

# Countywide Plan Map Amendment Application Form

## Local Government Contact Information

Requesting Local Government:	
Local Government Contact:	
Address:	
Phone:	
E-Mail Address:	
Local Government Case #:	
Local Government Ordinance #:	

## Property Owner Contact Information

Name(s):	
Address:	
Phone:	
E-Mail Address:	

## Agent Contact Information (if applicable)

Name(s):	
Address:	
Phone:	
E-Mail Address:	

## Characteristics of the Subject Property

Site Address(s):	
Total Acreage of the Amendment Area:	
Existing Use(s):	
Proposed Use(s):	
Parcel Identification #:	
Legal Description of the Amendment Area:	
What is the adjacent roadway's Level of Service (LOS) grade?	
Does the Amendment Area impact: [check all that apply]	<input type="checkbox"/> Activity Center <input type="checkbox"/> Industrial or Employment Land <input type="checkbox"/> Multimodal Corridor <input type="checkbox"/> Target Employment Center <input type="checkbox"/> Planned Redevelopment District <input type="checkbox"/> Scenic/Noncommercial Corridor <input type="checkbox"/> Coastal High Hazard Area

### Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	
If so, provide the name and address of the person(s):	
If so, is the interest contingent or absolute?	
If so, what specific interest is held?	
Does a contract exist for the sale of the subject property?	
If so, is the contract contingent or absolute?	
If so, provide the names of all parties to the contract:	
Are there any options to purchase the subject property?	
If so, provide the names of all parties to the option:	
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	

### Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	
Proposed Countywide Plan Map Category(ies):	
Amendment tier (subject to confirmation):	<input type="checkbox"/> Tier I <input type="checkbox"/> Tier II <input type="checkbox"/> Tier III <input type="checkbox"/> To be determined

### Local Future Land Use Plan Map Information

Current Local Future Land Use Plan Map Category(ies):	
Proposed Local Future Land Use Plan Map Category(ies):	

### Local Action Date

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment:

\_\_\_\_\_

## Application Checklist

Note: Our email server cannot accept any files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email [info@forwardpinellas.org](mailto:info@forwardpinellas.org).

### All Amendments

The following MUST be furnished with all applications (incomplete applications will not be accepted):

- A completed Countywide Plan Map amendment application form
- A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- A copy of the ordinance being considered by the governing body
- A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- A GIS shapefile of the amendment area (if technically feasible)
- A boundary survey (if applicable)
- A development agreement (if applicable)\*
- Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- Summary of public outreach conducted and/or public comment received (if applicable)

### Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- For AC and MMC categories, documentation of consistency with size criteria
- For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

- Pre-application meeting
- For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

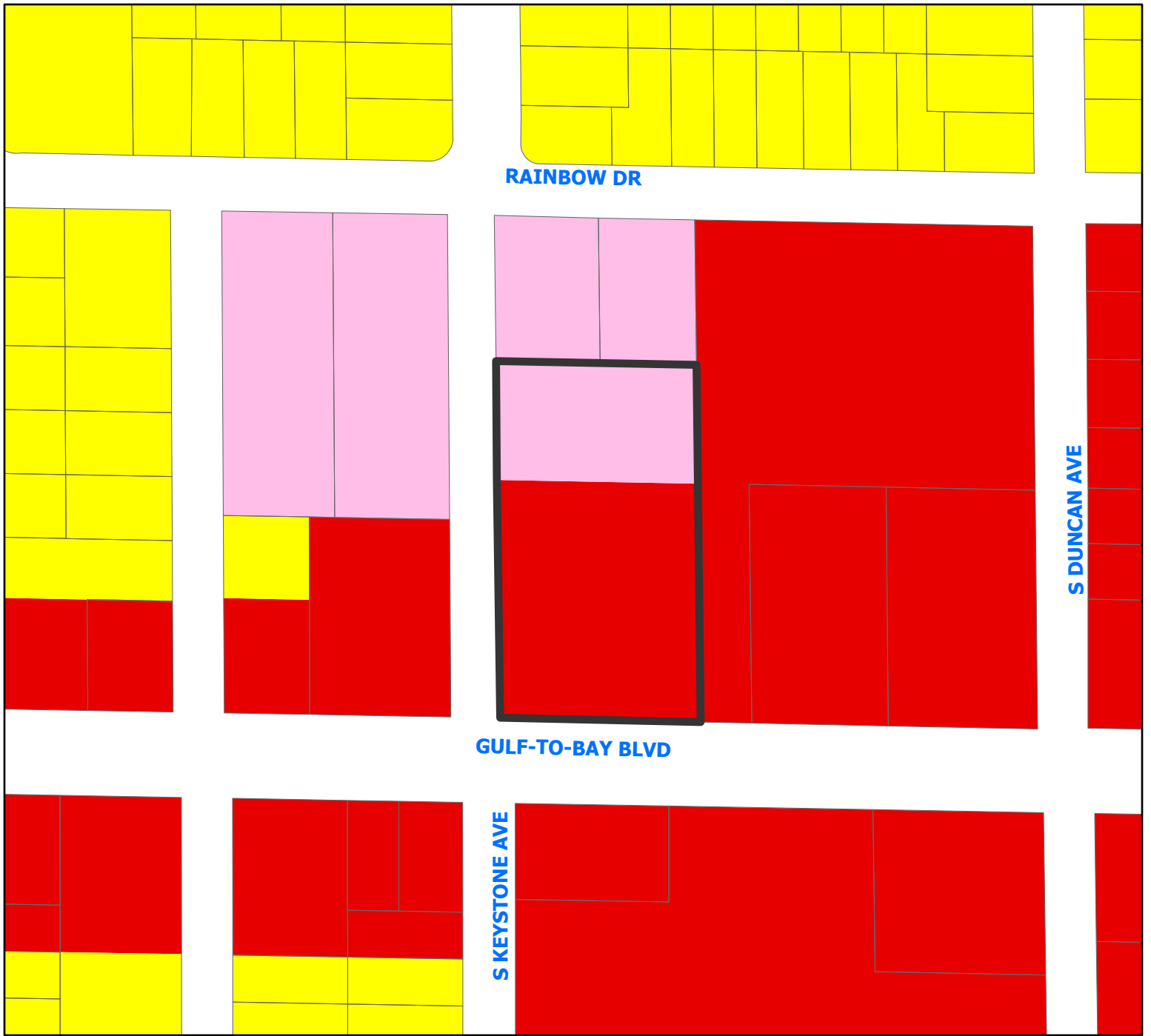
- Justification narrative demonstrating one or more of these unanticipated changes:
  - Improvement in transit facilities
  - Increases in population or employment densities
  - Local government funding study for public infrastructure
  - Other unique conditions

\* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Countywide Rules Section 6.1.5.

