

Countywide Plan Map Amendment Application Form

Local Government Contact Information

Requesting Local Government:	
Local Government Contact:	
Address:	
Phone:	
E-Mail Address:	
Local Government Case #:	
Local Government Ordinance #:	

Property Owner Contact Information

Name(s):	
Address:	
Phone:	
E-Mail Address:	

Agent Contact Information (if applicable)

Name(s):	
Address:	
Phone:	
E-Mail Address:	

Characteristics of the Subject Property

Site Address(s):	
Total Acreage of the Amendment Area:	
Existing Use(s):	
Proposed Use(s):	
Parcel Identification #:	
Legal Description of the Amendment Area:	
What is the adjacent roadway's Level of Service (LOS) grade?	
Does the Amendment Area impact: [check all that apply]	<div> <input type="checkbox"/> Activity Center <input type="checkbox"/> Industrial or Employment Land </div> <div> <input type="checkbox"/> Multimodal Corridor <input type="checkbox"/> Target Employment Center </div> <div> <input type="checkbox"/> Planned Redevelopment District <input type="checkbox"/> Scenic/Noncommercial Corridor </div> <div> <input type="checkbox"/> Coastal High Hazard Area </div>

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	
If so, provide the name and address of the person(s):	
If so, is the interest contingent or absolute?	
If so, what specific interest is held?	
Does a contract exist for the sale of the subject property?	
If so, is the contract contingent or absolute?	
If so, provide the names of all parties to the contract:	
Are there any options to purchase the subject property?	
If so, provide the names of all parties to the option:	
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	
Proposed Countywide Plan Map Category(ies):	
Amendment tier (subject to confirmation):	<input type="checkbox"/> Tier I <input type="checkbox"/> Tier II <input type="checkbox"/> Tier III <input type="checkbox"/> To be determined

Local Future Land Use Plan Map Information

Current Local Future Land Use Plan Map Category(ies):	
Proposed Local Future Land Use Plan Map Category(ies):	

Local Action Date

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:

Application Checklist

Note: Our email server cannot accept any files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email info@forwardpinellas.org.

All Amendments

The following **MUST** be furnished with all applications (incomplete applications will not be accepted):

- ☐ A completed Countywide Plan Map amendment application form
- ☐ A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- ☐ A copy of the ordinance being considered by the governing body
- ☐ A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- ☐ A GIS shapefile of the amendment area (if technically feasible)
- ☐ A boundary survey (if applicable)
- ☐ A development agreement (if applicable)*
- ☐ Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- ☐ Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- ☐ Summary of public outreach conducted and/or public comment received (if applicable)

Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- ☐ Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- ☐ Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- ☐ Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- ☐ For AC and MMC categories, documentation of consistency with size criteria
- ☐ For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

- ☐ Pre-application meeting
- ☐ For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- ☐ Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

- ☐ Justification narrative demonstrating one or more of these unanticipated changes:
 - Improvement in transit facilities
 - Increases in population or employment densities
 - Local government funding study for public infrastructure
 - Other unique conditions

* 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 Countywide Rules Section 6.1.5.

Unaddressed US Highway 19 Map Amendment, Parcels: 05-29-16-00000-320-0200 & 05-29-16-00000-320-0300

Coastal High Hazard Area

The two subject properties are not within the CHHA; therefore, Section 4.2.7.1 A-H is not applicable.

