

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.: Case CW 26-11

STAFF: Emma Wennick, Program Planner

APPLICANT: City of Clearwater

PROPERTY SIZE: 3.4 acres m.o.l.

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

**PROPOSED COUNTYWIDE
PLAN MAP CATEGORY:** Recreation/Open Space

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

**PROPOSED LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** City of Clearwater – Recreation/Open Space

LOCATION / PARCEL ID: 1399 Pineapple Lane / 08-29-16-00000-240-0100

BACKGROUND SUMMARY:

The City of Clearwater is requesting a Future Land Use Map amendment for a 3.4-acre vacant parcel located at 1399 Pineapple Lane to support the expansion of Moccasin Lake Nature Park. The City proposes to change the designation from Residential Low to Recreation/Open Space as part of a coordinated annexation and rezoning effort, with concurrent applications to align local and countywide planning categories from Residential Low Medium to Recreation/Open Space. The City of Clearwater owns the property and plans to incorporate it into an expanded environmental and passive recreation area that connects to the adjacent Moccasin Lake Nature Park. Forward Pinellas staff recommends approval based on consistency with the comprehensive plan, compatibility with surrounding uses, and the property's intended public park function.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Residential Low Medium to Recreation/Open Space.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee met on June 29, 2026 and voted unanimously to recommend approval (14-0).

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The Clearwater City Council held a public hearing on this local future land use map amendment on June 4, 2026. The City Council approved the ordinance by unanimous vote.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Vacant
Site Features:	Directly abuts Moccasin Lake Nature Park.

PLANNING CONSIDERATIONS:

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

1. The amendment advances a public park expansion that consolidates conservation land and strengthens regional open space connectivity within an established residential context.
2. The annexation consolidates jurisdictional control under the City of Clearwater, ensuring unified land use regulation and long-term park management.
3. The conversion eliminates potential residential intensity and reduces infrastructure demand, aligning with countywide goals for resource protection and low-impact land use transitions.

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 Category: Recreation/Open Space
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 provide areas for passive and active recreation, public parks, and open spaces for community use and environmental protection.
Permitted Uses:	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. Office; Personal Service/Office Support; Retail Commercial are Subject to One Acre Maximum Ancillary Nonresidential; Transportation/Utility are subject to a three-acre maximum. 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.	Recreation/Open Space; Community Garden; Agricultural-Light; Electric substations in compliance with Section 163.3208, F.S. Transportation/Utility uses are subject to a five-acre maximum.
Max. Density:	10 units per acre	Not applicable
Max. Floor Area Ratio (FAR):	0.50	0.25
Max. Impervious Surface Ratio (ISR):	0.75	0.25

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 amendment advances Countywide Rules consistency by transitioning the site from Residential Low Medium to Recreation/Open Space, which aligns with Section 2.3.3.12. The amendment intends to recognize community-serving open space and park uses while maintaining consistency with adjacent park designations and minimizing development intensity. The proposal supports Countywide Plan Strategies by reinforcing preservation of natural systems, consolidating public ownership for park expansion, and eliminating potential residential development pressure on an edge-of-park parcel. The annexation into the City of Clearwater further strengthens consistency by placing the property under a single local jurisdiction, enabling coordinated park planning and eliminating jurisdictional fragmentation that could otherwise complicate long-term open space management.

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: 8.1; 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: Since the proposed amendment does not increase density or intensity and does not involve an Activity Center, Multimodal Corridor, or Planned Redevelopment District designation, Multimodal Accessibility Index balancing criteria isn't required to be evaluated.

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

Staff Analysis: The amendment area is not located on a Scenic/Noncommercial Corridor; therefore, those policies are not applicable.

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

Staff Analysis: The amendment area is not located on a CHHA; therefore, those policies are not applicable.

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

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

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

Staff Analysis: The amendment does not significantly impact any public educational facility because the site remains undeveloped, does not introduce new residential density, and reduces potential dwelling units under the Countywide Plan Map from 17 units to zero, thereby eliminating any associated student potential. The annexation of the property into the City of Clearwater does not create adverse cross-jurisdictional impacts because it removes the parcel from unincorporated County service considerations and places it under city governance consistent with the intended park use, ensuring coordinated land use decision-making without altering existing service boundaries for schools or adjacent jurisdictions.

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

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

PUBLIC CORRESPONDENCE

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

CONCLUSION

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