**Countywide Plan Map Application for 1640 Gulf to Bay Blvd**

This property does not fall within the Coastal High Hazard Area (CHHA); therefore, Section 4.2.7.1 A-H is not applicable.

This proposed amendment does not request an employment-related category; therefore, Section 6.5.4.4 is not applicable.



RAINBOW DR

S DUNCAN AVE

GULF-TO-BAY BLVD

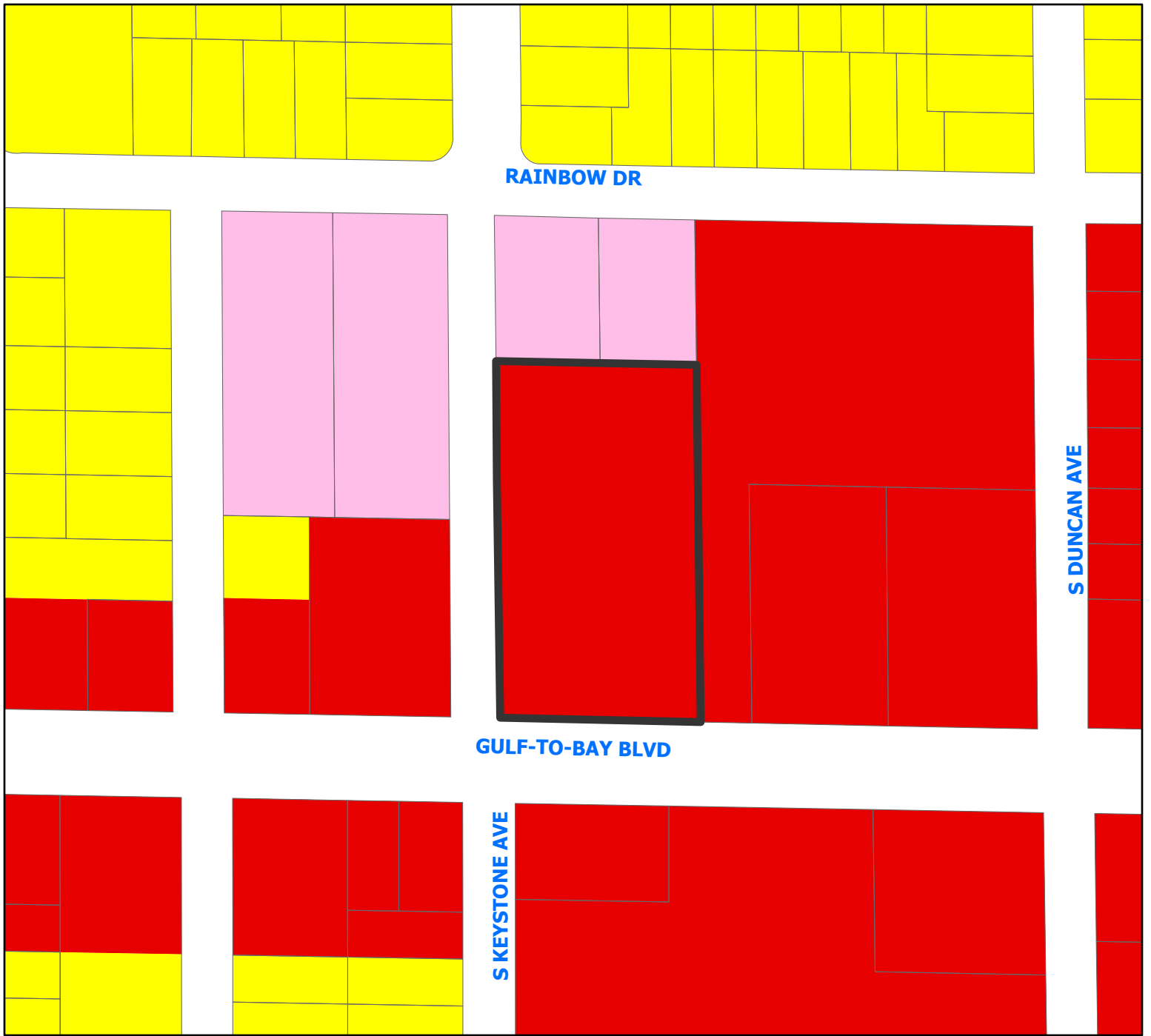
S KEYSTONE AVE

## LUP2022-01001 Current Future Land Use

### Future Land Use

- (CG) Commercial General
- (R/OG) Residential/Office General
- (RU) Residential Urban

14-29-15-47220-000-0010 2.26 Acres  
 Amendment Area - 0.74 Acres



## LUP2022-01001 Proposed Future Land Use

### Future Land Use

- (CG) Commercial General
- (R/OG) Residential/Office General
- (RU) Residential Urban

14-29-15-47220-000-0010 2.26 Acres  
 Amendment Area - 0.74 Acres

**ORDINANCE NO. 9554-22**

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY, TO CHANGE THE LAND USE DESIGNATION FOR A PORTION OF CERTAIN REAL PROPERTY LOCATED ON THE NORTHEAST CORNER OF GULF TO BAY BOULEVARD AND SOUTH KEYSTONE AVENUE, WHOSE POST OFFICE ADDRESS IS 1640 GULF TO BAY BOULEVARD, CLEARWATER, FLORIDA 33755, FROM RESIDENTIAL/OFFICE GENERAL (R/OG), TO COMMERCIAL GENERAL (CG); PROVIDING AN EFFECTIVE DATE.