Conversion Criteria for Employment-Related Categories

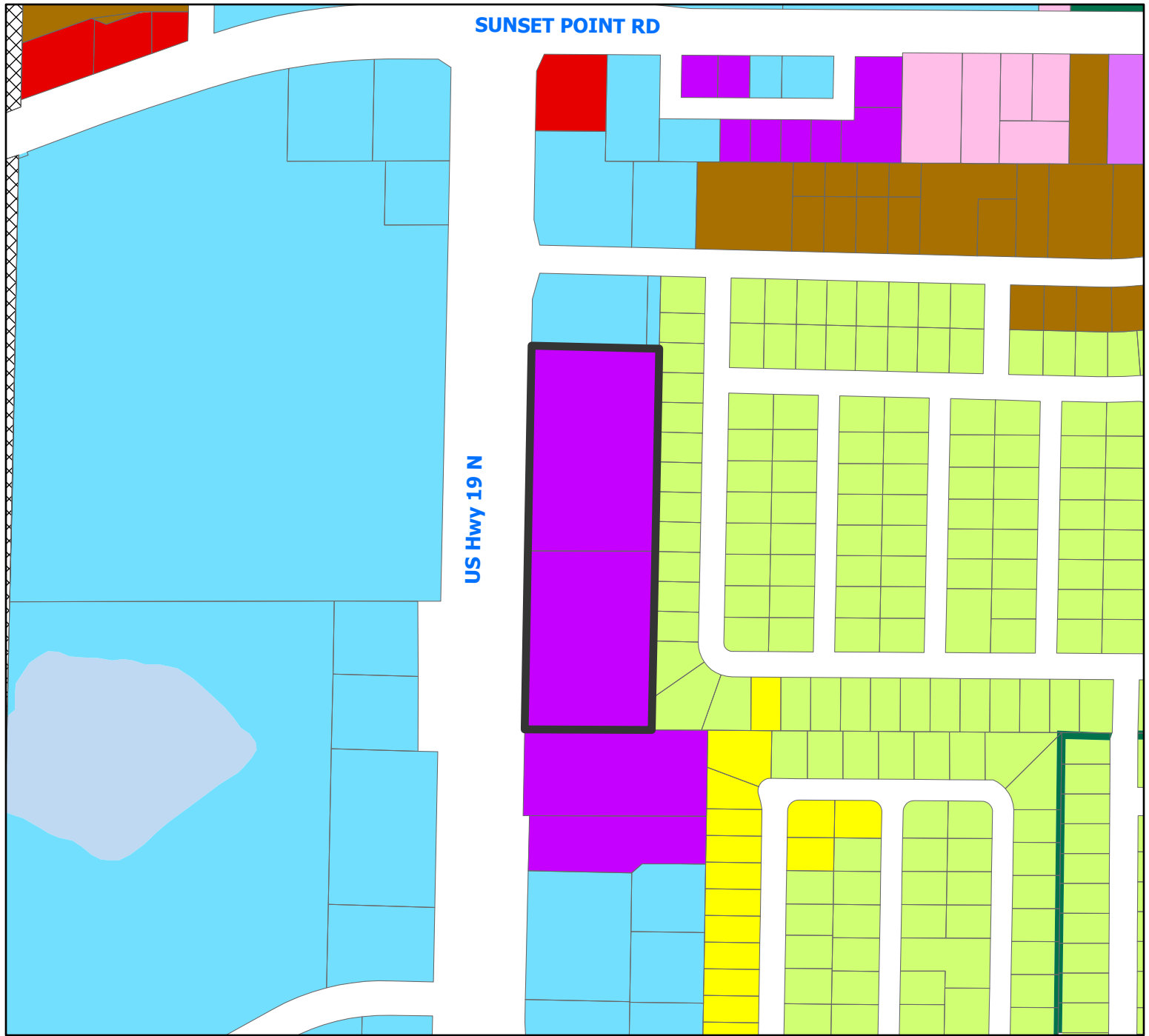
This proposed amendment does not amend property to or from the Employment (E), Industrial (I), or Target Employment Center (TEC) categories; therefore, Section 6.5.4.4 is not applicable.

Proposed Amendment

This proposed amendment amends two properties from the City's Residential/Office/Retail (R/O/R) future land use map category to the US 19-Neighborhood Center (US 19-NC), which total 6.15± acres. The US 19-NC category sets a maximum Floor Area Ratio (FAR) of 1.5, and this maximum intensity is used for both residential and non-residential uses. This category generally allows for Office, High Density Residential, Residential Equivalent, Retail Sales & Service, Overnight Accommodations, Research/Development, and Light Manufacturing uses.

