



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: December 17, 2019
AGENDA ITEM: E. 2.
CASE: REZ2019-09002
REQUEST: To amend the Zoning Atlas designation from the Institutional (I) District to the Office (O) District.
GENERAL DATA:
Applicant Dr. Paul E. Caputo
Owner E&J Caputo Clearwater, LLC.
Location 407 N. Belcher Road, located on the east side of N. Belcher Road approximately 1,075 feet north of Drew Street.
Property Size 0.729 acres

Background:

This case involves one parcel of land located on the east side of N. Belcher Road, approximately 1,075 feet north of Drew Street. E&J Caputo Clearwater, LLC owns the parcel, which is approximately 0.729 acres. The applicant, Dr. Paul Caputo, is the manager member of the company which purchased the property in 2007.

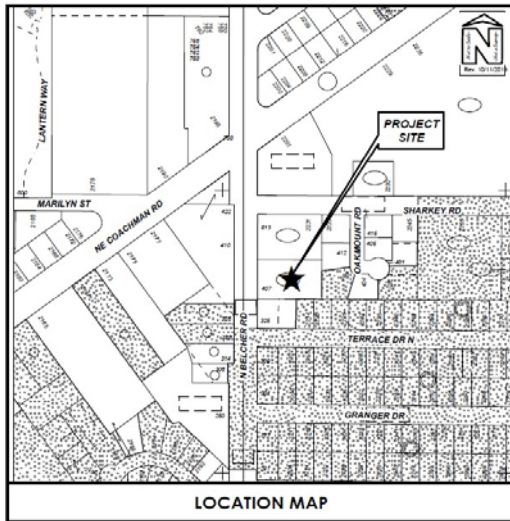
For almost 30 years, the location was owned and used by a non-profit social welfare organization which provided services for senior citizens. In 2004 the Community Development Board approved a Level II Flexible Development application (Case FLD2004-02007) to use the building as a medical clinic in the Institutional (I) zoning district as part of a comprehensive infill redevelopment project. Since then, the building has been used as a medical office with a lab service and ultrasound facility, including after E&J Caputo Clearwater, LLC bought the property. In August 2019, the owner entered into an agreement to lease the building to a financial broker, an office use which is not permitted in the current underlying Institutional (I) future land use category or within the current Institutional (I) zoning district.

The request is to change the property's Zoning Atlas designation from Institutional (I) District to Office (O) District. A request to amend the future land use category from Institutional (I) to the Residential/Office General (R/OG) is being processed concurrently with this case (see LUP2019-09003). The requested amendments would allow the property to continue to be used as an office as proposed.

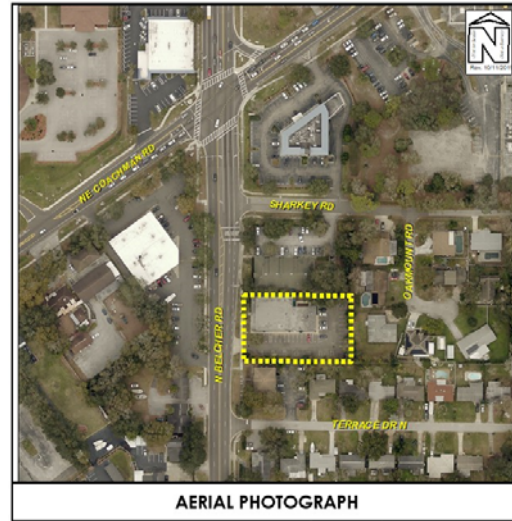
The City is committed to preserving land and buildings that are needed to attract target industries and accommodate higher-wage jobs, such as this one. The proposed change is supported by the City's stated economic development goals and objectives.

Vicinity Characteristics:

Maps 1 and 2 show the general location of the property and an aerial view of the amendment area and its surroundings. Map 3 shows the existing surrounding uses.

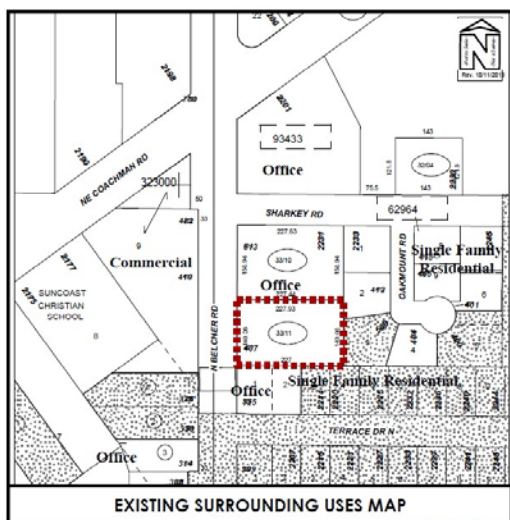


Map 1

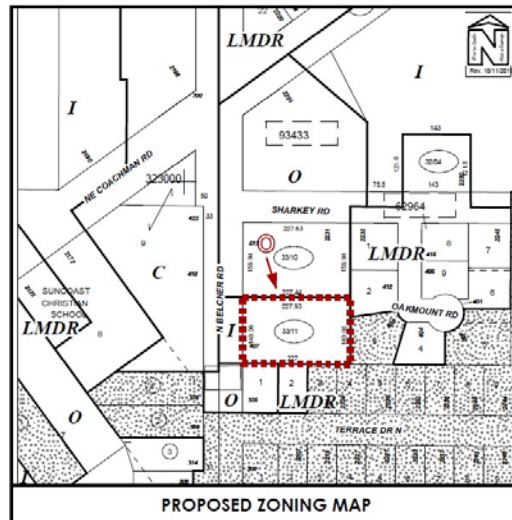


Map 2

The site is surrounded by commercial uses, including across the street where a grocery store and other neighborhood scale retail are located, and additional office buildings both to the north and south of the subject property, located along N. Belcher Road. Detached dwellings encompass most of the properties to the east and south of the subject property.