WHEREAS, the amendment to the Future Land Use Element of the Comprehensive Plan of the City as set forth in this ordinance is found to be reasonable, proper and appropriate, and is consistent with the City's Comprehensive Plan; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLEARWATER, FLORIDA:

Section 1. The Future Land Use Element of the Comprehensive Plan of the City of Clearwater is amended by designating the land use category for the hereinafter described properties, as follows:

<u>Properties</u>	<u>Land Use Category</u>
See attached Exhibit "A" for legal description;	From: Residential/Office General (R/OG)
	To: Commercial General (CG)

(LUP2022-01001)

The map attached as Exhibit "B" is hereby incorporated by reference.

Section 2. The City Council does hereby certify that this ordinance is consistent with the City's Comprehensive Plan.

Section 3. This ordinance shall take effect contingent upon approval of the countywide plan land use designation by the Pinellas County Board of Commissioners, where applicable, and thirty-one (31) days post-adoption. If this ordinance is appealed within thirty (30) days after adoption, then this ordinance will take effect only after approval of the countywide plan land use designation by the Pinellas County Board of Commissioners and upon issuance of a final order determining this amendment to be in compliance either by the Department of Economic Opportunity (DEO) or the Administration Commission, where applicable, pursuant to section 163.3187, Florida

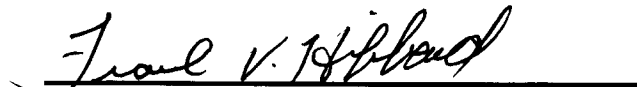
Statutes. The Community Development Coordinator is authorized to transmit to Forward Pinellas, in its role as the Pinellas Planning Council, an application to amend the Countywide Plan in order to achieve consistency with the Future Land Use Plan Element of the City's Comprehensive Plan as amended by this ordinance.

PASSED ON FIRST READING

MAY 19 2022

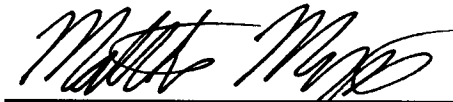
PASSED ON SECOND AND FINAL  
READING AND ADOPTED

JUN 02 2022

  
Frank V. Hibbard  
Mayor

Approved as to form:

Attest:

  
Matthew J. Mytych, Esq.  
Assistant City Attorney

  
Rosemarie Call, MPA, MMC  
City Clerk





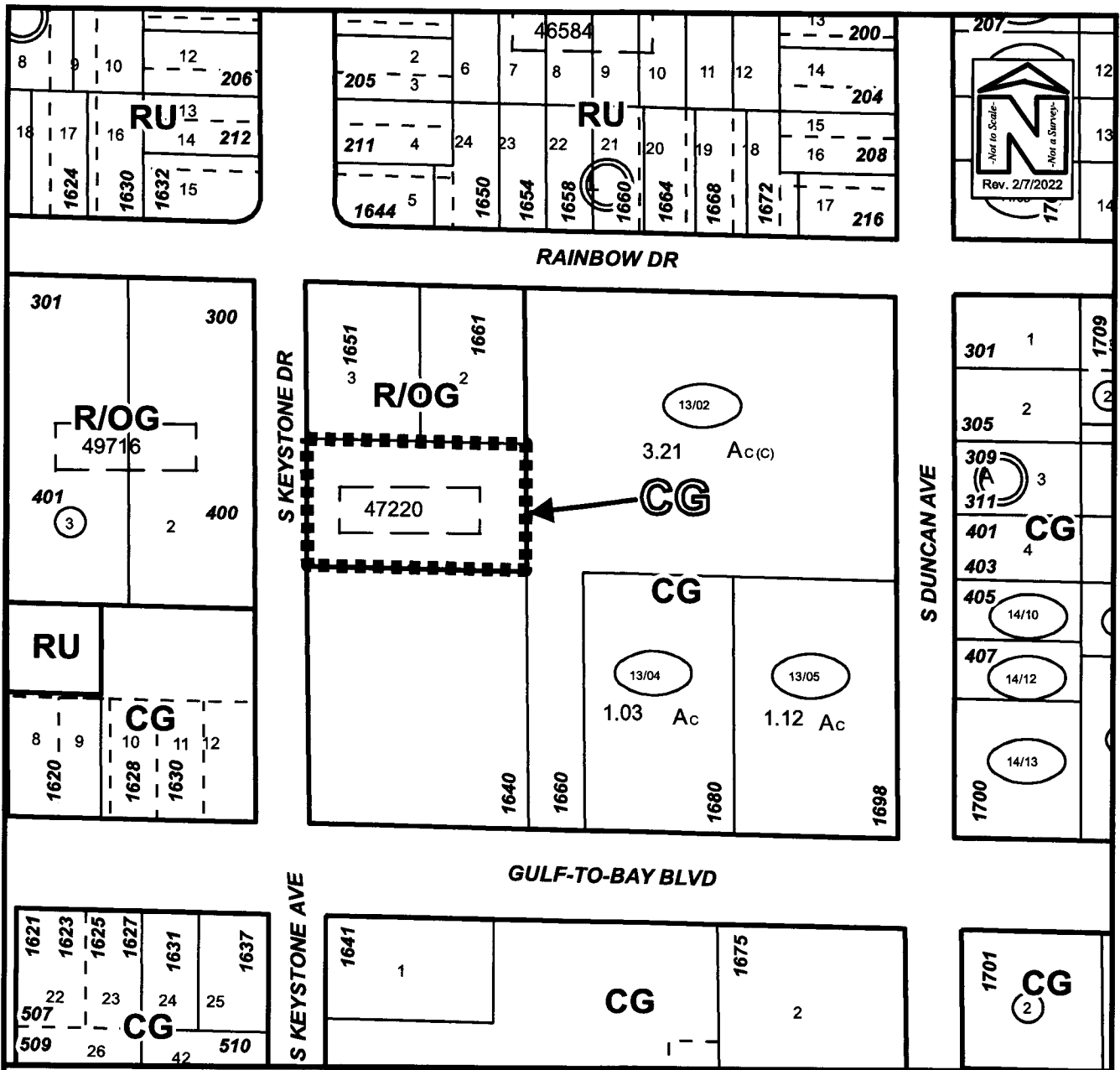
**Exhibit A**

LUP2022-01001 & REZ2022-01001, A portion of 1640 Gulf to Bay Boulevard, 14-29-15-47220-000-0010