The proposed amendment would amend two properties totaling 6.15± acres from Retail & Services (R&S) to Activity Center (AC), Community Center Subcategory. According to the Countywide Rules, the acreage range for the Community Center subcategory is 50 – 500 acres with a maximum FAR of 3.0. While the amendment area is only approximately 6.15 acres, the entire Activity Center area is 182.648± acres. This number includes incorporated properties of the City (160.547± acres) and unincorporated properties (22.101± acres) within the US 19 Planning area. This acreage falls within the acreage range set forth in the Countywide Rules.

The two properties are located on the east side of US Highway 19 frontage road, approximately 1,170 feet south of Sunset Point Road. This segment of US Highway 19 (Gulf to Bay Blvd. – Sunset Point Road) is operating at a level of service D. US Highway 19 is considered a Primary Corridor, and Sunset Point Road west of US Highway 19 is a future Supporting Corridor. Based on these corridors, the Community Center subcategory is appropriate for the subject properties.



ANX2021-12020 Current Future Land Use

Future Land Use

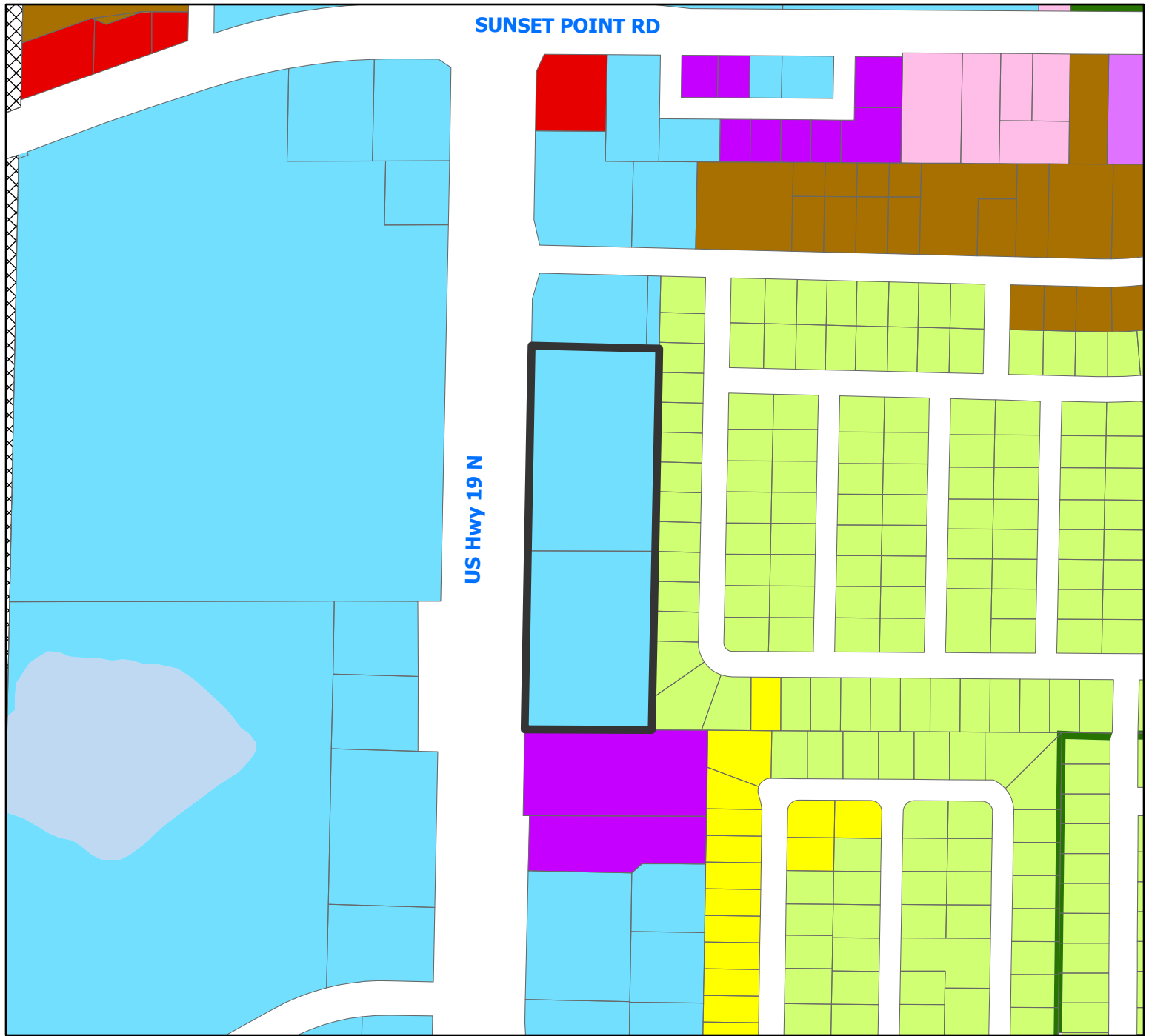
- (CG) Commercial General
- (P) Preservation
- (R/O/R) Residential/Office/Retail
- (R/OG) Residential/Office General
- (R/OL) Residential/Office Limited
- (RL) Residential Low
- (RM) Residential Medium
- (RU) Residential Urban
- (T/U) Transportation/Utility
- US 19 Neighborhood Center
- (WATER) Water

