

PINELLAS PLANNING COUNCIL
APPLICATION FOR COUNTYWIDE PLAN MAP AMENDMENT

Countywide Plan Map Information

1. Current Countywide Plan Category(ies) _____
2. Proposed Countywide Plan Category(ies) _____

Local Future Land Use Plan Map Information

1. Requesting Local Government _____
2. Local Map Amendment Case Number _____
3. Current Local Land Use Category(ies) _____
4. Current Local Zoning Designation(s) _____
5. Proposed Local Land Use Category(ies) _____
6. Proposed Local Zoning Designation(s) _____

Site and Parcel Information

1. Parcel number(s) of area(s) proposed to be amended - Sec/Twp/Rng/Sub/Blk/Lot
(and/or legal description, as necessary) _____
2. Location/Address _____
3. Acreage _____
4. Existing use(s) _____
5. Existing density and/or floor area ratio _____
6. Proposed use/name of project (if applicable) _____

Local Action

1. 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. _____
2. If the local government chooses to submit a development agreement in support of this application, the date the agreement was approved at public hearing by the legislative body. 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 Section 6.1.6 of the Countywide Rules. _____

Other Items to Include

1. Copy of local ordinance.
2. If applicable, a copy of the development agreement approved by the legislative body and executed by the applicant property owner and other private party(ies) to the agreement.
3. PPC Disclosure of Interest Form.
4. Local government staff report.
5. Local plan and zoning maps showing amendment area.
6. If applicable, proposed demarcation line for environmentally sensitive areas.

Forms available online at www.pinellasplanningcouncil.org/amendment.htm

PINELLAS PLANNING COUNCIL
COUNTYWIDE PLAN MAP AMENDMENT - DISCLOSURE OF INTEREST STATEMENT

SUBMITTING LOCAL GOVERNMENT: _____

LOCAL GOVERNMENT CASE NUMBER: _____

PROPERTY OWNERS/REPRESENTATIVE (include name and address):

Owner: Spare Investors Realty, LLC

5900 98th Avenue North, Pinellas Park, FL 33782

Representative: Craig A. Taraszki, Esq.

Johnson Pope, 333 3rd Avenue N., Suite 200, St. Petersburg, FL 33701

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interests: Contingent Absolute

Name/Address:

Specific Interest Held:

INDICATION AS TO WHETHER A CONTRACT EXISTS FOR SALE OF SUBJECT PROPERTY, IF SO:

Contract is: Contingent Absolute

All Parties To Contract:

Name/Address:

INDICATION AS TO WHETHER THERE ARE ANY OPTIONS TO PURCHASE SUBJECT PROPERTY, IF SO:

All Parties To Option:

Name/Address

ANY OTHER PERTINENT INFORMATION WHICH APPLICANT MAY WISH TO SUBMIT PERTAINING TO REQUESTED PLAN MAP AMENDMENT:

ORDINANCE NO. 9094-18

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 1.332 ACRES OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF LAKEVIEW ROAD APPROXIMATELY 500 FEET EAST OF SOUTH HIGHLAND AVENUE, WHOSE POST OFFICE ADDRESS IS 1528 LAKEVIEW ROAD, CLEARWATER, FLORIDA 33756, FROM RESIDENTIAL LOW (RL) AND RESIDENTIAL HIGH (RH) TO RESIDENTIAL/OFFICE GENERAL (R/OG); 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 categories for the hereinafter described property, as follows:

<u>Property</u>	<u>Land Use Category</u>
See attached Exhibit A for Legal Description	From: Residential Low (RL) and Residential High (RH) To: Residential/Office General (R/OG)

(LUP2017-09008)

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 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 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

JAN 18 2018

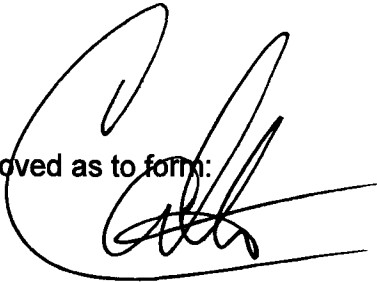
PASSED ON SECOND AND FINAL
READING AND ADOPTED

FEB 01 2018

-george cretekos

George N. Cretekos
Mayor

Approved as to form:



Camilo A. Soto
Assistant City Attorney

Attest:

Rosemarie Call

Rosemarie Call
City Clerk



PARCEL I

Lot Eighteen (18), GATES KNOLL, according to the map or plat thereof as recorded in Plat Book 33, page 56, public records of Pinellas County, Florida.

PARCEL II

A parcel in the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 29 South, Range 15 East, further described as follows: Begin from the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 23-29-15, also the intersection of centerlines of rights-of-way for Lake Avenue and Lakeview Road; run thence along the centerline of the said Lakeview Road right-of-way North 88° 59'34" West, 670.52 feet; thence North 00° 12' 40" West, 50.00 feet for a Point of Beginning; thence run along the Northerly right-of-way line of the said Lakeview Road, North 88° 59' 34" West, 173.16 feet; thence North 00° 10' 16" West, 258.30 feet; thence North 89° 57' 57" East, 35.62 feet; thence South 76° 30' 26" East, 141.29 feet; thence South 00° 12' 40" East, 228.62 feet to the Point of Beginning.

SURVEY of an Ingress/Egress easement in the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 29 South, Range 15 East Further described as follows:

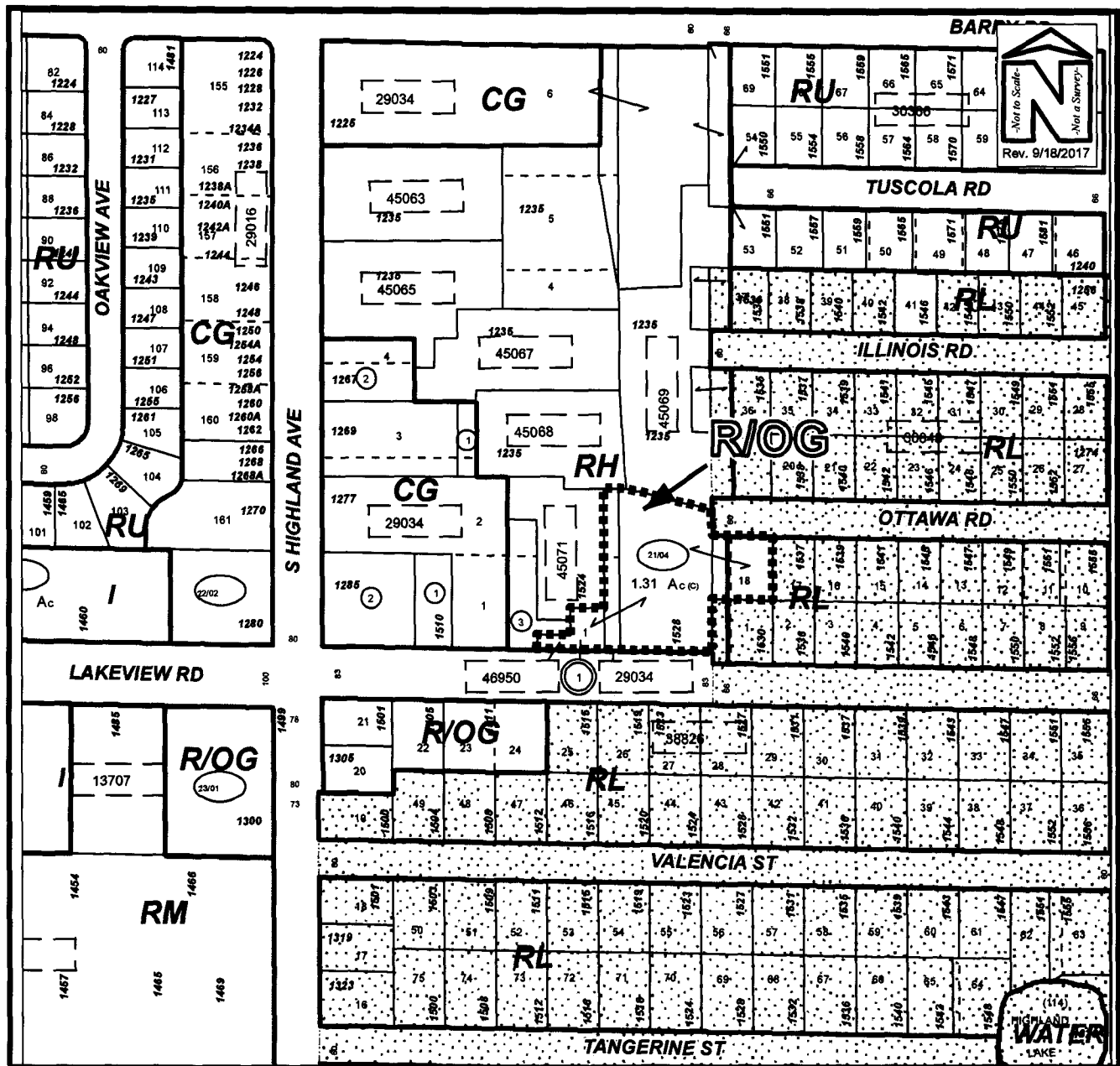
Begin from the SE corner of the Northeast 1/4 of the Northwest 1/4 of the said Section 23-29-15, also the intersection of right-of-way centerlines for Lake Avenue and Lakeview Road, and run thence along the right-of-way centerline of the said Lakeview Road, N 88° 59' 34" West, 670.52 feet; thence N 00° 12' 40" West, 50.00 feet to a point along the Northerly right-of-way line of the said Lakeview Road; thence along the centerline of SK YVIEW A VENUE, Per Gates Knoll S/D, Plat Book 33, Page 56 as recorded in the Public Records of Pinellas County, Florida, North 00° 12' 40" West, 218.62 feet for a Point of Beginning; thence run North 80° 22' 27" West, 110.59 feet; thence along the arc of a curve to the right, R=50.00', D=50° 18' 40.6", A= 43.90 feet, C=42.51 feet, CB=North 55° 13' 06.7" West; thence North 89° 57' 57" East, 6.47 feet; thence South 76° 35' 57.83" East, 141.29 feet; thence South 00° 12' 40" East, 10.00 feet to the Point of Beginning.