A PORTION OF LOT 1, KRUEGER-N.C.N.B. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGE 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE RUN N 00°39'48" W, ALONG THE WEST LINE OF SAID LOT 1, 280.37 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, N 00°39'48" W, 137.77 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE S 88°56'09" E ALONG SAID NORTH LINE, 235.00 FEET TO THE EAST LINE OF SAID LOT 1; THENCE S 00°39'48" W ALONG SAID EAST LINE, 137.77 FEET; THENCE N 88°56'09" W, 235.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 32,360± SQUARE FEET OR 0.74± ACRES MORE OR LESS.



## PROPOSED FUTURE LAND USES MAP

Owner(s): MSCW GTB LLC	Case:	LUP2022-01001 REZ2022-01001
Site: A portion of 1640 Gulf to Bay Boulevard	Property Size(Acres):	0.74
Land Use	Zoning	PIN: 14-29-15-47220-000-0010
From: Residential/Office General (R/OG)	Office (O)	
To: Commercial General (CG)	Commercial (C)	Atlas Page: 288B

**THIS IS NOT A SURVEY**

**LEGAL DESCRIPTION:**

A PORTION OF LOT 1, KRUEGER-N.C.N.B. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGE 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE RUN N 00°39'48" W, ALONG THE WEST LINE OF SAID LOT 1, 280.37 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, N 00°39'48" W, 137.77 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE S 88°56'09" E ALONG SAID NORTH LINE, 235.00 FEET TO THE EAST LINE OF SAID LOT 1; THENCE S 00°39'48" W ALONG SAID EAST LINE, 137.77 FEET; THENCE N 88°56'09" W, 235.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 32,360± SQUARE FEET OR 0.74± ACRES MORE OR LESS.

- 1.) THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIFIC PURPOSE SKETCH. IT'S PRIMARY PURPOSE IS TO DOCUMENT THE DIVISION OF LOT 1 FOR ZONING PURPOSES.
- 2.) THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE PURSUANT TO 5J-17 FLORIDA ADMINISTRATIVE CODE FOR THIS TYPE OF SURVEY AND IS NOT INTENDED TO MEET ANY ADDITIONAL OR NATIONAL STANDARDS.
- 3.) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4.) THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
- 5.) THE BEARING BASIS IS PER PLAT. THE BEARING REFERENCE LINE IS THE NORTH RIGHT-OF-WAY OF GULF TO BAY BOULEVARD BEING N 88°47'02" W. NORTH ARROW IS BASED ON THE BEARING STRUCTURE.
- 6.) COPYRIGHT © LAND PRECISION CORPORATION. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SKETCH/MAP WITHOUT AN ORIGINAL SIGNATURE WITH IMPRESSION SEAL OR AN ELECTRONIC SIGNATURE AND SEAL BY SECURE AUTHENTICATION CODE ARE NOT VALID.