05-29-16-00000-320-0200

3.279 Acres

05-29-16-00000-320-0300

2.867 Acres



ANX2021-12020 Proposed Future Land Use

Future Land Use

- (CG) Commercial General
- (P) Preservation
- (R/O/R) Residential/Office/Retail
- (R/OG) Residential/Office General
- (R/OL) Residential/Office Limited
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- US 19 Neighborhood Center
- (WATER) Water

05-29-16-00000-320-0200

3.279 Acres

05-29-16-00000-320-0300

2.867 Acres

ORDINANCE NO. 9562-22

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY, TO DESIGNATE THE LAND USE FOR CERTAIN UNADDRESSED REAL PROPERTIES LOCATED ON THE EAST SIDE OF US HIGHWAY 19 NORTH APPROXIMATELY 1,170 FEET SOUTH OF SUNSET POINT ROAD, UPON ANNEXATION INTO THE CITY OF CLEARWATER, AS US 19-NEIGHBORHOOD CENTER (US 19-NC); 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 category for the hereinafter described properties, upon annexation into the City of Clearwater, as follows:

<u>Property</u>	<u>Land Use Category</u>
See attached Exhibit "A" for legal descriptions;	US 19 Neighborhood Center (US 19- NC)

(ANX2021-12020)

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 subject to the City's adoption of Ordinance 9561-22 and contingent upon approval of the Countywide Plan land use designation by the Pinellas County Board of Commissioners, where applicable, thirty-one (31) days post-adoption, pursuant to Section 163.3187, Florida Statutes. If this ordinance is appealed within thirty (30) days after adoption, then this ordinance will take effect only after approval of the Countywide Plan 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

PASSED ON SECOND AND FINAL
READING AND ADOPTED

Frank V. Hibbard
Mayor

Approved as to form:

Attest:

Matthew J. Mytych, Esq.
Assistant City Attorney

Rosemarie Call, MPA, MMC
City Clerk

LEGAL DESCRIPTIONS

ANX2021-12020

No. Parcel ID	Lot No., Block No.	Address
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1. 05-29-16-00000-320-0200

0 U.S. Highway 19 N.

Begin at the Northwest corner of the SW 1/4 of Section 5, Township 29 South, Range 16 East and run thence S 1° 08' 45" W. along the Section line 228.08 feet; thence S 88° 34' 39" E., 100.0 feet; thence S 1° 08' 45" W., 33.0 feet; thence S 88° 34' 39" E., 16.0 feet for P.O.B.; thence S 88° 34' 39" E., along the Southerly boundary of County Road #50, 300.0 feet to the NW corner of Carlton Terrace as recorded in Plat Book 41, Page 16 of the public records of Pinellas County, Florida; thence S 1° 08' 45" W., along the Westerly boundary of said Carlton Terrace 1063.82 feet to the Southwest corner of said Carlton Terrace; thence N 89° 40' 43" W., along the 40-acre line 300.0 feet; thence N 1° 08' 45" E., along the Easterly boundary of U.S. Highway #19, 1009.59 feet; thence N 16° 05' 38" E., 62.01 feet to the P.O.B.; Less the South 419.0 feet thereof and LESS the following described tract:

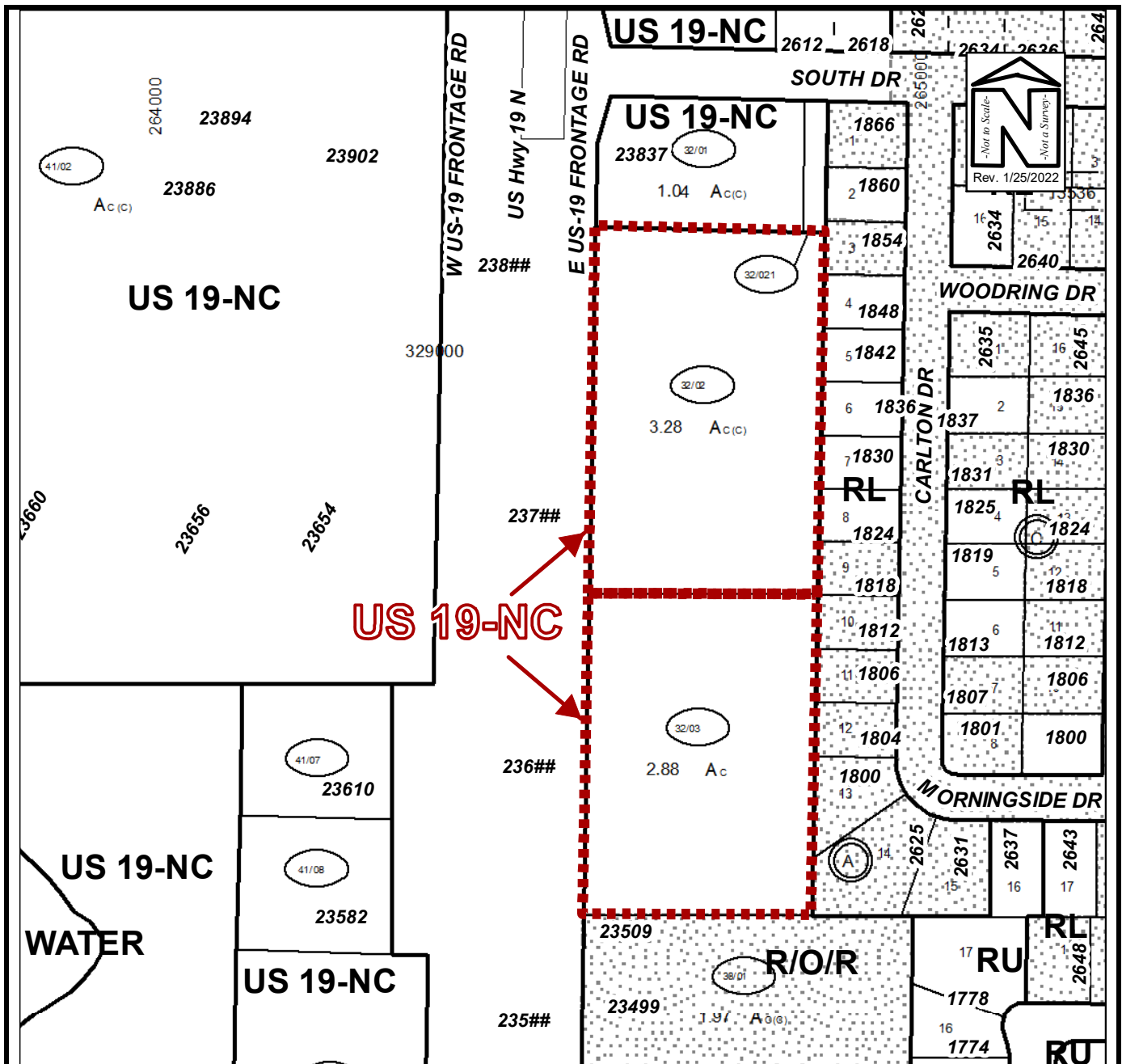
Begin at the Northwest corner of the SW 1/4 of Section 5, Township 29 South, Range 16 East, and run thence S. 1° 08' 45" W. along the section line 228.08 ft.; thence S. 88° 34' 39" E, 100.0 feet; thence S. 1° 08' 45" W., 33.0 feet; thence S. 88° 34' 39" E., 16.0 feet for P.O.B.; thence S. 88° 34' 39" E., 254.0 feet; thence S. 1° 08' 45" W., 170.0 feet; thence N. 88° 34' 39" W., 270.0 feet; thence N. 1° 08' 45" E., 110.0 feet; thence N. 16° 05' 38" E., 62.01 feet to P.O.B.