PARCEL III

A portion of Lot 1. FORREST HILL ESTATES UNIT 5, according to the plat recorded in Plat Book 58, page 34, public records of Pinellas County, Florida being more particularly described as follows: Commence at the center of Section 23, Township 29 South, Range 15 East and run along the North-South centerline of said Section 23, North 0° 21' 39" West a distance of 1331.53 feet to the 40 Acre Line; thence along said 40 Acre Line, run North 88° 59' 34" West a distance of 670.52 feet; thence run North 0° 12' 40" West a distance of 50.00 feet to the North right-of-way line of Lakeview Road; thence along said right-of-way line, run North 88° 59' 34" West a distance of 173.08 feet to the Point of Beginning; thence run North 0° 10' 16" West a distance of 67.00 feet; thence run North 88° 59'34" West a distance of 54.84 feet; thence run South 0° 02' 03" East a distance of 44.00 feet; thence run North 88° 59' 34" West a distance of 54.00 feet; thence run South 0° 02' 03" East a distance of 23.00 feet; thence run South 88° 59' 34" East a distance of 109 feet to the Point of Beginning.

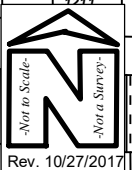
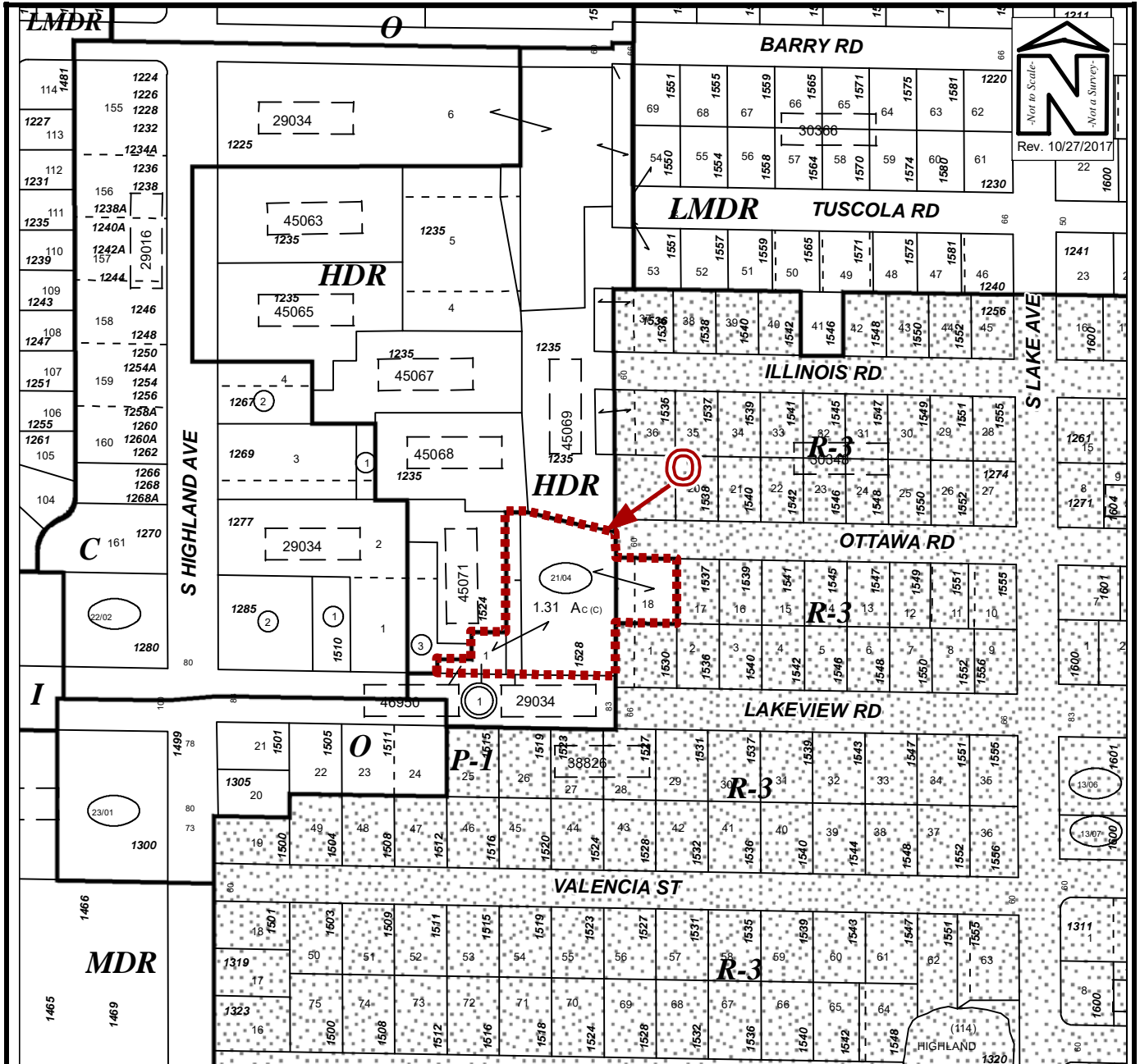
ALSO KNOWN AS:

Lot 1, Block 1, KNIGHT & HARRIS, according to the map or plat thereof as recorded in Plat Book 95, page 38 of the Public Records of Pinellas County, FLorida.



FUTURE LAND USE MAP

Owner(s): Spare Investors Realty, LLC	Case:	LUP2017-09008 REZ2017-09008
Site: 1528 Lakeview Road	Property Size(Acres):	1.332
Land Use	Zoning	PIN: 23-29-15-00000-210-0400
From: RL, RH	LMDR, HDR	
To: R/OG	O	
Atlas Page:		307A



Rev. 10/27/2017

ZONING MAP

Owner(s):	Spare Investors Realty, LLC	Case:	LUP2017-09008 REZ2017-09008
Site:	1528 Lakeview Road	Property Size(Acres):	1.332
Land Use	Zoning	PIN:	23-29-15-00000-210-0400
From:	RL, RH		
To:	R/OG	Atlas Page:	307A