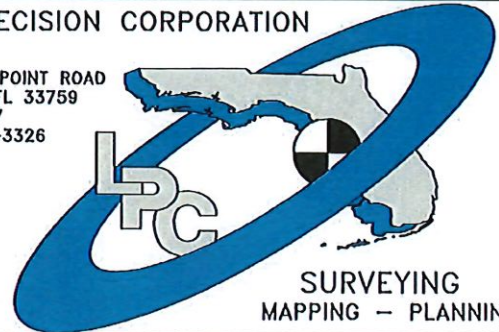
**UPDATES/HISTORY:**

SHEET 1 OF 2

DRAWN BY: JREIII  
 CHECKED BY: DAR

**LAND PRECISION CORPORATION**

2683 SUNSET POINT ROAD  
 CLEARWATER, FL 33759  
 727-796-2737  
 FAX 727-796-3326



LB#6168

**SURVEYING  
 MAPPING - PLANNING**

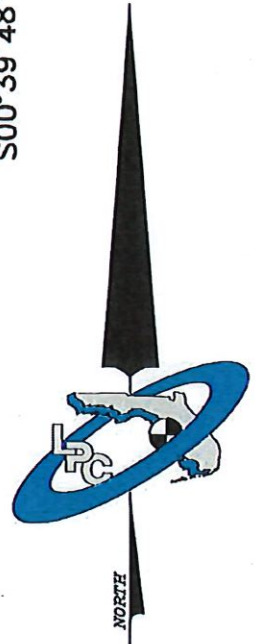
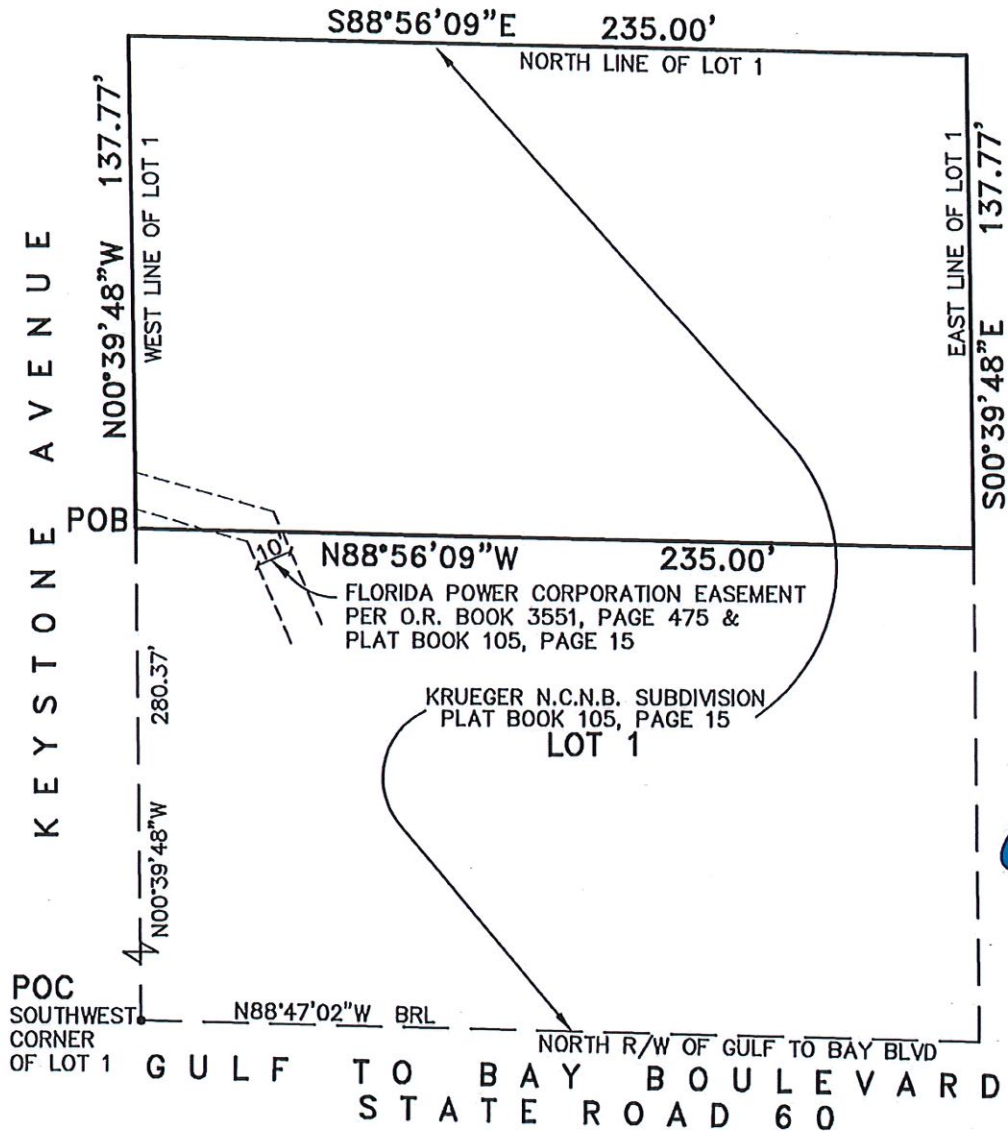
JOB # 21295-N

DATE : 1/13/2022

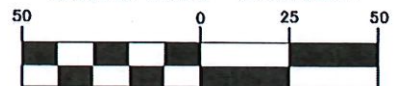


Digitally signed by Dwayne A. Ruth; A01410D000001783B6239C5000056CF  
 Reason: I attest to the accuracy and integrity of this document. This document is digitally signed and sealed.  
 Date: 2022.01.14 10:11:25-05'00'

THIS IS NOT A SURVEY



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

LEGEND
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
R/W RIGHT-OF-WAY
BRL BEARING REFERENCE LINE

UPDATES/HISTORY:

SHEET 2 OF 2

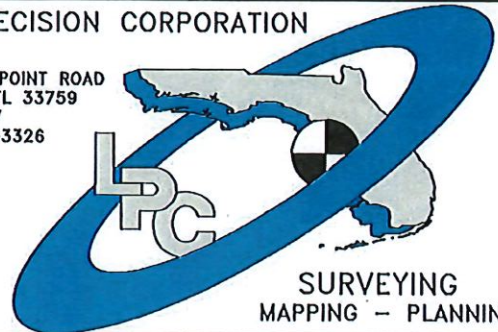
DRAWN BY: JREIII

CHECKED BY: DAR

LAND PRECISION CORPORATION

2683 SUNSET POINT ROAD  
CLEARWATER, FL 33759  
727-796-2737  
FAX 727-796-3326

LB#6168



SURVEYING  
MAPPING - PLANNING

JOB # 21295-N

DATE : 1/13/2022





## PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

**MEETING DATE:** April 19, 2022  
**AGENDA ITEM:** F.1.  
**CASE:** LUP2022-01001  
**REQUEST:** To amend the Future Land Use Map designation for a portion of a 2.26-acre property from Residential/Office General (R/OG) to Commercial General (CG)

**GENERAL DATA:**

*Agent*..... Robert Pergolizzi, AICP/PTP, Gulf Coast Consulting, Inc.  
*Owner*..... MSCW-GTB, LLC (Attn: Mr. Neil Valk)  
*Location* ..... 1640 Gulf to Bay Boulevard located on the northeast corner of Gulf to Bay Boulevard and South Keystone Avenue  
*Property Size* ..... 2.26 acres

### Background:

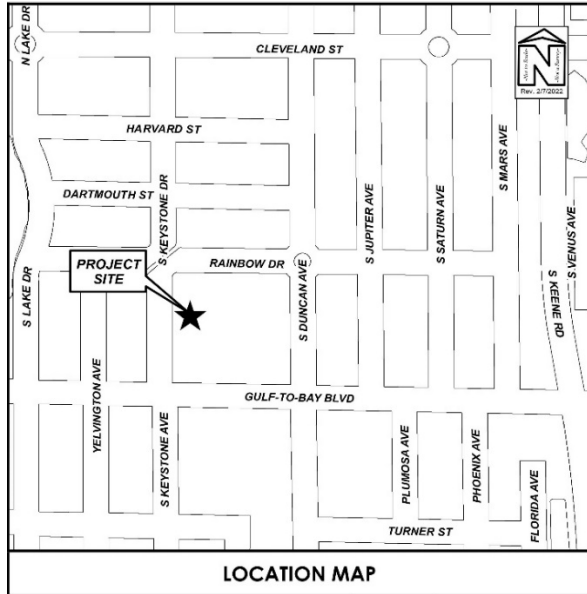
This case involves a 0.74-acre portion of a 2.26-acre property located on the northeast corner of Gulf to Bay Boulevard and South Keystone Avenue. The property is owned by MSCW-GTB, LLC and is currently developed with a 17,684 square foot office building with the only occupant being a bank branch. The existing office fronts Gulf to Bay Boulevard and the northern portion of the building has a drive-through component fronting along South Keystone Avenue. Due to there being only one tenant in the building, there is an abundance of parking, creating an economically underutilized parcel. The applicant has indicated the desire to maintain the existing office and develop a car wash also on the property.

