



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Regular Countywide Plan Map Amendment

Case CW18-21

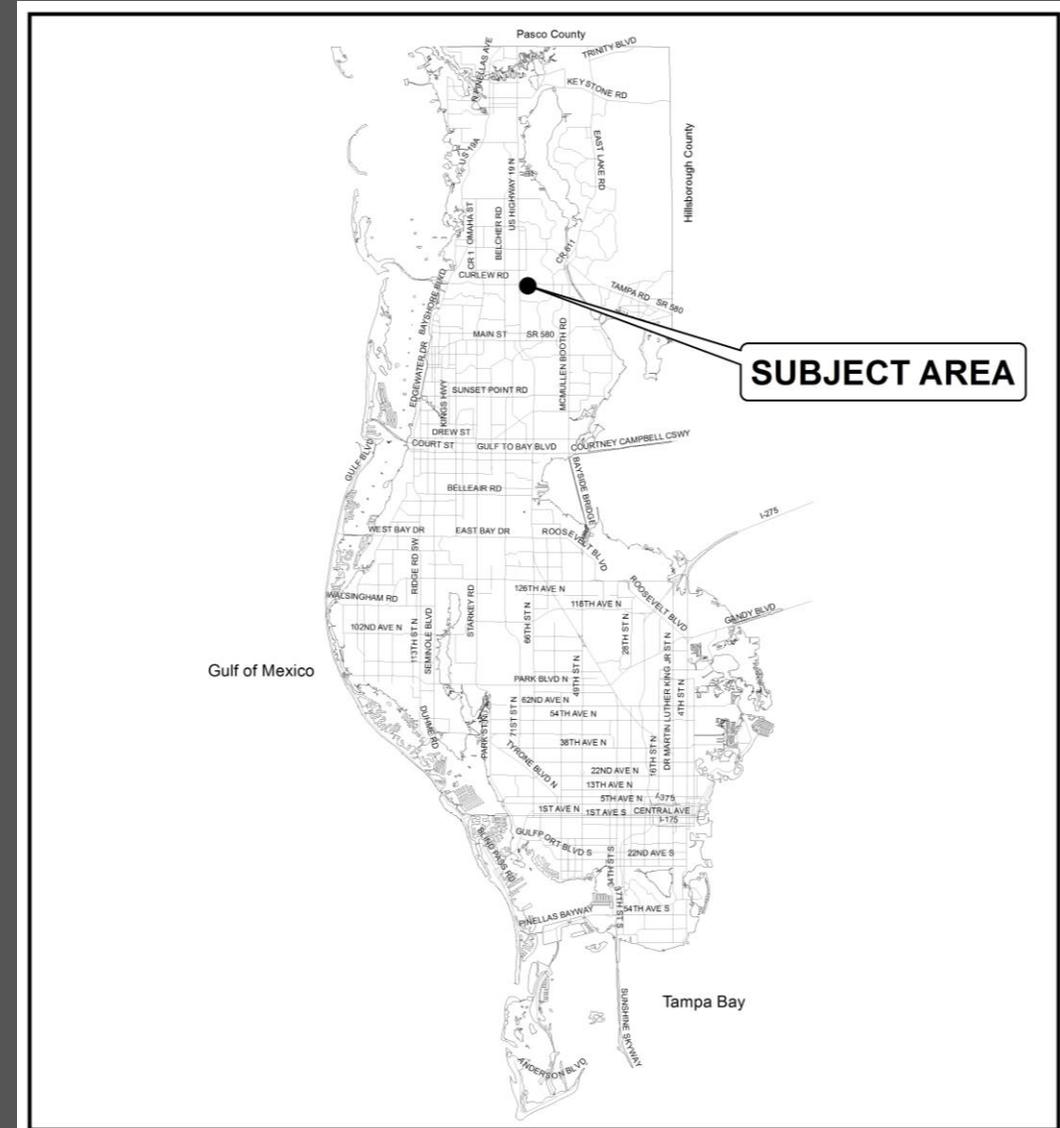
City of Clearwater

December 11, 2018



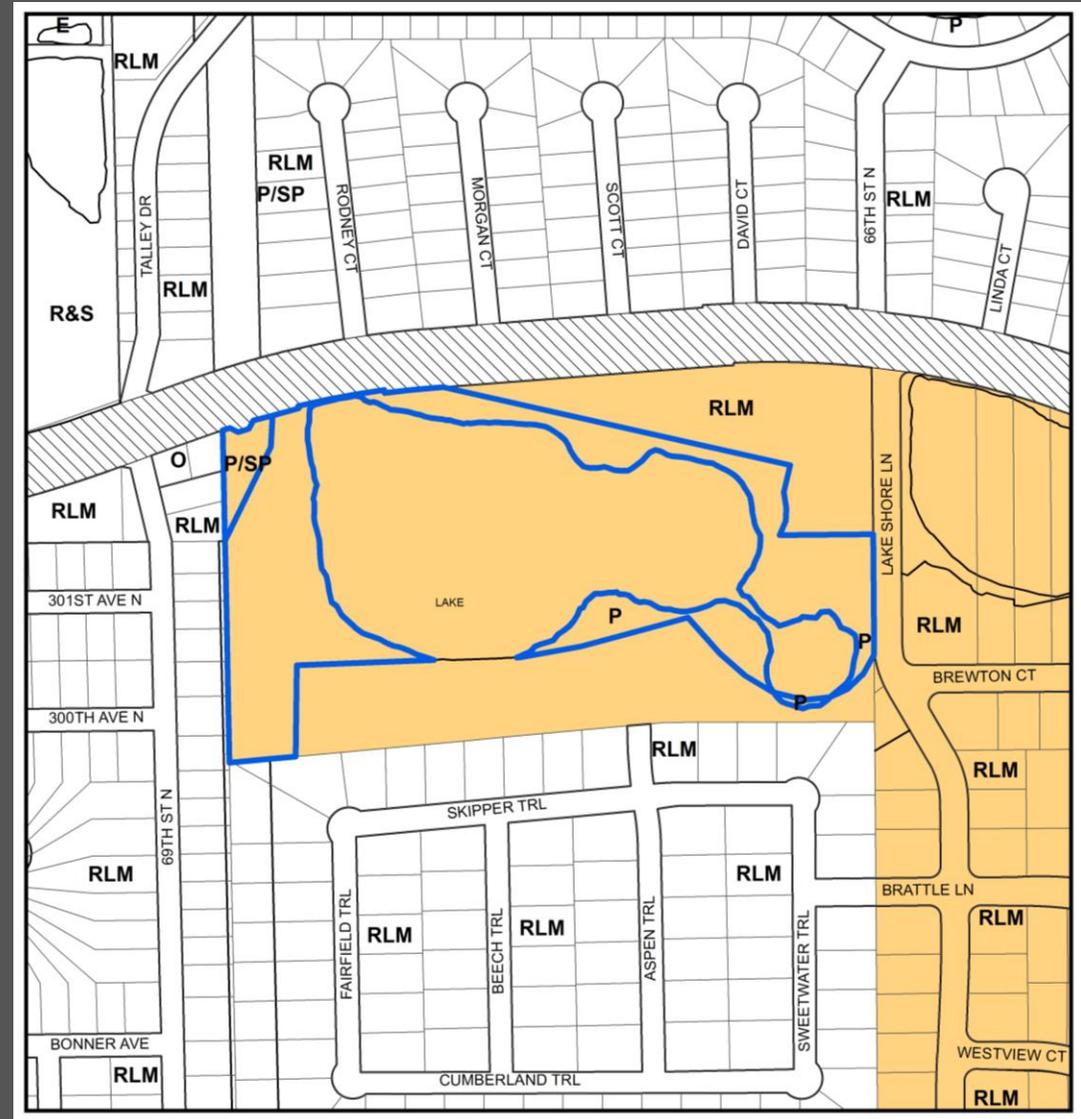
General Location

- LOCATION: 3474 Aspen Trail, 3490 and 3492 Lake Shore Lane
- SIZE: 9.2 acres m.o.l. of a larger 24.26-acre property
- EXISTING USES: The 24.46-acre parcel is occupied by two single-family homes and surrounds a 4.8-acre pond providing stormwater storage and treatment for the neighborhood to the south.