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

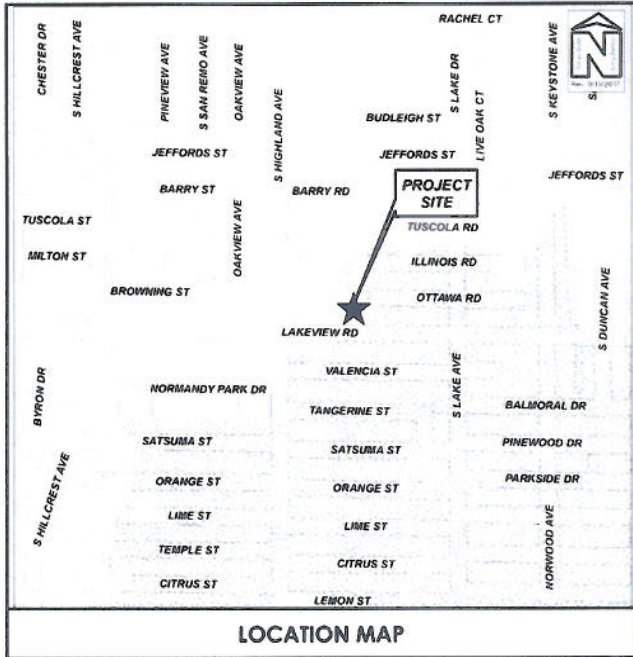
MEETING DATE: November 21, 2017
AGENDA ITEM: G.3.
CASE: LUP2017-09008
REQUEST: To amend the Future Land Use Map designation from Residential Low (RL) and Residential High (RH) to Residential/Office General (R/OG)
GENERAL DATA:
Applicant Craig A. Taraszki, Esq., Johnson Pope
Owner Spare Investors Realty, LLC
Location 1528 Lakeview Road, approximately 500 feet east of South Highland Avenue
Property Size 1.332 acres

Background:

This case involves a 1.332-acre property located on the north side of Lakeview Road approximately 500 feet east of South Highland Avenue. The parcel, owned by Spare Investors Realty, LLC, is occupied by a vacant 10,196 square foot office building. Currently, the property has two future land use map designations: the office building and main parking lot occupy the portion designated Residential High (RH) which is applied to the majority of the site, and additional parking and landscaping occupy the remainder of the site, which is designated Residential Low (RL). Maps 1 and 2 show the general location of the property and an aerial view of the amendment area.

The site was originally developed in 1985 as a one-story medical clinic and was used as an orthopedic surgery center for many years. The building is currently listed for sale as a general office. It is important to note that neither medical clinics nor offices are listed permitted uses within the current residential zoning districts, consistent with the underlying future land use categories. This disconnect between the design purposes of the building and the property's current designations has hampered efforts by the property owner to attract new tenants. The request is to change the Future Land Use Map designations of the property from Residential Low (RL) and Residential High (RH) to Residential/Office General (R/OG). A request to rezone the property from the Low Medium Density Residential (LMDR) and High Density Residential (HDR) Districts to the Office (O) District is being processed concurrently with this case (see REZ2017-09008). The requested amendments would allow the property to continue to be used as an office or medical clinic, consistent with its historic use. The City is committed to preserving land and buildings that are needed to

attract target industries and accommodate higher-wage jobs, such as this one. The proposed change is supported by the City's stated economic development goals and objectives.



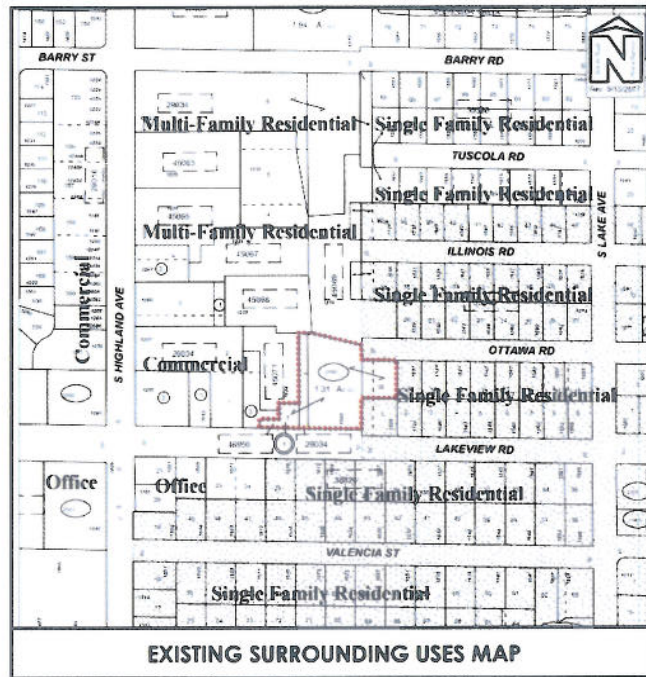
Map 1



Map 2

Vicinity Characteristics:

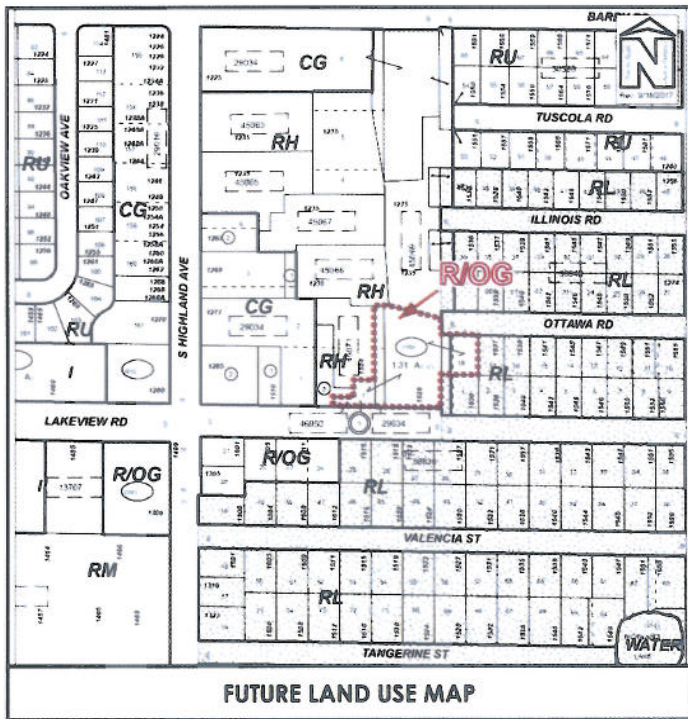
Map 3 shows the existing surrounding uses. To the east and the south, in unincorporated Pinellas County, are single family neighborhoods. To the north are two age restricted (55+) residential communities (Pine Berry Senior Apartments and Kalmia Condominiums), one of which accesses Lakeview Road to the west of the subject property. Also to the southwest are offices, and to the west there are commercial uses.



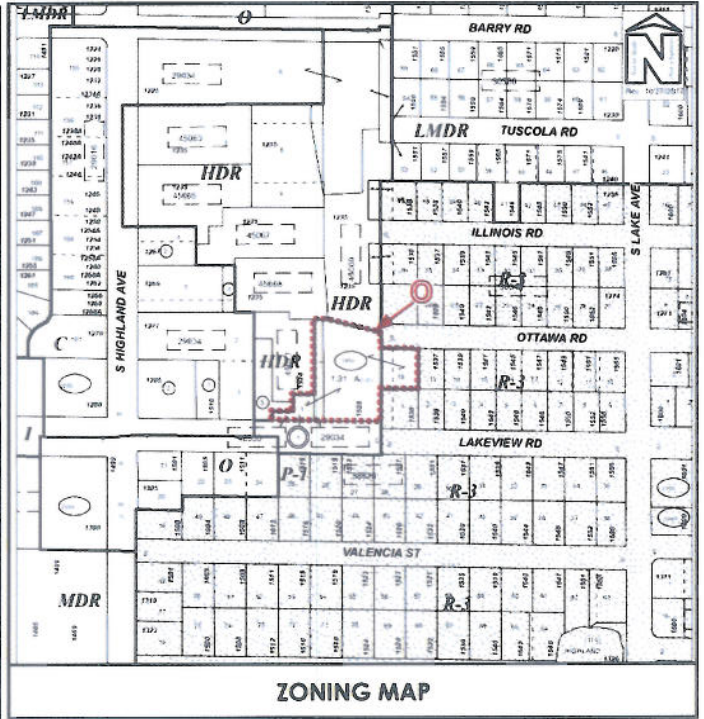
Map 3

As shown on Map 4, the abutting future land use designations are Residential High (RH) to the north and immediately adjacent to the west, and Residential Low (RL) to the east and south (Pinellas County). The intersection of South Highland Avenue and Lakeview Road has Commercial General (CG) along the north side of the intersection, and Residential/Office General (R/OG) along the south side of the intersection. Both of those designations extend to the east of the intersection towards the subject property.