Currently, the property has two future land use map designations of Residential/Office General (R/OG) and Commercial General (CG). The Residential/Office General (R/OG) future land use category is on the north one-third of the property, totaling approximately 0.74 acres. The request is to change the Future Land Use Map designation for the northern portion of the property from Residential/Office General (R/OG) to Commercial General (CG). A request to rezone this same portion of the property from the Office (O) District to the Commercial (C) District is being processed concurrently with this case (see REZ2022-01001).

The requested amendment to the Commercial General (CG) category would establish a single future land use category across the site and would allow for the redevelopment of the property in the future, including to add a car wash as indicated in the application. An amendment to the *Countywide Plan Map* will also be required to bring consistency between the city's Future Land Use Map and the *Countywide Plan Map*. A site plan application has not been submitted at this time, and the applicant understands that all necessary approvals and permits must be obtained before development of the subject site occurs.

### Vicinity Characteristics:

Maps 1 and 2 show the general location of the property and an aerial view of the amendment area and its surroundings.

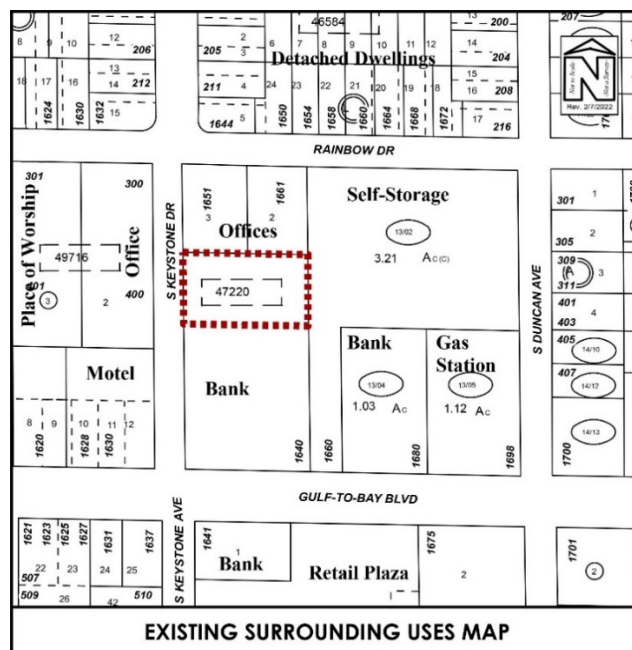


**Map 1**



**Map 2**

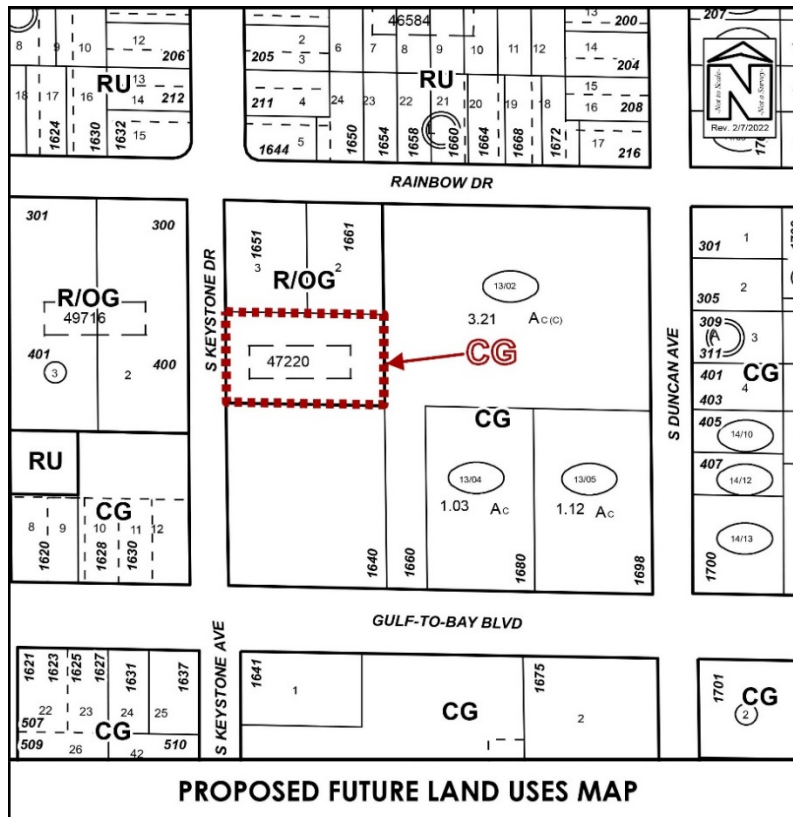
Map 3 shows the existing surrounding uses. To the west across South Keystone Avenue is a motel, small office building, a place of worship and an automobile parts store (retail use). Adjacent to the north are a doctor's office and physical therapy office, with detached dwellings farther north across Rainbow Drive. Adjacent to the east is a self-storage facility, a bank office and a gas station, and to the south across Gulf to Bay Boulevard is an additional bank office and retail plaza.



**Map 3**

As shown on Map 4, the abutting future land use designations are Residential/Office General (R/OG) to the north and Commercial General (CG) to the east in addition to being designated on the remainder of the subject parcel. Residential/Office General (R/OG) and Commercial General (CG) exist to the west across South Keystone Avenue, and Commercial General (CG) is designated on properties to the south across Gulf to Bay Boulevard. Farther north across Rainbow Drive is Residential Urban (RU).

A comparison between the uses, densities and intensities allowed by the present and proposed Future Land Use Map designations appears in Table 1, along with the consistent zoning districts.