Jurisdiction

- Amendment area is located in the City of Clearwater and is adjacent to unincorporated Pinellas County



Area Characteristics

- Uses surrounding the amendment area are residential to the north, south, east, and west



Eastern access to the subject property



Single family home on the larger 24-acre property



Single-family neighborhood to the south and east



Portion of the pond adjacent to the subject property

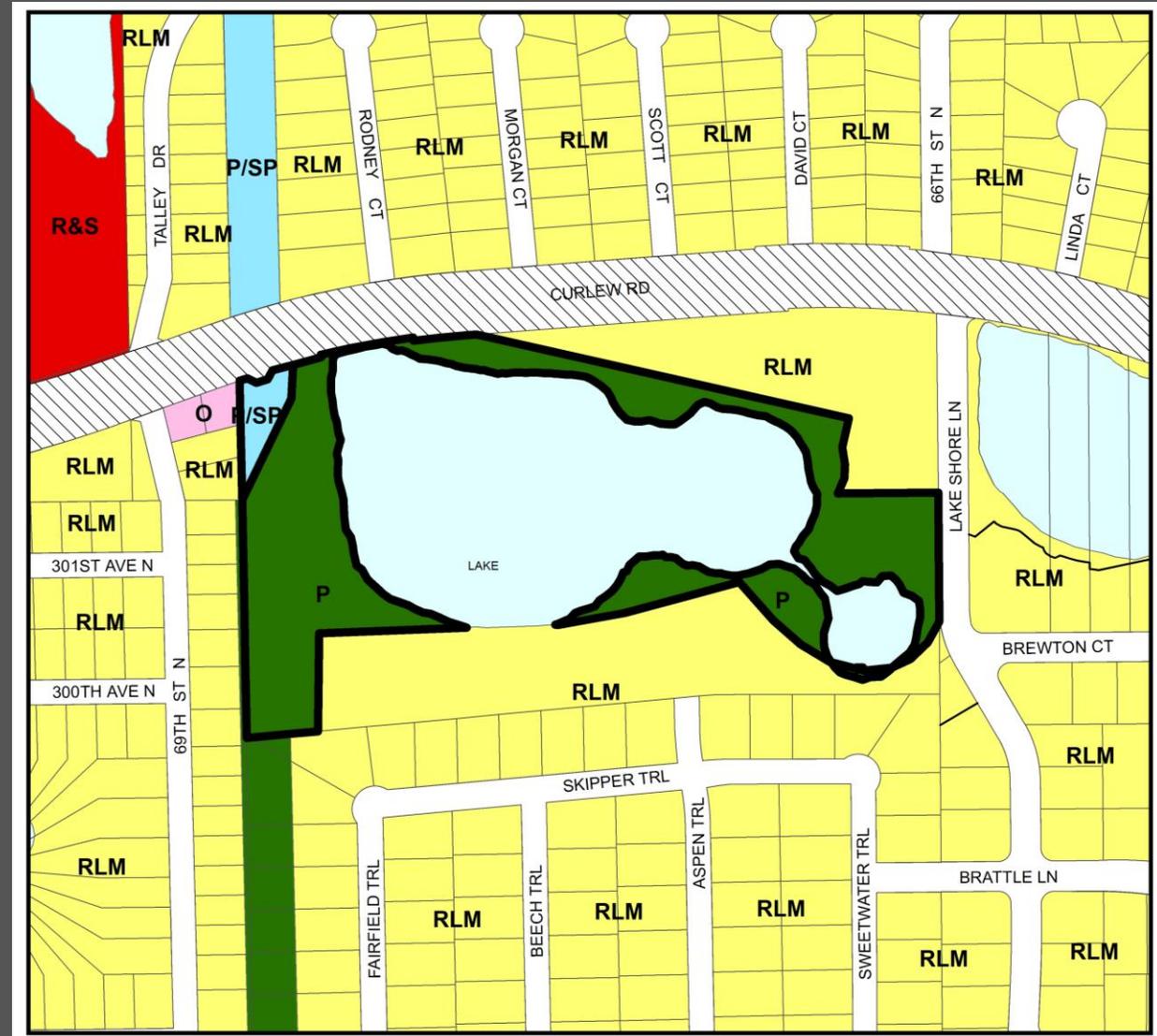


Power lines on the western portion of the subject property



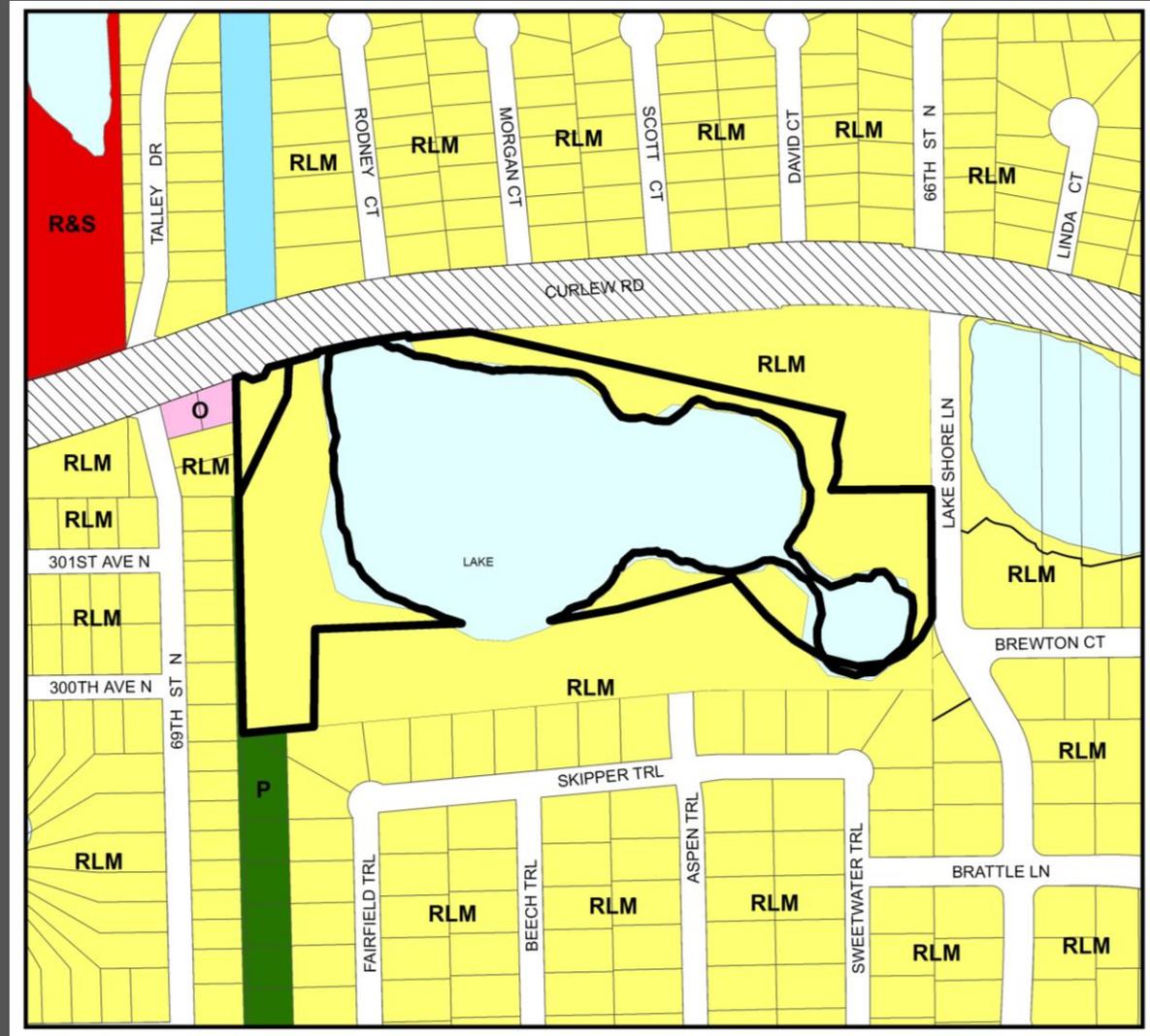
Current Categories

- Currently categorized as Preservation and Public/Semi-Public



Proposed Categories

- This amendment proposes to amend the area from Preservation and Public/Semi-Public to Residential Low Medium.
- The applicant submitted a Habitat Assessment Memo prepared by Earth Resources Consulting Scientists which concluded that there are no natural wetlands on the property and some areas are incorrectly designated as Preservation.



Recommendation

- Consistent with the Countywide Rules, and reviewed against the relevant Countywide Considerations:
 - Consistent with the utilization of this category; and
 - Will not significantly impact other Countywide Considerations.
- Staff recommends approval