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



Map 5

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

	Present FLUM Designation Residential Low (RL)	Present FLUM Designation Residential High (RH)	Requested FLUM Designation Residential/Office General (R/OG)
Primary Uses:	Low Density Residential	High Density Residential; Residential Equivalent	Medium Density Residential; Residential Equivalent; Office
Maximum Density:	5 Dwelling Units Per Acre	30 Dwelling Units Per Acre	15 Dwelling Units Per Acre
Maximum Intensity:	FAR 0.40; ISR 0.65	FAR 0.60; ISR 0.85	FAR 0.50; ISR 0.75
Consistent Zoning Districts:	Low Density Residential (LDR); Low Medium Density Residential (LMDR)	Medium High Density Residential (MHDR); High Density Residential (HDR)	Medium Density Residential (MDR); Office (O)

REVIEW CRITERIA:

Consistency with the Clearwater Comprehensive Plan [Sections 4-603.F.1 and 4-603.F.2]

Recommended Findings of Fact:

Applicable goals, objective and policy 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.

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.5.5.1 Development shall be designed to maintain and support the existing or envisioned character of the neighborhood.

Objective A.6.4 Due to the built-out character of the city of Clearwater, compact urban development within the urban service area shall be promoted through the application of the Clearwater Community Development Code.

The proposed Residential/Office General (R/OG) future land use designation is compatible with the surrounding single family residential, multi-family residential, office and commercial uses. The applicant has indicated that the property will continue to be utilized as an office, which is the historical use of the property. 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). The Residential/Office General (R/OG) designation allows for less intense development than the current Residential High (RH) designation located on a majority of the parcel, but allows for more intense development than the Residential Low (RL) designation on the eastern portion. Overall, the scale of development allowed will be less than permitted by the current land use designations.

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 in the goals, objective and policy listed above.

Consistency with the Countywide Rules

Recommended Findings of Fact:

The underlying *Countywide Plan Map* categories on the proposed amendment area are Residential High (RH) and Residential Low Medium (RLM). Residential properties to the east and south are Residential Low Medium (RLM), with Residential High (RH) designated to the north and west. There are properties designated Office (O) to the south and designated Retail & Services (R&S) to the west at the intersection of Highland Avenue and Lakeview Road. The proposed City of Clearwater future land use designation of Residential/Office General (R/OG) will necessitate a *Countywide Plan Map* amendment from the Residential Low Medium (RLM) and Residential High (RH) categories to the Office (O) category in order to maintain consistency between the City's Future Land Use Map and the *Countywide Plan Map*.

Section 2.3.3.5 of the *Countywide Rules* states that the Office (O) category is intended to accommodate areas 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.

The current and proposed use, as indicated by the applicant, is an office use, which is an appropriate use 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 consist of single family homes (east and south), offices (southwest), multi-family residential (north and west) and commercial (west). The proposed use of the subject property as office (currently developed as such) is compatible with the surrounding properties and neighborhood.

The proposed Residential/Office General (R/OG) future land use category primarily permits residential development at a density of 15 dwelling units per acre and non-residential development at a Floor Area Ratio (FAR) of 0.50. The future land use designations of surrounding properties include Residential Low (RL), Residential High (RH), Residential/Office General (R/OG) and Commercial General (CG).

The proposed Residential/Office General (R/OG) future land use category, which primarily allows for moderate density residential, residential equivalent uses and office uses, is consistent with the surrounding future land use designations that exist in the vicinity of the subject property, which primarily allow low and high density residential uses as well as office uses. The proposed amendment will allow development that will serve as a transition from the high intensity commercial uses at the intersection of South Highland Avenue and Lakeview Road west of the subject property to the single family residential uses to the east of the property.

Recommended Conclusions of Law:

The proposed Residential/Office General (R/OG) future land use category 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 present and requested City Future Land Use Map designations were analyzed.

Table 2. Development Potential for Existing & Proposed FLUM Designations

	Present FLUM Designation "RL"	Present FLUM Designation "RH"	Requested FLUM Designation "R/OG"	Net Change
Site Area	0.177 AC (7,710 SF)	1.155 AC (50,311 SF)	1.332 AC (58,021SF)	
Maximum Development Potential	1 DUs 0 SF ¹ 0.40 FAR	34 DUs 30,187SF 0.60	19 DUs 29,010 SF 0.50 FAR	-16 DUs -1,177 SF -0.10 FAR
Notes: 1. Nonresidential uses not permitted through consistent Low Medium Density Residential (LMDR) District				
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 a decrease in development potential across the amendment area which would reduce demand on public facilities as detailed further below. The following analysis compares the maximum potential development of the proposed Residential/Office General (R/OG) future land use developed with an office use (29,010 square feet) to the maximum development potential of the existing Residential Low (RL) and Residential High (RH) future land use categories developed with a residential use (34 dwelling units). However, since the current and proposed use of the property is that of an office, it is likely that the demand on current public facilities will remain the same.

Potable Water

The reduction in development potential from this amendment would result in a decrease in potable water use of 5,952 gallons per day. This is determined by comparing the potential potable water utilization of a nonresidential development built to the maximum square footage allowed by the proposed land use (2,901 gallons per day) to the potential utilization of a residential development built to the maximum number of dwelling units allowed by the current land use designation (8,853 gallons per day).

Wastewater

The reduction in development potential from this amendment would also result in a decrease in wastewater production of 5,648 gallons per day. This is determined by comparing the potential wastewater generation of the proposed land use developed with a nonresidential use (2,320 gallons) to the potential wastewater generation of the current land use designation developed with a residential use (7,968 gallons).

Solid Waste

The proposed amendment could result in a decrease of 7.9 tons per year of solid waste generated when comparing the amount of waste generated by an office use to that of 34 dwelling units. All solid waste disposal is handled by Pinellas County 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

The City's adopted LOS for parkland acreage, which is 4 acres per 1,000 population, will not be impacted by this proposed amendment. Under both the existing and proposed land use, the LOS citywide will remain at 15.46 acres per 1,000 population.

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 north side of Lakeview Road approximately 500 feet east of South Highland Avenue. To evaluate potential impacts to 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 (198 trips) is calculated based on the traffic generation numbers for the Residential Low Medium (RLM) category (67 trips per day per acre) and the Residential High (RH) category (162 trips per day per acre).

However, the site is developed with an office, which based on the traffic generation numbers for the corresponding *Countywide Plan Map* category of Office (O) (89 trips per day per acre), would generate 118 trips. This is a decrease of 80 trips per day compared to the number of trips under the current designations.

Recommended Conclusions of Law:

Based upon the findings of fact, it is determined that the proposed change will not result in the degradation of the existing 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 upon 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 approval 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 pursuant 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	

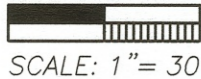
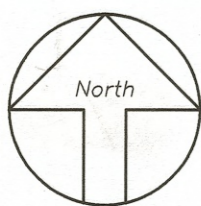
Based on the foregoing, the Planning and Development Department recommends the following action:

Recommend APPROVAL of the Future Land Use Map Amendment from Residential Low (RL) and Residential High (RH) to Residential/Office General (R/OG).

Prepared by Planning and Development Department Staff: 

Kyle Brotherton
Senior Planner

ATTACHMENTS: Ordinance No. 9094-18
Resume
Photographs of Site and Vicinity



SCALE: 1" = 30'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	50.00'	50°18'49"	43.91'	23.48'	42.51'	N.55°13'07"W

LINE TABLE

Line	Bearing	Distance
L1	N.80°22'27"W	110.59'
L2	N.89°37'57"E	8.47'
L3	S.76°35'58"E	141.29'
L4	S.00°12'40"E	10.00'

LEGEND:
 BM - Benchmark CB - Concrete Block CL - Centerline CM - Concrete Monument
 ELEV - Elevation FND - Found IP - Iron Pipe IR - Iron Rod ASP - Asphalt
 LSF - Lateral Survey Registration Number LV7 - Nail & Tab N&D - Nail & Disk
 M.H. - Manhole P.M. - Permanent Reference Monument R/W - Right of Way
 CONC - Concrete P.C. - Point of Curvature P.I.T. - Point of Tangent
 P.R.C. - Point of Reverse Curvature P.C.C. - Point of Compound Curve Ch - Chord
 P.P. - Power Pole W.M. - Water Meter R.S. - Railroad Spike RAD - Radius
 R - Record D - Deed M - Measured C - Calculator D.B. - Deep Book
 P.B. - Plat Book O.R. - Official Record Book PG - Page P.V.M.T. - Pavement
 P.O.B. - Point of Beginning P.O.C. - Point of Commencement C.L.B. - Chord Bearing
 R.P. - Radius Point CLF - Chain Link Fence P.C.P. - Permanent Control Point
 P.I. - Point of Intersection

GENERAL NOTES:
 1. No instruments of record reflecting easements, rights-of-way, and/or ownership were furnished, except as shown.
 2. No foundations or underground improvements located except as shown.
 3. If elevations are shown, such elevations are based on N.G.V.D. 1929 (MSL ± 0.00'). Except Pinellas County where elevations are based on N.A.V.D. 1988 (MSL ± 0.00').
 4. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
 5. 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.
 6. No water meters located except as shown.
 7. This Survey is prepared for the exclusive use of those parties certified herein and is valid for one (1) year from Date of Certification.

