

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.:	Case CW 24-11
STAFF:	Emma Wennick, Program Planner
APPLICANT:	Pinellas County
PROPERTY SIZE:	1.7 acres m.o.l.
CURRENT COUNTYWIDE PLAN MAP CATEGORY:	Residential Low Medium and Preservation
PROPOSED COUNTYWIDE PLAN MAP CATEGORY:	Retail & Services
CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	Pinellas County – Residential Low and Preservation
PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	Residential/Office/Retail
LOCATION / PARCEL ID:	29703 US Highway 19 N, Clearwater, FL 33761 ; Portions of parcels 18-28-16-00000-430-0100 and 0200; and parcels 18-28-16-00000-430-0400 and 0700

BACKGROUND SUMMARY:

The applicant is requesting an amendment to the Countywide Plan Map from Residential Low Medium and Preservation to Retail & Services on approximately 1.7 acres located at 29703 US Highway 19 N, Clearwater, FL 33761.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Residential Low Medium and Preservation to Retail & Services.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee recommended approval by a unanimous vote.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The Pinellas County Board of County Commissioners held a public hearing on the local future land use map amendment on March 26, 2024. The Board approved the first reading with a vote

of 6-0. Two persons from the public spoke in opposition. The main concerns being lack of privacy due to the development proximity to surrounding single family homes.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Existing buildings, outdoor canopy area, parking areas
Site Features:	The overall subject property consists of 6 parcels totaling approximately 3.7 acres in size. It is currently occupied by a motorcycle/watercraft retail store on the western parcels fronting U.S. Highway 19, while the eastern parcels are used for inventory storage, parking, and open space.

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The applicant is seeking a Future Land Use Map (FLUM) amendment on 1.7 acres of a total 3.7-acre subject property consisting of six parcels in unincorporated Clearwater.
2. The current use of the property is for recreational/boat sales and service, as is the intended future use of the property.
3. The applicant held a neighborhood meeting on February 1, 2024, to listen to community concerns. Approximately 30 citizens attended.

RELEVANT COUNTYWIDE CONSIDERATIONS:

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	Current Countywide Plan Map Category: Residential Low Medium	Current Countywide Plan Map Category: Preservation	Proposed Countywide Plan Map Category: Retail & Services
Purpose:	Intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.	Intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area.	Intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.

Permitted Uses:	<p>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.</p> <p>Office; Personal Service/Office Support; Retail Commercial are Subject to One Acre Maximum</p> <p>Ancillary Nonresidential; Transportation/Utility are subject to a three-acre maximum.</p> <p>Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2) are subject to a five-acre maximum.</p>	<p>Preservation; Environmental Education/Research; Wellfield Protection, and Groundwater Monitoring and Recharge; Resource-Based Recreation; Replacement/Repair of Water Infrastructure; Site Alterations as Permitted by a Management Plan Approved by a Local Government</p> <p>Uses subject to requirements per the local government management plan: Wellfield Development; Water Supply Infrastructure and Facilities</p>	<p>Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse/Distribution- Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.</p> <p>Manufacturing-Medium is subject to a three-acre maximum.</p> <p>Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential are subject to a five-acre maximum.</p>
Max. Density:	10 units per acre	N/A	24 units per acre
Max. Floor Area Ratio (FAR):	0.50	<p>Nonresidential Use: Shall not exceed a floor area ratio (FAR) of .10</p> <p>No public water supply use shall exceed an FAR of .25</p>	0.55
Max. Impervious Surface Ratio (ISR):	0.75	<p>Nonresidential Use: - Shall not exceed an impervious surface ratio (ISR) of .20.</p> <p>No public water supply use shall exceed an ISR of .50.</p>	0.90

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

- 1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.**

Staff Analysis: The Countywide Rules state that the Retail & Services category is “intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.”

The locational characteristics of the Retail & Services category are “generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics.”

The current use of the property is for recreational/boat sales and service, as is the intended future use of the property. The applicant wishes to keep the current Cycle Springs Powersports business on the site and redevelop the property with new buildings for sales and service, parking lot reconfiguration, inventory storage area, new stormwater system and driveway access. The overall subject property consists of 6 parcels totaling approximately 3.7 acres in size. The requested amendment will ultimately designate the entire 3.7-acre subject property as one unified Local Future Land Use and Countywide Plan Map Category of Retail & Services. This will allow for the site to be redeveloped in a more appropriate manner, rather than a piece meal approach, and will recognize the long-term use of the property.

Regarding the proposed removal of the Preservation designated areas, it appears that the category was placed there in the early 1980’s in association with the County’s Master Drainage Plan at the time. The County stated that staff inspected the site back in 2013 and determined that the Preservation category was no longer warranted.

- 2. Forward Pinellas has developed the Multimodal Accessibility (MAX) index. Proposed amendments increasing density and/or intensity must maintain a MAX score equal to or better than the Countywide Average MAX score. The current Countywide Average MAX score is 9.7; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).**

Staff Analysis: The MAX Index score for the subject property’s grid cell is 7.125, which is below the countywide average score of 9.7. However, the Countywide Rules allow for the consideration of other factors when determining if the requested amendment meets the relevant Countywide Considerations.

In this instance, the following additional factors are relevant to the multimodal characteristics of the area:

- New sidewalk development
- US 19 Expansion
- Northside Dr Pedestrian Overpass
- Reduction of on-street parking

For these reasons, Forward Pinellas has determined that the proposed Countywide Plan Map amendment satisfies this consideration.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

Staff Analysis: The amendment area is not located on a Scenic/Noncommercial Corridor

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

Staff Analysis: The amendment area is not located within the Coastal High Hazard Area.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

Staff Analysis: The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

- 6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

Staff Analysis: To the south is an office park that is within the City of Clearwater's jurisdiction; and to the west across U.S. Highway 19 is an office building (also within the City of Clearwater's Jurisdiction).

- 7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

Staff Analysis: The amendment area does not involve the conversion of Employment, Industrial, or Target Employment Center designated land.

PUBLIC CORRESPONDENCE

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

CONCLUSION

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.