



PPC Meeting
January 13, 2016

Agenda Item
III.B.2

Subthreshold
Countywide Plan
Map Amendment
Case - CW 16-3

I. AMENDMENT INFORMATION

From: Residential Low Medium (RLM)

To: Office (O)

Area: 0.2 acres m.o.l.

Location: 2727 Daniel Street, Clearwater (Clearwater Jurisdiction)

II. RECOMMENDATION

Council recommend to the Countywide Planning Authority that the proposed map amendment to Office be approved.

III. BACKGROUND

This proposed amendment has been submitted by the City of Clearwater and seeks to reclassify an area totaling 0.2 acres from RLM (allowing up to 10 residential dwelling units per acre) to O (primarily providing for office uses). This amendment qualifies as a subthreshold amendment, because it is less than ten acres in size and meets the balancing criteria.

The subject amendment area includes single family home (vacant) and is proposed to be redeveloped with a 1,806 square foot office space.

IV. FINDINGS

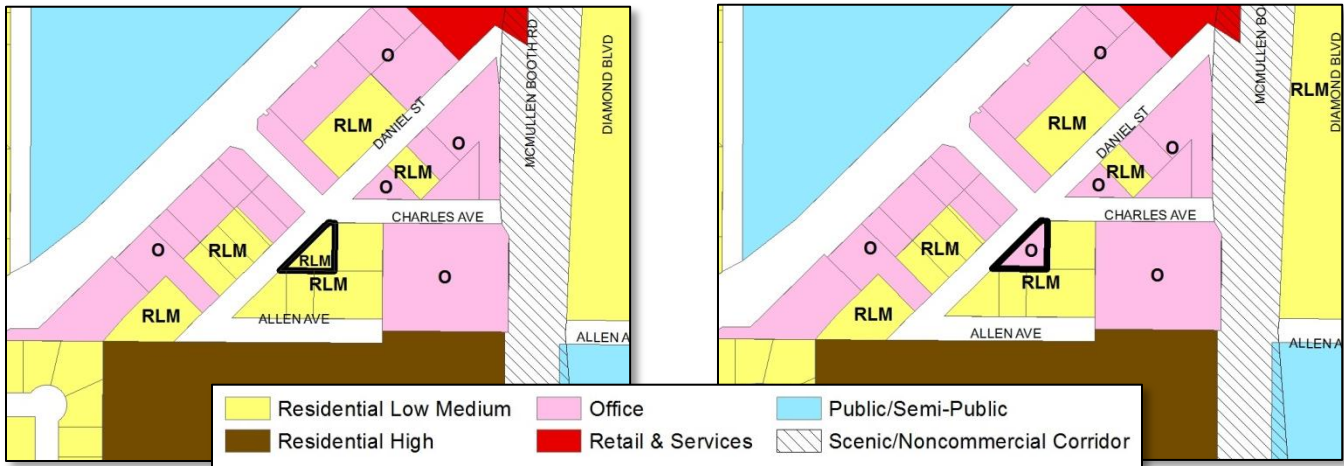
Staff submits the following findings in support of the recommendation for approval:

The proposed amendment qualifies as a Tier II subthreshold amendment (Type A); and
The proposed amendment to O recognizes both the current and proposed uses for the area and is consistent with the criteria for utilization of this category.

PPC Action: *The Council recommended approval of the amendment from Residential Low Medium to Office (vote 11-0).*

CPA Action:

The Council and Countywide Planning Authority (CPA) may, upon a majority vote of members present and constituting a quorum, remove a subthreshold amendment from the subthreshold portion of the agenda for separate consideration, in which event the amendment may be discussed and acted upon at that same meeting or continued to the next available meeting with an analysis of any issues identified by the Council or CPA.

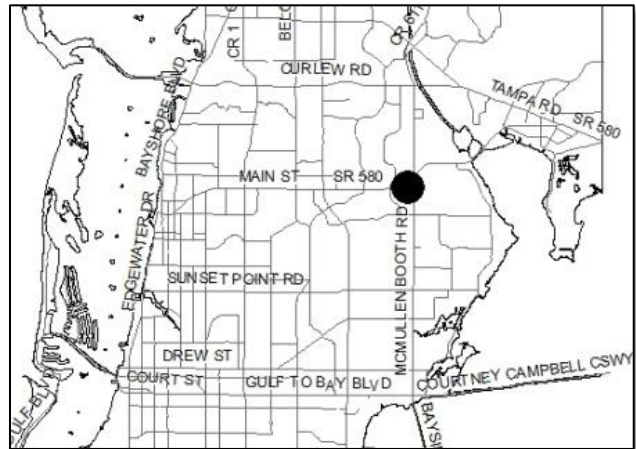


Current Future Land Use

Proposed Future Land Use



Aerial



Location

V. PLANNERS ADVISORY COMMITTEE

At its January 4, 2016 meeting, the Planners Advisory Committee members discussed and recommended approval of staff recommendation (vote 14-0).

VI. MEETING DATES

Planners Advisory Committee, January 4, 2016 at 1:30 p.m.
Pinellas Planning Council, January 13, 2016 at 3:00 p.m.
Countywide Planning Authority, February 9, 2016 at 9:30 a.m.

Attachment 1 Draft Planners Advisory Committee Summary Action Sheet