This property lies within Flood Zone X as depicted on Flood Insurance Rate Map Community Panel # 12103C0109H Dated: 5-17-05

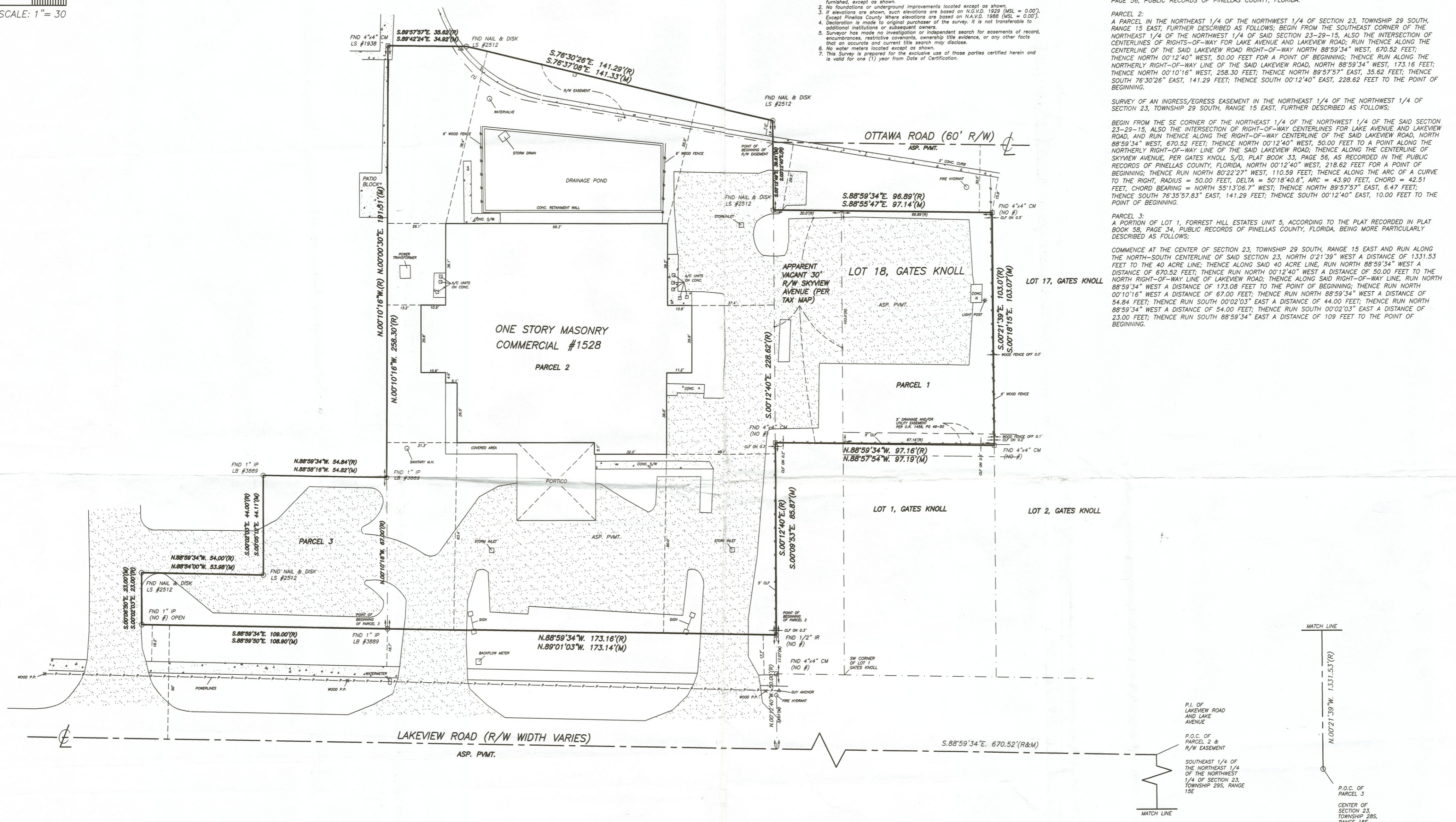
BENCHMARK:
 BASE FLOOD ELEVATION:
 SECTION 23 TOWNSHIP 29S RANGE 15E
 BASIS OF BEARINGS: CENTERLINE OF LAKEVIEW ROAD, BEING S.88°59'34"E.

PARCEL 1:
 LOT 18, GATES KNOLL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 56, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:
 A PARCEL IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 15 EAST, FURTHER DESCRIBED AS FOLLOWS: BEGIN FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23-29-15, ALSO THE INTERSECTION OF THE CENTERLINES OF RIGHTS-OF-WAY FOR LAKE AVENUE AND LAKEVIEW ROAD; RUN THENCE ALONG THE CENTERLINE OF THE SAID LAKEVIEW ROAD RIGHT-OF-WAY NORTH 88°59'34" WEST, 670.52 FEET; THENCE NORTH 00°12'40" WEST, 50.00 FEET FOR A POINT OF BEGINNING; THENCE RUN ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE SAID LAKEVIEW ROAD, NORTH 88°59'34" WEST, 173.16 FEET; THENCE NORTH 00°10'16" WEST, 258.30 FEET; THENCE NORTH 89°57'57" EAST, 35.82 FEET; THENCE SOUTH 76°30'26" EAST, 141.29 FEET; THENCE SOUTH 00°12'40" EAST, 228.62 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
 A PORTION OF LOT 1, FORREST HILL ESTATES UNIT 5, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 58, PAGE 34, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 15 EAST AND RUN ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 23, NORTH 0°21'39" WEST A DISTANCE OF 1331.53 FEET TO THE 40 ACRE LINE; THENCE ALONG SAID 40 ACRE LINE, RUN NORTH 88°59'34" WEST A DISTANCE OF 670.52 FEET; THENCE RUN NORTH 00°12'40" WEST A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAKEVIEW ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, RUN NORTH 88°59'34" WEST A DISTANCE OF 173.08 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°10'16" WEST A DISTANCE OF 67.00 FEET; THENCE RUN NORTH 88°59'34" WEST A DISTANCE OF 54.84 FEET; THENCE RUN SOUTH 00°02'03" EAST A DISTANCE OF 44.00 FEET; THENCE RUN NORTH 88°59'34" WEST A DISTANCE OF 54.00 FEET; THENCE RUN SOUTH 00°02'03" EAST A DISTANCE OF 23.00 FEET; THENCE RUN SOUTH 88°59'34" EAST A DISTANCE OF 109 FEET TO THE POINT OF BEGINNING.



REVISED: 1-3-06 (EASEMENT)

OFFICE LOCATION: 1305 SOUTH HIGHLAND AVE.
 CLEARWATER, FLORIDA 33756-3508

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 PREPARED FOR AND CERTIFIED TO:
 SPARE INVESTORS REALTY
 FREEDOM TITLE AGENCY, INC.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

TARGET LAND SURVEYING, INC.

P.O. BOX 663
 DUNEDIN, FL 34697-0663 PH:(727) 784-0573

I hereby certify that this survey was made under my responsible charge and meets the minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61 G 17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes

Field Survey 12-27-05
 FB# EEB Pg NA
 Job# 051227.04

Drawn By: B. MARCH
 12-28-05
 DATE OF CERTIFICATION
 Surveyed By: P. STOCK

- LINE LEGEND:**
- CENTERLINE _____
 - BOUNDARY LINE _____
 - BUILDING LINE _____
 - PLAT LOT LINE _____
 - EASEMENT LINE _____
 - POWER LINE _____
 - WOOD FENCE _____
 - CHAIN LINK FENCE _____
 - WIRE FENCE _____
 - WATER/FLOOD ZONE LINE _____
 - BUILDING TIE(DIMENSION) _____

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ORDINANCE NO. 9094-18

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 1.332 ACRES OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF LAKEVIEW ROAD APPROXIMATELY 500 FEET EAST OF SOUTH HIGHLAND AVENUE, WHOSE POST OFFICE ADDRESS IS 1528 LAKEVIEW ROAD, CLEARWATER, FLORIDA 33756, FROM RESIDENTIAL LOW (RL) AND RESIDENTIAL HIGH (RH) TO RESIDENTIAL/OFFICE GENERAL (R/OG); 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 categories for the hereinafter described property, as follows:

<u>Property</u>	<u>Land Use Category</u>
See attached Exhibit A for Legal Description	From: Residential Low (RL) and Residential High (RH) To: Residential/Office General (R/OG)

(LUP2017-09008)

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 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 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

JAN 18 2018

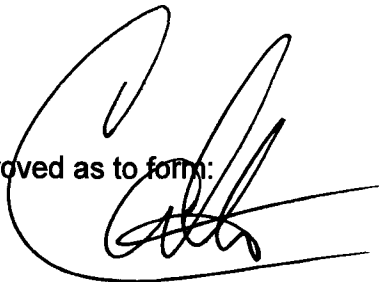
PASSED ON SECOND AND FINAL
READING AND ADOPTED

FEB 01 2018

-george cretekos

George N. Cretekos
Mayor

Approved as to form:



Camilo A. Soto
Assistant City Attorney

Attest:

Rosemarie Call

Rosemarie Call
City Clerk



PARCEL I

Lot Eighteen (18), GATES KNOLL, according to the map or plat thereof as recorded in Plat Book 33, page 56, public records of Pinellas County, Florida.