No. Parcel ID	Lot No., Block No.	Address
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2. 05-29-16-00000-320-0300

0 U.S. Highway 19 N.

The South Four Hundred Nineteen feet (S. 419') of the West Four Hundred feet (W. 400') of the Northwest One-quarter (N.W. ¼) of the Southwest One-Quarter (S.W. ¼) of Section 5, Township 29 South, Range 16 East, LESS the West One Hundred feet (W. 100') for road right-of-way, situated on U.S. Highway 19 North.



PROPOSED FUTURE LAND USE MAP

Owner(s): Gilbert G. Jannelli		Case:	ANX2021-12020
Site: Unaddressed (0) US Highway 19 N		Property Size(Acres): ROW (Acres):	6.16
Land Use			

City Council Cover Memo for two unaddressed parcels along US Highway 19 N (ANX2021-12020)

Subject/Recommendation:

Approve the annexation, initial Future Land Use Map designation of US 19-Neighborhood Center (US 19-NC) and initial Zoning Atlas designation of US 19 for two unaddressed parcels along US Highway 19 North, and pass Ordinances 9561-22, 9562-22, and 9563-22 on first reading. (ANX2021-12020)

Summary:

This voluntary annexation petition involves 6.16 acres of property consisting of two parcels of undeveloped land that are occupied by two existing billboards. The property is located on the east side of US Highway 19 North approximately 1,170 feet south of Sunset Point Road. One billboard is located towards the northwest corner of the site, approximately 125 feet south of the northern property line, and the other billboard is located at the southwest corner of the site, approximately 35 feet north of the southern property line. Based upon a review of historic aerials, the northern billboard appears to have been constructed around 1967-1968 and the southern one likely sometime between 1975-1979. The applicant is requesting annexation in order to receive sanitary sewer and solid waste service from the City upon site development.

The applicant has entered into a proposed annexation agreement pursuant to Section 4-604 of the City of Clearwater Community Development Code to facilitate the voluntary annexation of the property which sets forth three key covenants related to the cooperation between the city, owner, and developer in the redevelopment of the property: acceptance of two existing billboards as nonconforming structures for a specific time period; the provision of sanitary sewer service and solid waste service; and the application of in-city rate for recreation programming.

The property is located in an enclave and are contiguous to existing city boundaries in at least one direction. It is proposed that the property be assigned a Future Land Use Map designation of US 19-Neighborhood Center (US 19-NC) and a Zoning Atlas designation of US 19.

