

**CW 22-15**  
**Forward Pinellas Staff Analysis**  
**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Clearwater and seeks to amend approximately 0.74 acres of property from Office to Retail & Services.

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

The locational characteristics of the Retail & Services category are “generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use.” The subject property is located along a corridor of mixed and commercial uses and is also located to the east of an existing Activity Center, Clearwater’s Downtown Redevelopment Plan. As such, the proposed amendment is consistent with the locational characteristics of the Retail & Services category.

The subject property located on the corner of Gulf to Bay Blvd. and S. Keystone Dr. and consists of an office building being utilized as a bank, and is part of a larger 2.26 acre subject property which is split in its designation as Office and Retail & Services. The city has identified this property as economically underutilized due to the abundance of parking on the property. As such, the applicant intends to maintain existing office, and develop a car wash on the property. As a car wash qualifies as a retail commercial use, this use is not allowable under the current Office category, hence the proposed amendment to Retail & Services. Additionally, this would create a unified parcel under the same land use designation.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment designated LOS “D” or better; therefore, those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on an SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in the CHHA; therefore, those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area does not involve a designated development/redevelopment area; therefore those policies are not applicable.

- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrially-designated land; therefore, those policies are not applicable.

**Conclusion:**

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.