PARCEL II

A parcel in the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 29 South, Range 15 East, further described as follows: Begin from the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 23-29-15, also the intersection of centerlines of rights-of-way for Lake Avenue and Lakeview Road; run thence along the centerline of the said Lakeview Road right-of-way North 88° 59'34" West, 670.52 feet; thence North 00° 12' 40" West, 50.00 feet for a Point of Beginning; thence run along the Northerly right-of-way line of the said Lakeview Road, North 88° 59' 34" West, 173.16 feet; thence North 00° 10' 16" West, 258.30 feet; thence North 89° 57' 57" East, 35.62 feet; thence South 76° 30' 26" East, 141.29 feet; thence South 00° 12' 40" East, 228.62 feet to the Point of Beginning.

SURVEY of an Ingress/Egress easement in the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 29 South, Range 15 East Further described as follows:

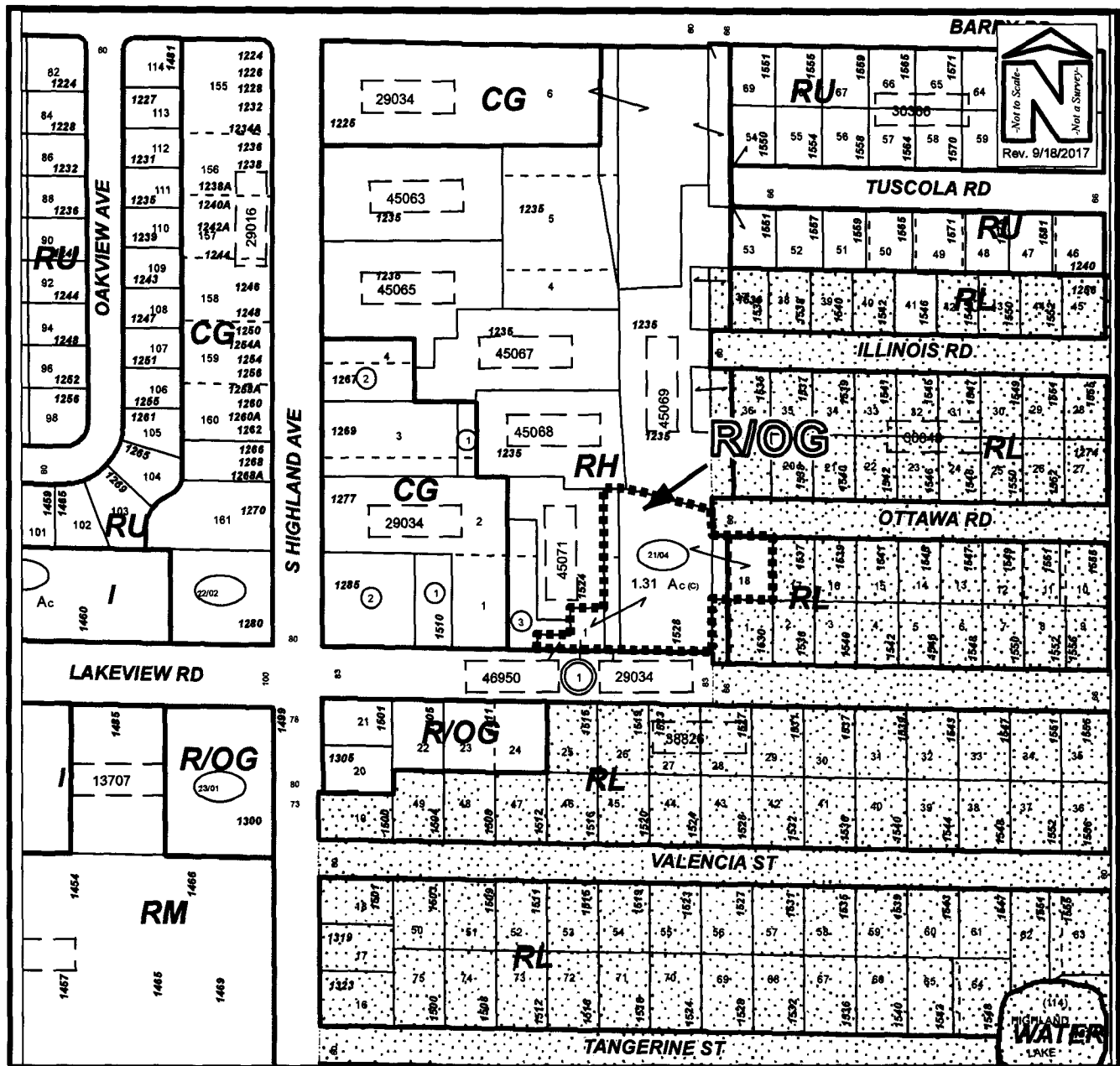
Begin from the SE corner of the Northeast 1/4 of the Northwest 1/4 of the said Section 23-29-15, also the intersection of right-of-way centerlines for Lake Avenue and Lakeview Road, and run thence along the right-of-way centerline of the said Lakeview Road, N 88° 59' 34" West, 670.52 feet; thence N 00° 12' 40" West, 50.00 feet to a point along the Northerly right-of-way line of the said Lakeview Road; thence along the centerline of SK YVIEW A VENUE, Per Gates Knoll S/D, Plat Book 33, Page 56 as recorded in the Public Records of Pinellas County, Florida, North 00° 12' 40" West, 218.62 feet for a Point of Beginning; thence run North 80° 22' 27" West, 110.59 feet; thence along the arc of a curve to the right, R=50.00', D=50° 18' 40.6", A= 43.90 feet, C=42.51 feet, CB=North 55° 13' 06.7" West; thence North 89° 57' 57" East, 6.47 feet; thence South 76° 35' 57.83" East, 141.29 feet; thence South 00° 12' 40" East, 10.00 feet to the Point of Beginning.

PARCEL III

A portion of Lot 1. FORREST HILL ESTATES UNIT 5, according to the plat recorded in Plat Book 58, page 34, public records of Pinellas County, Florida being more particularly described as follows: Commence at the center of Section 23, Township 29 South, Range 15 East and run along the North-South centerline of said Section 23, North 0° 21' 39" West a distance of 1331.53 feet to the 40 Acre Line; thence along said 40 Acre Line, run North 88° 59' 34" West a distance of 670.52 feet; thence run North 0° 12' 40" West a distance of 50.00 feet to the North right-of-way line of Lakeview Road; thence along said right-of-way line, run North 88° 59' 34" West a distance of 173.08 feet to the Point of Beginning; thence run North 0° 10' 16" West a distance of 67.00 feet; thence run North 88° 59'34" West a distance of 54.84 feet; thence run South 0° 02' 03" East a distance of 44.00 feet; thence run North 88° 59' 34" West a distance of 54.00 feet; thence run South 0° 02' 03" East a distance of 23.00 feet; thence run South 88° 59' 34" East a distance of 109 feet to the Point of Beginning.

ALSO KNOWN AS:

Lot 1, Block 1, KNIGHT & HARRIS, according to the map or plat thereof as recorded in Plat Book 95, page 38 of the Public Records of Pinellas County, FLorida.



