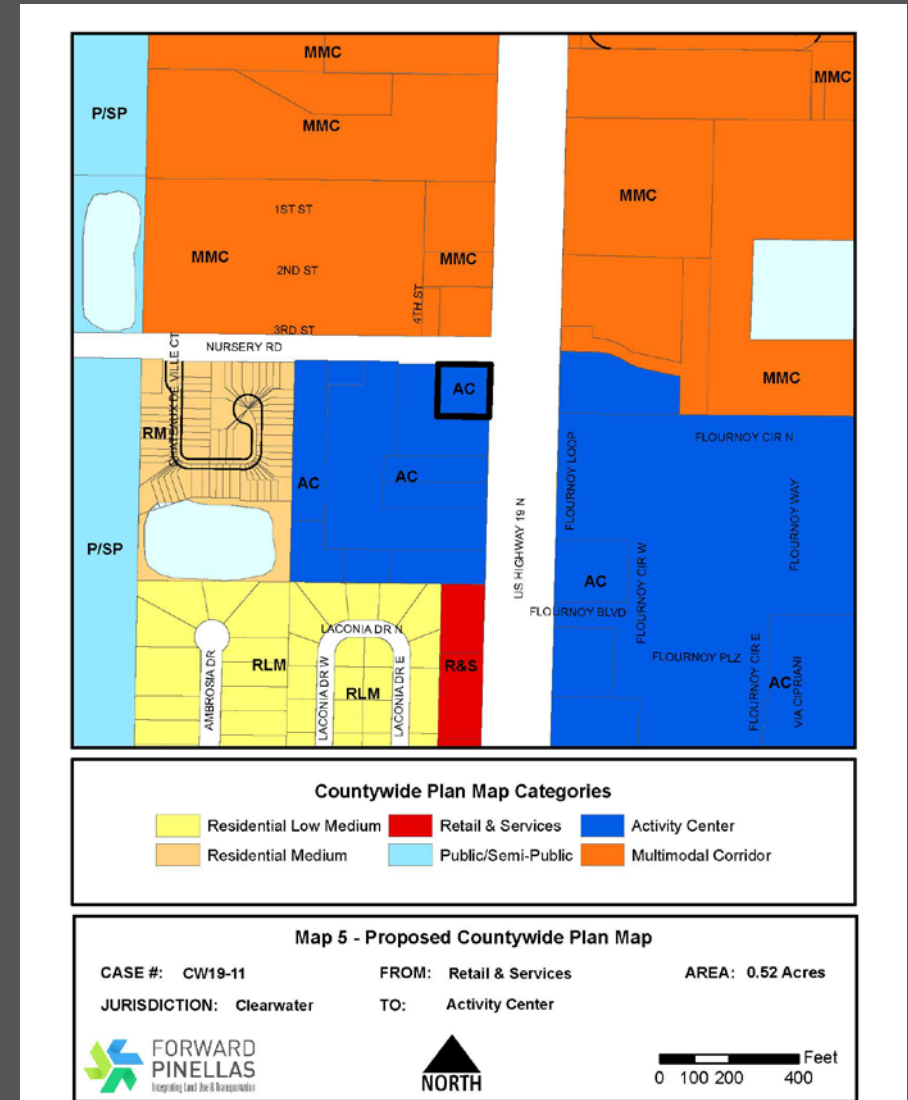




# Proposed Countywide Plan Map Category

- **Category:** Activity Center
- **Permitted Uses:** Those uses allowed in transit station centers must be set forth in the local government’s transit station plan. It is the intent of this category that uses allowed in transit station centers be transit-supportive, and not primarily automobile-oriented.
- The purpose of this category is to recognize those areas of the county within each local government jurisdiction that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. In particular, it is the intent of this category to recognize those important, identifiable centers of business, public, and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use

**Density/Intensity Standards:** 15 UPA or 0.75 FAR or a proportionate share of each for Neighborhood Center.



### **Conclusion:**

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Activity Center 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.

