

June 13, 2018

7C1. Case CW 18-15 – City of Clearwater



SUMMARY

From: Office
To: Retail & Services
Area: 2.8 acres more or less
Location: 300 South Duncan Avenue

This proposed amendment is submitted by the City of Clearwater and seeks to amend a property totaling approximately 2.8 acres from Office (used to depict areas that are developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development) to Retail & Services (used to depict areas 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). This amendment qualifies as a Type A subthreshold amendment because it is less than five acres in size and meets the balancing criteria.

The subject property's existing use is an office building. A self-storage development is proposed for the site. If approved, this amendment will be consistent with the City of Clearwater's Comprehensive Plan.

FINDINGS

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

- A. The Retail & Services category recognizes the proposed use of the site, and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

LIST OF MAPS & ATTACHMENTS:

- Map 1 Locator Map
- Map 2 Site Map
- Map 3 Aerial Map
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map

Attachment 1 Correspondence received by Forward Pinellas

MEETING DATES:

Planners Advisory Committee, June 4, 2018 at 1:30 p.m.
Forward Pinellas, June 13, 2018 at 1:00 p.m.
Countywide Planning Authority, July 17, 2018 at 6:00 p.m.

ACTION: Board, in its role as the Pinellas Planning Council, to recommend approval or denial of the requested amendment to the Countywide Planning Authority.

STAFF RECOMMENDATION: The staff recommends to the board that it recommend approval of the requested amendment.

ADVISORY COMMITTEE RECOMMENDATION: At its June 4, 2018 meeting, the Planners Advisory Committee voted 8-0 to recommend approval of this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: The Board met on June 13, 2018 and voted 7-5 to recommend approval of this amendment.