FUTURE LAND USE MAP

Owner(s): Spare Investors Realty, LLC	Case:	LUP2017-09008 REZ2017-09008
Site: 1528 Lakeview Road	Property Size(Acres):	1.332
Land Use	Zoning	PIN: 23-29-15-00000-210-0400
From: RL, RH	LMDR, HDR	
To: R/OG	O	
Atlas Page:		307A

PINELLAS PLANNING COUNCIL
COUNTYWIDE PLAN MAP AMENDMENT - DISCLOSURE OF INTEREST STATEMENT

SUBMITTING LOCAL GOVERNMENT: _____

LOCAL GOVERNMENT CASE NUMBER: _____

PROPERTY OWNERS/REPRESENTATIVE (include name and address):

Owner: Spare Investors Realty, LLC

5900 98th Avenue North, Pinellas Park, FL 33782

Representative: Craig A. Taraszki, Esq.

Johnson Pope, 333 3rd Avenue N., Suite 200, St. Petersburg, FL 33701

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interests: Contingent Absolute

Name/Address:

Specific Interest Held:

INDICATION AS TO WHETHER A CONTRACT EXISTS FOR SALE OF SUBJECT PROPERTY, IF SO:

Contract is: Contingent Absolute

All Parties To Contract:

Name/Address:

INDICATION AS TO WHETHER THERE ARE ANY OPTIONS TO PURCHASE SUBJECT PROPERTY, IF SO:

All Parties To Option:

Name/Address

ANY OTHER PERTINENT INFORMATION WHICH APPLICANT MAY WISH TO SUBMIT PERTAINING TO REQUESTED PLAN MAP AMENDMENT:



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

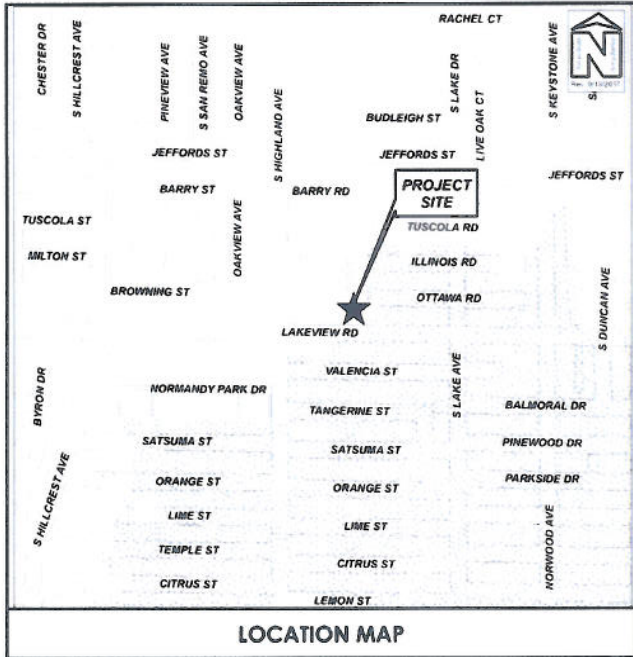
MEETING DATE: November 21, 2017
AGENDA ITEM: G.3.
CASE: LUP2017-09008
REQUEST: To amend the Future Land Use Map designation from Residential Low (RL) and Residential High (RH) to Residential/Office General (R/OG)
GENERAL DATA:
Applicant Craig A. Taraszki, Esq., Johnson Pope
Owner Spare Investors Realty, LLC
Location 1528 Lakeview Road, approximately 500 feet east of South Highland Avenue
Property Size 1.332 acres

Background:

This case involves a 1.332-acre property located on the north side of Lakeview Road approximately 500 feet east of South Highland Avenue. The parcel, owned by Spare Investors Realty, LLC, is occupied by a vacant 10,196 square foot office building. Currently, the property has two future land use map designations: the office building and main parking lot occupy the portion designated Residential High (RH) which is applied to the majority of the site, and additional parking and landscaping occupy the remainder of the site, which is designated Residential Low (RL). Maps 1 and 2 show the general location of the property and an aerial view of the amendment area.

The site was originally developed in 1985 as a one-story medical clinic and was used as an orthopedic surgery center for many years. The building is currently listed for sale as a general office. It is important to note that neither medical clinics nor offices are listed permitted uses within the current residential zoning districts, consistent with the underlying future land use categories. This disconnect between the design purposes of the building and the property’s current designations has hampered efforts by the property owner to attract new tenants. The request is to change the Future Land Use Map designations of the property from Residential Low (RL) and Residential High (RH) to Residential/Office General (R/OG). A request to rezone the property from the Low Medium Density Residential (LMDR) and High Density Residential (HDR) Districts to the Office (O) District is being processed concurrently with this case (see REZ2017-09008). The requested amendments would allow the property to continue to be used as an office or medical clinic, consistent with its historic use. The City is committed to preserving land and buildings that are needed to

attract target industries and accommodate higher-wage jobs, such as this one. The proposed change is supported by the City's stated economic development goals and objectives.



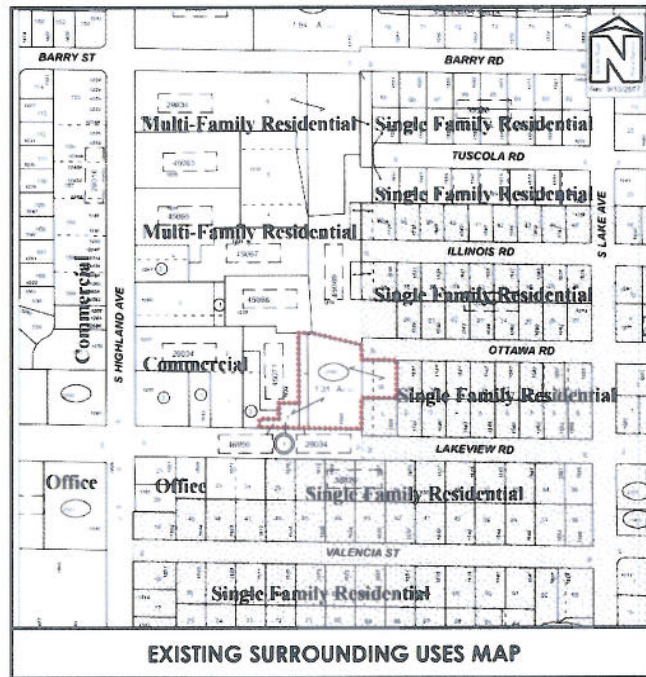
Map 1



Map 2

Vicinity Characteristics:

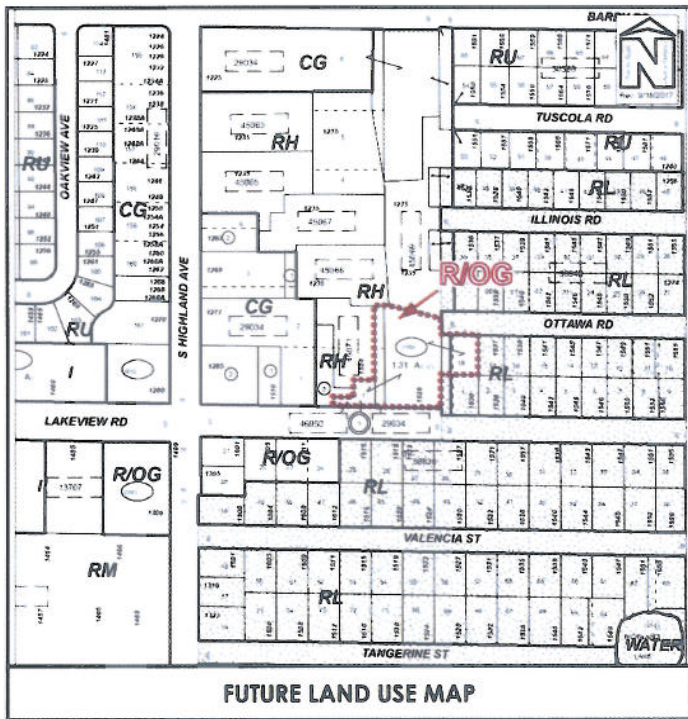
Map 3 shows the existing surrounding uses. To the east and the south, in unincorporated Pinellas County, are single family neighborhoods. To the north are two age restricted (55+) residential communities (Pine Berry Senior Apartments and Kalmia Condominiums), one of which accesses Lakeview Road to the west of the subject property. Also to the southwest are offices, and to the west there are commercial uses.