Map 4

Table 1. Uses, Densities and Intensities Allowed by Present and Proposed Future Land Use Designations

	Present FLUM Designation Residential/Office General (R/OG) (0.74-acre portion of parcel)	Requested FLUM Designation Commercial General (CG)
<b>Primary Uses:</b>	Medium Density Residential, Office	Office, Retail Sales & Services
<b>Maximum Density:</b>	15 Dwelling Units per Acre	24 Dwelling Units per Acre
<b>Maximum Intensity:</b>	FAR 0.50; ISR 0.75	FAR 0.55; ISR 0.90
<b>Consistent Zoning Districts:</b>	Office (O), Medium Density Residential (MDR)	Commercial General (CG)

**REVIEW CRITERIA:****Consistency with the Clearwater Comprehensive Plan [Sections 4-603.F.1 and 4-603.F.2]****Recommended Findings of Fact:**

*Applicable goals and policies of the Clearwater Comprehensive Plan which support the proposed amendment include:*

Goal A.2 A sufficient variety and amount of future land use categories shall be provided to accommodate public demand and promote infill development.

Policy A.2.2.8 Commercial land uses shall be located at the intersection of arterial or collector streets and should be sited in such a way as to minimize the intrusion of off-site impacts into residential neighborhoods. New plats and site plans shall discourage the creation of “strip commercial” zones by insuring adequate lot depths are maintained and by zoning for commercial development at major intersections.

Goal A.4. The City shall work toward a land use pattern that can be supported by the available community and public facilities that would be required to serve the development.

Policy A.4.1.1 The Concurrency Management System shall ensure proposed development is in conformance with existing and planned support facilities for which a level of service standard has been adopted and that such facilities and services are available, at the adopted level of service standards, concurrent with the impacts of development.

Policy A.5.5.4 The transition between intensive redevelopment areas and adjacent low density areas should be sensitive to the scale of development in those low density areas.

Goal A.6 The City of Clearwater shall utilize innovative and flexible planning and engineering practices, and urban design standards in order to protect historic resources, ensure neighborhood preservation, redevelop blighted areas, and encourage infill development.

Policy A.6.2.2 Encourage land use conversions on economically underutilized parcels and corridors, and promote redevelopment activities in these areas.

The proposed Commercial General (CG) future land use designation is consistent with the designation of the majority of the parcel and compatible with the surrounding retail, overnight accommodation and office uses. The applicant has indicated the desire to develop the property with a car wash in addition to maintaining the existing bank office; however, no site plan application has been submitted at this time. An amendment to the Commercial General (CG) designation would allow for the site to have a unified future land use category which would support infill development on the property. Overall, the total intensity allowed will be greater than permitted by the average of the current two land use designations as well as the surrounding Residential/Office General (R/OG) land use category to the north and west. The remaining Residential/Office General (R/OG) to the north will continue to serve as a transitional buffer between the Commercial General (CG) and the areas designated Residential Urban (RU) across Rainbow Drive further to the north. In addition, the proposal does not degrade the level of service for public facilities below the adopted standards (a detailed public facilities analysis follows in this report).



### Recommended Conclusions of Law:

The request does not conflict with the goals, objectives and policies of the Clearwater Comprehensive Plan and furthers said plan as indicated above.

### **Consistency with the Countywide Rules**

#### Recommended Findings of Fact:

The underlying *Countywide Plan Map* category on the proposed amendment area is Office (O). The proposed amendment area is bounded by Retail & Services (R&S) to the south and east and Office (O) to the north and west across South Keystone Avenue. The proposed City of Clearwater future land use designation of Commercial General (CG) will necessitate an amendment from the Office (O) category to the Retail & Services (R&S) category to maintain consistency between the City's Future Land Use Map and the *Countywide Plan Map*.

Section 2.3.3.8 of the *Countywide Rules* states 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 proposed use, as indicated by the applicant, will be a car wash and bank office, which are appropriate uses within the area and consistent with the proposed and surrounding *Countywide Plan Map* categories.

#### Recommended Conclusions of Law:

The proposed Future Land Use Map amendment is consistent with the purpose of the proposed category in the *Countywide Rules*.

### **Compatibility with Surrounding Properties/Character of the City & Neighborhood [Section 4-603.F.3 and Section 4-603.F.6]**

#### Recommended Findings of Fact:

Existing surrounding uses primarily consist of offices to the north and west. A self-storage facility exists to the east with an additional bank office and gas station further east, and to the west there is a motel and automobile parts store across South Keystone Avenue. Additionally, there is a bank office and retail plaza to the south across Gulf to Bay Boulevard. The proposed use of the subject property of a car wash and bank office is compatible with the surrounding properties and neighborhood.

#### Recommended Conclusions of Law:

The proposed Commercial General (CG) future land use category would allow development that is in character with the Future Land Use Map designations in the area. Further, the proposal is compatible with surrounding uses and consistent with the character of the surrounding properties and neighborhood.

**Sufficiency of Public Facilities [Section 4-603.F.4]**

Recommended Findings of Fact:

To assess the sufficiency of public facilities needed to support potential development on the proposed amendment area, the maximum development potential of the property under the current and requested City Future Land Use Map designations were analyzed.

*Table 2. Development Potential for Existing & Proposed FLUM Designations*

	Present FLUM Designation "R/OG"	Requested FLUM Designation "CG"	Net Change
Site Area	0.74 AC (32,234 SF)	0.74 AC (32,234 SF)	
Maximum Development Potential	0 DUs <sup>1</sup> / 33 Beds 0 Hotel Units 16,117 SF 0.50 FAR	0 DUs <sup>2</sup> / 0 Beds <sup>2</sup> 29 Hotel Units 17,728 SF 0.55 FAR	0 DUs / -33 Beds + 29 Hotel Units +1,611 SF +0.05 FAR
Notes: 1. Residential uses are not permitted through the consistent Office (O) District; therefore, the development potential is zero. 2. Residential and residential equivalent uses are not permitted in the consistent Commercial (C) District; therefore, the development potential is zero.  Abbreviations: FLUM – Future Land Use Map AC – Acres SF – Square feet DUs – Dwelling Units FAR – Floor Area Ratio			

As shown in the table, there is an increase in development potential of approximately 1,600 square feet and the potential of up to 29 additional hotel units. The following analysis compares the maximum potential development of the proposed Commercial General (CG) future land use developed with a 17,728 square foot building to the maximum development potential of the existing Residential/Office General (R/OG) future land use developed with a 16,117 square foot building.

