

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.: Case CW 24-01

STAFF: Emma Wennick, Program Planner

APPLICANT: City of Clearwater

PROPERTY SIZE: 0.540 acres m.o.l.

**CURRENT COUNTYWIDE
PLAN MAP CATEGORY:** Residential Low Medium

**PROPOSED COUNTYWIDE
PLAN MAP CATEGORY:** Public/Semi-Public

**CURRENT LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** City of Clearwater– Residential Urban

**PROPOSED LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** City of Clearwater – Institutional

LOCATION / PARCEL ID: 210 Meadow Lark Lane / 16-29-16-05292-004-0050, 16-29-16-05292-004-0070

BACKGROUND SUMMARY:

The applicant is requesting an amendment to the Countywide Plan Map from Residential Low Medium to Public/Semi-Public to allow development that is in character with the Future Land Use Map designations in the area without acreage threshold limitations.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Residential Low Medium to Public/Semi-Public.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee met on January 2, 2024 and voted unanimously to recommend approval. (vote: 13-0)

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The Clearwater City Council held a public hearing on the local future land use map amendment on October 18, 2023. Councilmembers approved first reading of the ordinance with a 4-0 vote. Mayor Brian Aungst, Sr. recused himself from the vote due to a conflict of interest.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Vacant
Site Features:	This case involves two parcels totaling 0.540-acres located on the west side of Meadow Lark Lane approximately 820 feet north of Gulf to Bay Boulevard. The properties are owned by First Baptist Church of Clearwater, Inc. and larger area is the location of Calvary Christian High School.

PLANNING CONSIDERATIONS:

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

1. The parcels are within Pinellas County's jurisdiction, and the applicant has submitted a Petition for Annexation (ANX2023-06007) that is being processed concurrently with this case.
2. The proposed amendment area is abutting to the main Calvary Baptist Church parcel and campus, which consists of a church, high school, athletic facilities, parking, and additional institutional uses supporting the main church.
3. The church has continued to purchase residential properties in the areas adjacent to and in vicinity of its 41.016-acre main parcel which includes Calvary Baptist Church, Calvary Christian High School, athletic facilities, and other institutional uses that support the church.
4. The subject parcels are currently vacant as the prior existing structures were demolished in mid-2023, according to demolition permits filed with Pinellas County.

RELEVANT COUNTYWIDE CONSIDERATIONS:

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

	Current Countywide Plan Map Category: Residential Low Medium	Proposed Countywide Plan Map Category: Public/Semi-Public
Purpose:	Intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.	Intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.
Permitted Uses:	<p>Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural.</p> <p>Office; Personal Service/Office Support; Retail Commercial are Subject to One Acre Maximum</p> <p>Ancillary Nonresidential; Transportation/Utility are subject to a three-acre maximum.</p> <p>Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2) are subject to a five-acre maximum.</p>	<p>Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential.</p>

Max. Density:	10 units per acre	12.5 units per acre
Max. Floor Area Ratio (FAR):	0.50	Institutional uses shall not exceed 0.65 (except for hospital uses which shall not exceed an FAR of 1.0 within any single jurisdiction) / Transportation/utility uses shall not exceed an FAR of 0.70
Max. Impervious Surface Ratio (ISR):	0.75	Institutional uses shall not exceed 0.85 / Transportation/utility uses shall not exceed 0.90

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

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

Staff Analysis: The Countywide Rules state that the Public/Semi-Public category is “intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.”

The locational characteristics of the Public/Semi-Public category are “generally appropriate to those locations where institutional uses (such as educational, health, public safety, civic, religious and like uses) and transportation/utility uses (such as air and sea transport terminals, utility installations, major transmission lines, refuse disposal, and public works facilities) are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.”

Calvary Baptist Church sits on a 41.016-acre main parcel at the southwest corner of Drew Street and McMullen Booth Road. The property also includes Calvary Christian High School, athletic facilities, and other institutional uses that support the church. The surrounding area is a mix of residential, recreational, employment, and commercial uses for the local community. The church has acquired numerous properties in the general vicinity over many years which have been annexed and incorporated into the main parcel. Future land use and zoning amendments have also been approved to ensure the overall property would have a consistent institutional designation. The subject parcels border the church’s main parcel to the north and west. Additionally, the church owns the properties to the east of the subject parcels which includes batting cages and storage serving as accessory uses to the school, as well as a residential property. The applicant has indicated that the properties will be used for a softball field, but no site plans have been submitted at this time. The requested amendment to the Public/Semi-Public

category is consistent with the surrounding parcels and would allow for continuity with the church's main parcel which would allow for uniform redevelopment in the future.

Furthermore, the Residential Low Medium category contains maximum acreage thresholds for certain uses. Any use that exceeds the acreage threshold is required to undergo an amendment to a category where the use does not have an acreage maximum. Institutional uses in the Residential Low Medium category are permitted up to five acres. Although the subject parcels are under five acres, since the larger church parcel is just over 41 acres, this provision would apply, requiring an amendment to the Public/Semi-Public category.

- 2. Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendments will need to maintain a MAX score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score: 7.5; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).**

Staff Analysis: MAX scores are assigned to individual quarter-mile grid cells, which Forward Pinellas defines as a reasonable walkable travel shed. The MAX score is based on factors such as bicycle facilities, premium transit services, walkability, roadway LOS, scooter/bike-share locations, transit access, and programmed transportation projects. The MAX score for the parcels associated with the proposed amendment is 13, which exceeds the Countywide Average MAX score of 7.5.

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

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

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

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

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

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

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

Staff Analysis: The parcels are within Pinellas County's jurisdiction, and the applicant has submitted a Petition for Annexation (ANX2023-06007) that is being processed concurrently with this case.

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

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

PUBLIC CORRESPONDENCE

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

CONCLUSION

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