The Planning and Development Department determined that the proposed annexation is consistent with the provisions of Community Development Code Section 4-604.E which establish the standards for annexation as follows:

- Upon development of the property, water service will be provided by Pinellas County, and sanitary sewer service will be provided by the City of Clearwater; however, easements will likely be needed to extend sewer service from South Drive or Carlton Drive. The applicant is aware that the City's sewer impact and assessment fees must be paid in full prior to connection and of the additional costs to extend City sewer service to the property. Collection of solid waste will be provided by the City of Clearwater. The property is located within Police District III and service will be administered through the district headquarters located at 2851 McMullen Booth Road. Fire and emergency medical services will be provided to the property by Station #48 located at 1700 North Belcher Road. The City has adequate capacity to serve the property with sanitary sewer, solid waste, police, fire and EMS service. The property will receive water service from Pinellas County.
- The proposed annexation is consistent with and promotes the following objectives and policy of the Clearwater Comprehensive Plan:
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 application of the Clearwater Community Development Code.

Objective A.7.2 Diversify and expand the City's tax base through the annexation of a variety of land uses located within the Clearwater Planning Area.

Policy A.7.2.5 Unincorporated property within the Clearwater Planning Area located within the US 19 Corridor redevelopment area shall be designated through an amendment to the Future Land Use Map with the appropriate future land use category upon annexation, consistent with the US 19 Regional Center, US 19 Neighborhood Center and US 19 Corridor future boundaries depicted on Map A-17.

Consistent with Map A-17, US 19 Corridor Redevelopment Plan Area of the Comprehensive Plan, the US 19-Neighborhood Center shall be applied to the property which primarily permits a mix of uses at a floor area ratio (FAR) of 1.5. The proposed zoning district to be assigned to the property is the US 19 District.

Pursuant to Community Development Code Section B-803.B the proposed US 19-Neighborhood Center (US 19-NC) Future Land Use Map category assigned to the property upon annexation will require an amendment to the Countywide Plan Map from Retail & Services (R&S) to Activity Center (AC) to remain consistent.

- As indicated above, two billboards are currently located on the site. Community Development Code Section 3-1804.C prohibits billboards and no new billboards can be erected on the property. Applicable Objectives and Policies of the Comprehensive Plan are as follows:

Objective A.3.1 All signage within the City of Clearwater shall be consistent with the Clearwater sign code, as found within the Community Development Code, and all proposed signs shall be evaluated to determine their effectiveness in reducing visual clutter and in enhancing the safety and attractiveness of the streetscape.

Policy A.3.1.2 Proliferation of billboards along major collector and arterial streets shall be prevented as is currently provided.

To ensure consistency with the Clearwater Comprehensive Plan and the Community Development Code, the billboards will enter the city as a temporary nonconforming use. The proposed annexation agreement requires the two nonconforming billboards to be removed from the property by January 1, 2025. Until the billboards are removed, they will be governed by the proposed annexation agreement and Article 6 of the Community Development Code which contains the city's nonconformity provisions. These provisions will only permit the normal repair and maintenance of the signs and will prohibit any changes being made to the signs that would increase the nonconformity such as changes in materials, increases in height or width, etc. Further, in the event the signs are damaged or destroyed beyond 50% of their value, the signs cannot be repaired or rebuilt and will need to be removed. The annexation agreement also provides for the temporary relocation of the existing signs to another area of the property.

- The property proposed for annexation are contiguous to existing city boundaries in at least one direction; therefore, the annexation is consistent with Florida Statutes Chapter 171.044.



City of Clearwater

Main Library - Council
Chambers
100 N. Osceola Avenue
Clearwater, FL 33755

Certified Copy

Planning Case: ANX2021-12020c

File Number: ANX2021-12020c

Approve the annexation, initial Future Land Use Map designation of US 19-Neighborhood Center (US 19-NC) and initial Zoning Atlas designation of US 19 for two unaddressed parcels along US Highway 19 North, and pass Ordinances 9561-22, 9562-22, and 9563-22 on first reading. (ANX2021-12020)

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another area of the property.

- The property proposed for annexation are contiguous to existing city boundaries in at least one direction; therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A

I, Deputy City Clerk Nicole Sprague, certify that this is a true copy of Planning Case No. ANX2021-12020c, passed by the City Council on 5/5/2022.

Attest: _____

Nicole Sprague



Date Certified: _____

May 11, 2022