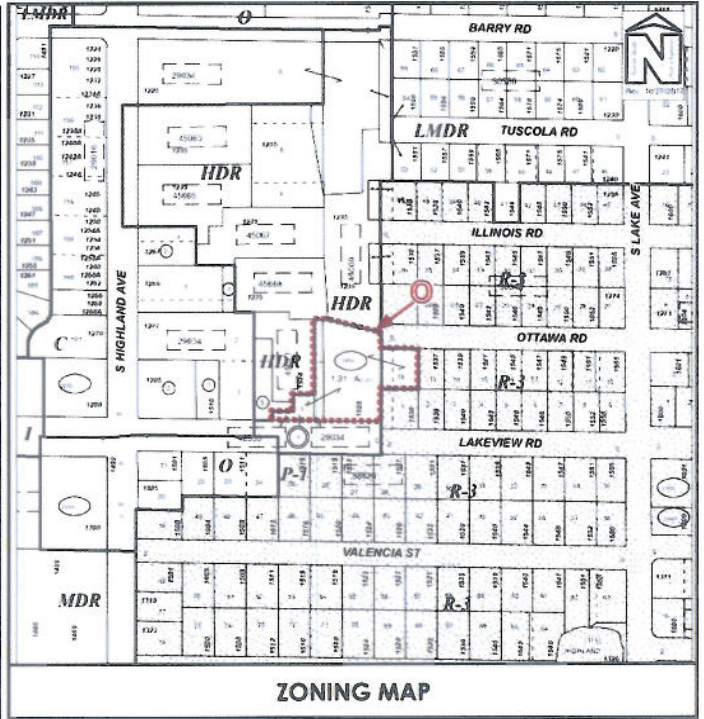
Map 3

As shown on Map 4, the abutting future land use designations are Residential High (RH) to the north and immediately adjacent to the west, and Residential Low (RL) to the east and south (Pinellas County). The intersection of South Highland Avenue and Lakeview Road has Commercial General (CG) along the north side of the intersection, and Residential/Office General (R/OG) along the south side of the intersection. Both of those designations extend to the east of the intersection towards the subject property.

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



Map 5

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

	Present FLUM Designation Residential Low (RL)	Present FLUM Designation Residential High (RH)	Requested FLUM Designation Residential/Office General (R/OG)
Primary Uses:	Low Density Residential	High Density Residential; Residential Equivalent	Medium Density Residential; Residential Equivalent; Office
Maximum Density:	5 Dwelling Units Per Acre	30 Dwelling Units Per Acre	15 Dwelling Units Per Acre
Maximum Intensity:	FAR 0.40; ISR 0.65	FAR 0.60; ISR 0.85	FAR 0.50; ISR 0.75
Consistent Zoning Districts:	Low Density Residential (LDR); Low Medium Density Residential (LMDR)	Medium High Density Residential (MHDR); High Density Residential (HDR)	Medium Density Residential (MDR); Office (O)

REVIEW CRITERIA:

Consistency with the Clearwater Comprehensive Plan [Sections 4-603.F.1 and 4-603.F.2]

Recommended Findings of Fact:

Applicable goals, objective and policy 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.

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.5.5.1 Development shall be designed to maintain and support the existing or envisioned character of the neighborhood.

Objective A.6.4 Due to the built-out character of the city of Clearwater, compact urban development within the urban service area shall be promoted through the application of the Clearwater Community Development Code.

The proposed Residential/Office General (R/OG) future land use designation is compatible with the surrounding single family residential, multi-family residential, office and commercial uses. The applicant has indicated that the property will continue to be utilized as an office, which is the historical use of the property. 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). The Residential/Office General (R/OG) designation allows for less intense development than the current Residential High (RH) designation located on a majority of the parcel, but allows for more intense development than the Residential Low (RL) designation on the eastern portion. Overall, the scale of development allowed will be less than permitted by the current land use designations.

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 in the goals, objective and policy listed above.

Consistency with the Countywide Rules

Recommended Findings of Fact:

The underlying *Countywide Plan Map* categories on the proposed amendment area are Residential High (RH) and Residential Low Medium (RLM). Residential properties to the east and south are Residential Low Medium (RLM), with Residential High (RH) designated to the north and west. There are properties designated Office (O) to the south and designated Retail & Services (R&S) to the west at the intersection of Highland Avenue and Lakeview Road. The proposed City of Clearwater future land use designation of Residential/Office General (R/OG) will necessitate a *Countywide Plan Map* amendment from the Residential Low Medium (RLM) and Residential High (RH) categories to the Office (O) category in order to maintain consistency between the City's Future Land Use Map and the *Countywide Plan Map*.

Section 2.3.3.5 of the *Countywide Rules* states that the Office (O) category is intended to accommodate areas 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.

The current and proposed use, as indicated by the applicant, is an office use, which is an appropriate use 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 consist of single family homes (east and south), offices (southwest), multi-family residential (north and west) and commercial (west). The proposed use of the subject property as office (currently developed as such) is compatible with the surrounding properties and neighborhood.

The proposed Residential/Office General (R/OG) future land use category primarily permits residential development at a density of 15 dwelling units per acre and non-residential development at a Floor Area Ratio (FAR) of 0.50. The future land use designations of surrounding properties include Residential Low (RL), Residential High (RH), Residential/Office General (R/OG) and Commercial General (CG).

The proposed Residential/Office General (R/OG) future land use category, which primarily allows for moderate density residential, residential equivalent uses and office uses, is consistent with the surrounding future land use designations that exist in the vicinity of the subject property, which primarily allow low and high density residential uses as well as office uses. The proposed amendment will allow development that will serve as a transition from the high intensity commercial uses at the intersection of South Highland Avenue and Lakeview Road west of the subject property to the single family residential uses to the east of the property.

Recommended Conclusions of Law:

The proposed Residential/Office General (R/OG) future land use category 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 present and requested City Future Land Use Map designations were analyzed.

Table 2. Development Potential for Existing & Proposed FLUM Designations

	Present FLUM Designation "RL"	Present FLUM Designation "RH"	Requested FLUM Designation "R/OG"	Net Change
Site Area	0.177 AC (7,710 SF)	1.155 AC (50,311 SF)	1.332 AC (58,021SF)	
Maximum Development Potential	1 DUs 0 SF ¹ 0.40 FAR	34 DUs 30,187SF 0.60	19 DUs 29,010 SF 0.50 FAR	-16 DUs -1,177 SF -0.10 FAR
Notes: 1. Nonresidential uses not permitted through consistent Low Medium Density Residential (LMDR) District				
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 a decrease in development potential across the amendment area which would reduce demand on public facilities as detailed further below. The following analysis compares the maximum potential development of the proposed Residential/Office General (R/OG) future land use developed with an office use (29,010 square feet) to the maximum development potential of the existing Residential Low (RL) and Residential High (RH) future land use categories developed with a residential use (34 dwelling units). However, since the current and proposed use of the property is that of an office, it is likely that the demand on current public facilities will remain the same.

Potable Water

The reduction in development potential from this amendment would result in a decrease in potable water use of 5,952 gallons per day. This is determined by comparing the potential potable water utilization of a nonresidential development built to the maximum square footage allowed by the proposed land use (2,901 gallons per day) to the potential utilization of a residential development built to the maximum number of dwelling units allowed by the current land use designation (8,853 gallons per day).

Wastewater

The reduction in development potential from this amendment would also result in a decrease in wastewater production of 5,648 gallons per day. This is determined by comparing the potential wastewater generation of the proposed land use developed with a nonresidential use (2,320 gallons) to the potential wastewater generation of the current land use designation developed with a residential use (7,968 gallons).

Solid Waste

The proposed amendment could result in a decrease of 7.9 tons per year of solid waste generated when comparing the amount of waste generated by an office use to that of 34 dwelling units. All solid waste disposal is handled by Pinellas County 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

The City's adopted LOS for parkland acreage, which is 4 acres per 1,000 population, will not be impacted by this proposed amendment. Under both the existing and proposed land use, the LOS citywide will remain at 15.46 acres per 1,000 population.

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 north side of Lakeview Road approximately 500 feet east of South Highland Avenue. To evaluate potential impacts to 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 (198 trips) is calculated based on the traffic generation numbers for the Residential Low Medium (RLM) category (67 trips per day per acre) and the Residential High (RH) category (162 trips per day per acre).

However, the site is developed with an office, which based on the traffic generation numbers for the corresponding *Countywide Plan Map* category of Office (O) (89 trips per day per acre), would generate 118 trips. This is a decrease of 80 trips per day compared to the number of trips under the current designations.

Recommended Conclusions of Law:

Based upon the findings of fact, it is determined that the proposed change will not result in the degradation of the existing 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 upon 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 approval 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 pursuant 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 Low (RL) and Residential High (RH) to Residential/Office General (R/OG).

Prepared by Planning and Development Department Staff: 

Kyle Brotherton
Senior Planner

ATTACHMENTS: Ordinance No. 9094-18
Resume
Photographs of Site and Vicinity