*Potable Water*

The change in development potential from this amendment would result in an increase in potable water use of up to 161 gallons per day. This increase is determined by taking the potential potable water utilization of the proposed land use developed with a non-residential use built out at the maximum square footage allowed (1,773 gallons per day) and subtracting it from the potential usage of a non-residential use built out at the maximum square footage permitted by the current land use designation (1,612 gallons per day).

The City’s current potable water demand is 10.64 million gallons per day (MGD). The City’s adopted level of service (LOS) standard for potable water service is 120 gallons per day per capita, while the actual usage is estimated at 72 gallons per day per capita (2020 Annual Water Report). The City’s 10-year Water Supply Facilities Work Plan (2016-2026 Planning Period), completed October 2017, indicates that based on the updated water demand projections and other factors, the City has adequate water supply and potable water capacity for the 10-year planning horizon.

### *Wastewater*

The change in development potential from this amendment would result in an increase in wastewater use of up to 129 gallons per day. This increase is determined by taking the potential potable water utilization of the proposed land use developed with a non-residential use built out at the maximum square footage allowed (1,418 gallons per day) and subtracting it from the potential usage of a non-residential use built out at the maximum square footage permitted by the current land use designations (1,289 gallons per day).

The subject property is served by the Marshall Street Water Reclamation Facility, which presently has excess permitted capacity estimated to be 4.82 million gallons per day. Therefore, there is excess sanitary sewer capacity to serve the amendment area.

### *Solid Waste*

The change in development potential from this amendment would increase up to 7.2 tons per year of solid waste generated. This increase is determined by taking the utilization of the proposed land use developed with a non-residential use built out at the maximum square footage permitted (78.9 tons per year) and subtracting it from the potential utilization of a non-residential use built out at the maximum square footage permitted by the current land use designations (71.7 tons per year).

Pinellas County handles all solid waste disposal is handled at the Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill which has significant capacity. Additionally, the City provides a full-service citywide recycling program which diverts waste from the landfill, helping to extend the lifespan of Bridgeway Acres. There is excess solid waste capacity to serve the amendment area.

### *Parkland*

Under both the existing and proposed future land use, the LOS citywide will continue to exceed the adopted LOS of 4 acres per 1,000 residents. The City is currently providing 7.89 acres of parkland per 1,000 residents. With the proposed future land use amendment, two additional units could be developed resulting in five additional residents. This is calculated using the most recent ACS estimate of 2.4 persons per household within the City of Clearwater. Based on this impact analysis, the current provision of 7.89 acres of parkland per 1,000 would remain unchanged [Source: Draft Parks and Recreation Facilities Impact Fee Study, prepared by Tindale Oliver Draft Date March 18, 2020].

Amending a property's future land use or zoning designation does not have an immediate impact on the City's Parks and Recreation system and parkland requirements. Impacts are felt when development occurs. This future land use map amendment will have no additional impact on parkland. However, Parks and Recreation Impact Fees required to provide new recreation facilities and services will be assessed at the time of development and will be based on the maximum increase in residents.

### *Stormwater*

Site plan approval will be required before the property can be redeveloped. At that time, the stormwater management system for the site will be required to meet all City and SWFWMD stormwater management criteria.

## *Streets*

The subject property is located on the northeast corner of Gulf to Bay Boulevard and South Keystone Avenue. To evaluate potential impacts on streets, the typical traffic impacts figure (trips per day per acre) in the *Countywide Rules* for the corresponding *Countywide Plan Map* categories (current and proposed) are compared. The current number of trips per day (65 trips) is calculated based on the per acre impact for the Office (O) category of 89 trips/day/acre. The proposed *Countywide Plan Map* category of Retail & Services (R&S) category has an impact of 433 trips/day/acre (320 trips); therefore, the proposed amendment could result in an additional 255 trips per day per acre. This segment of Gulf to Bay Boulevard is operating at a level of service “C” and the potential increase in trips would not degrade the level of service.

### Recommended Conclusions of Law:

Based upon the findings of fact, the proposed development of a car wash would increase the demand on several public facilities; however, it is determined that the proposed change will not result in the degradation of the current levels of service for potable water, sanitary sewer, solid waste, parkland, stormwater management and streets.

## **Impact on Natural Resources [Section 4-603.F.5]**

### Recommended Findings of Fact:

No wetlands appear to be located on the subject property. The City’s codes require that development is compliant with the City’s tree preservation, landscaping and stormwater management requirements.

### Recommended Conclusions of Law:

Based on the findings of fact, it is determined that the proposed Future Land Use Map amendment will not negatively impact natural resources on the subject property.

**SUMMARY AND RECOMMENDATION:**

No amendment to the Comprehensive Plan or Future Land Use Map shall be recommended for approval or receive a final action of support unless it complies with the standards contained in Section 4-603.F, Community Development Code. Table 3 below depicts the consistency of the proposed amendment with the standards under to Section 4-603.F:

*Table 3. Consistency with Community Development Code Standards for Review*

CDC Section 4-603	Standard	Consistent	Inconsistent
F.1	The amendment will further implementation of the <i>Comprehensive Plan</i> consistent with the goals, policies and objectives contained in the Plan.	X	
F.2	The amendment is not inconsistent with other provisions of the <i>Comprehensive Plan</i> .	X	
F.3	The available uses, if applicable, to which the properties may be put are appropriate to the properties in question and compatible with existing and planned uses in the area.	X	
F.4	Sufficient public facilities are available to serve the properties.	X	
F.5	The amendment will not adversely affect the natural environment.	X	
F.6	The amendment will not adversely impact the use of properties in the immediate area.	X	

Based on the foregoing, the Planning and Development Department recommends the following action:

Recommend APPROVAL of the Future Land Use Map Amendment from Residential/Office General (R/OG) to Commercial General (CG).

Prepared by Planning and Development Department Staff:



Kyle Brotherton  
Senior Planner

ATTACHMENTS: Ordinance No. 9554-22  
Resume  
Photographs of Site and Vicinity