



Pinellas County

Staff Report

File #: 18-2101A, **Version:** 1

Subject:

Case No. LU-30-12-18 (Clearwater Car Wash, LLC)
Request for a land use change from Residential Low (RL) and Preservation (P) to Commercial General (CG) and Preservation (P) on approximately 1.13 acres located at 1408 North Betty Lane in unincorporated Clearwater.

Recommended Action:

Adoption of Case No. LU-30-12-18 approving the application of Clearwater Car Wash, LLC for a change in land use from Residential Low and Preservation to Commercial General and Preservation, regarding approximately 1.13 acres located at 1408 North Betty Lane.

- The applicant is seeking a land use change on 1.13 acres of land from RL to CG. The Preservation land use area is not changing.
- The site has been zoned for commercial uses (C-2) since the 1960s and operating as a commercial use since the 1950s. The land use amendment will correct an inconsistency between the zoning atlas and land use map and allow for future redevelopment of the site for a commercial use.
- The Local Planning Agency unanimously recommended approval of the request (vote 7-0).

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

The subject site consists of a 1.13-acre parcel located on the west side of North Betty Lane just north of Stevenson Creek in unincorporated Clearwater. The subject site contains an automobile repair facility that was formerly a gas station and has been on the site since 1957. The subject site is designated Residential Low (RL) and Preservation (P) on the Future Land Use Map (FLUM) and zoned C-2, General Retail & Limited Services. The portion of the overall property that is designated Preservation on the FLUM is not being amended. The entire property is zoned C-2, and it appears to have been so since the 1960s. The current FLUM configuration has been in place since the early 1980s. It should be noted that the RL land use category and C-2 zoning district are inconsistent and generally not compatible with each other.

The applicant has utilized the existing building for vehicle repair and has no immediate plans for redevelopment, but would like to have the ability to redevelop with a commercial use in the future. A FLUM amendment will be required to allow for this as RL does not permit vehicle repair as a primary

use. An amendment of the RL area to CG is proposed. The west portion of the property adjacent to Stevenson Creek is proposed to remain Preservation at this time. This Preservation boundary may be adjusted in the future with a wetland jurisdictional survey. Additionally, City of Clearwater staff was notified of the proposed amendment and has stated no objection to the land use amendment.

The North Betty Lane corridor in the general area is primarily a mix of commercial and residential uses with a small commercial node centered on the Stevenson Creek bridge. Residential and neighborhood institutional uses are generally found beyond the corridor depth. Commercial designations and uses are to the north, east, and south of the subject area. Additionally, there is a mixture of commercial and institutional uses across Stevenson Creek to the west. The majority of the adjacent property is within the City of Clearwater. If approved, this current request would establish a CG land use similar to the adjacent properties along this corridor.

Staff is of the opinion that the proposed CG and P FLUM categories are appropriate for the subject area. The C-2 zoning district has existed on the site for decades, and the amendment will remove this inconsistency between land use and zoning, and can be considered generally compatible with the surrounding area and consistent with the Pinellas County Comprehensive Plan.

Background Information:

The Local Planning Agency unanimously recommended approval of the request during its December 13, 2018 public hearing (vote 7-0).

Surrounding property owners within 400 feet of the subject property were notified by mail. A sign advertising the public hearings was also posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

- LPA Report
- Case Maps
- Impact Assessment
- Traffic Analysis
- Ordinance
- BCC Ad
- Ad Map
- Power Point Presentation
- Radius Map
- Survey