

Countywide Plan Map Amendment Application

Local Government Contact Information

Requesting Local Government: Pinellas County
Local Government Contact: Glenn Bailey, AICP, Land Use & Zoning Manager
Address: 440 Court Street, 4th Floor
Phone: 464-5640
E-Mail Address: gbailey@pinellascounty.org
Local Government Case #: LU-30-12-18
Local Government Ordinance #:

Property Owner Contact Information

Name(s): Clearwater Car Wash, LLC
Address: 2856 Shady Oak Court, Clearwater 33761
Phone: 727-644-6822
E-Mail Address:

Agent Contact Information (if applicable)

Name(s): Housh Ghovaei
Address: 300 South Belcher Road, Clearwater 33765
Phone: 727-443-2869
E-Mail Address: housh@northsideengineering.net

Characteristics of the Subject Property

Site Address(s): 1408 North Betty Lane, Clearwater 33755
Total Acreage of the Amendment Area: **1.13 acres**
Existing Use(s): Auto Repair
Proposed Use(s): Same
Parcel Identification #: 10-29-15-00000-120-0400

Legal Description of the Amendment Area: **See attached site plan**

What is the adjacent roadway's Level of Service (LOS) grade? **N/A**

Is the Amendment Area located in: [check all that apply]

- ☒ Coastal High Hazard Area ☐ Redevelopment Area
☐ Scenic Noncommercial Corridor

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):

Residential Low Medium/Preservation

Proposed Countywide Plan Map Category(ies):

Retail & Services/Preservation

Local Future Land Use Plan Map and Zoning Information

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

Residential Low/Preservation

Current Local Zoning Designation(s):

C-2, Retail Commercial and Services

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

Commercial General/Preservation

Proposed Local Zoning Designation(s):

C-2, Retail Commercial and Services

Application Checklist

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

- _ A complete application form;
- _ an ordinance being considered by your governing body;
- _ a map or map series depicting the future land use categories of the subject property and surrounding area, and any other pertinent information. [Countywide Rules, 6.1.4.2];
- _ a local government staff report;
- _ an electronic copy of the GIS shape file(s) for the amendment area;
- _ if applicable, a copy of the development agreement approved by the legislative body and executed by the property owner and any other private party(ies) to the agreement; and
- _ if applicable, the jurisdictional determination line for environmentally sensitive areas.

Additional requirements for Tier II and III amendments to the AC or MMC category:

- _ A pre-application meeting with Forward Pinellas staff;
- _ identification of the current or proposed FLUM categories and/or character districts within the AC or MMC category, their acreages, and their associated maximum densities/intensities;
- _ a copy of the implementing regulations applicable to the AC or MMC category (e.g., special area plan, corridor plan, comprehensive policies, land development regulations);
- _ a written description of how each of the Planning and Urban Design Principles described in the Countywide Plan Strategies, Land Use Goal 16.0, are addressed within the AC or MMC category [Countywide Rules, 6.1.4.3];
- _ a transportation impact analysis [Countywide Rules, 6.5.3.1.2]; and
- _ for Tier III amendments, in addition to all of the above requirements, applicants must submit a justification narrative demonstrating that the proposed density/intensity standards are appropriate for the subject area despite not meeting the applicable locational requirements, due to changed conditions or other unique factors. [Countywide Rules, Section 6.1.4.4]

Local Action Dates

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.

1-22-2019

If the local government chooses to submit a development agreement in support of this application, provide the date the agreement was approved at a public hearing by the legislative body. 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 Section 6.1.6 of the Countywide Rules.

N/A

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property? **No**

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? **No**

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? **No**

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:

David & Kathleen Ann Jaye are sole owners of LLC