Map 3



Map 4

As shown on Map 4, the abutting zoning districts are: Low Medium Density Residential (LMDR) and R-3 Single Family Residential (Pinellas County) to the east and south; Office (O) to the north and south; and Commercial (C) to the west, across the street.

REVIEW CRITERIA:

Consistency with the Clearwater Comprehensive Plan and Community Development Code and City Regulations [Sections 4-602.F.1]

Recommended Findings of Fact:

Applicable goals, objective and policy of the Clearwater Comprehensive Plan which support the proposed amendment include:

Goal A.2 A sufficient variety and amount of future land use categories shall be provided to accommodate public demand and promote infill development.

Goal A.4. The City shall work toward a land use pattern that can be supported by the available community and public facilities that would be required to serve the development.

Policy A.5.5.1 Development shall be designed to maintain and support the existing or envisioned character of the neighborhood.

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 the application of the Clearwater Community Development Code.

Applicable section of the Community Development Code which supports the proposed amendment:

Division 10: Office District, Section 2-1001. Intent and Purpose. The intent and purpose of the Office “O” District is to provide the citizens of the City of Clearwater with convenient access to professional services and high quality jobs throughout the city without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City of Clearwater or negatively impacting the safe and efficient movement of people and things within the City of Clearwater.

The proposed Office (O) District is compatible with the surrounding single-family residential, office, and commercial uses. The Office (O) designation allows for less intense development than the current Institutional (I) designation. The applicant has indicated that the property will be utilized as an office, which would be allowed through the proposed zoning amendment. In addition, the proposal does not degrade the level of service for public facilities below the adopted standards (a detailed public facilities analysis follows in this report).

Recommended Conclusions of Law:

The request does not conflict with the goals, objective, and policies of the Clearwater Comprehensive Plan and furthers said plan as indicated in the goals, objective, and policy listed above.

Compatibility with Surrounding Properties/Character of the City & Neighborhood [Section 4-602.F.2, Section 4-602.F.3 and Section 4-602.F.4]**Recommended Findings of Fact:**

Existing surrounding uses consist of office buildings to the north and south, single-family homes to the east and commercial buildings to the west, across N. Belcher Road. The proposed uses of the subject property as office (currently developed as such) is compatible with the surrounding properties and neighborhood.

The proposed Office (O) zoning district is consistent with the surrounding zoning districts that exist in the vicinity of the subject property. The use of the property as an office use, as proposed and as permitted in the requested Office (O) District, is compatible, consistent and in character with the surrounding properties and the neighborhood.

Recommended Conclusions of Law:

The proposed Office (O) zoning district is in character with the zoning districts in the area. Further, the proposal is compatible with surrounding uses and consistent with the character of the surrounding properties and neighborhood.

Sufficiency of Public Facilities [Section 4-602.F.5]**Recommended Findings of Fact:**

To assess the sufficiency of public facilities needed to support potential development on the proposed amendment area, the maximum development potential of the properties under the present and requested City Future Land Use Map designations were analyzed (see Table 1). Even though this is a Zoning Atlas amendment application, maximum development potential is based on the underlying future land use, so for purposes of this analysis sufficiency of public facilities is based on the future land use map designation.

Table 1. Development Potential for Existing & Proposed FLUM Designations

	Present FLUM Designation "I"	Requested FLUM Designation "R/OG"	Net Change
Site Area	0.729 AC (31,755 SF)	0.729 AC (31,755 SF)	
Maximum Development Potential	0 DUs /27 Beds ¹ 20,640 SF 0.65 FAR	0 DUs /33 Beds ² 15,877 SF 0.50 FAR	+0 DUs / +3 Beds -4,763 SF -0.15 FAR
Notes: 1. Residential uses are not permitted throughout the consistent Institutional (I) District; however, residential equivalents are permitted (12.5 units per acre x 3 beds for each unit). 2. Residential uses are not permitted through the consistent Office (O) District; however, equivalent uses are permitted in the proposed Office (O) District (15.0 units per acre x 3 beds for each unit). Abbreviations: FLUM – Future Land Use Map AC – Acres SF – Square feet			
			DUs – Dwelling Units FAR – Floor Area Ratio

As shown in the table, there is an increase in development density (dwelling units per acre) in the amendment area and a decrease in development intensity (Floor Area Ratio - FAR) across the amendment area, which would reduce demand on public facilities as detailed further below. The following analysis compares the maximum potential development of the proposed Residential/Office General (R/OG) future land use developed with a non-residential use (15,877 SF office) to the maximum development potential of the existing Institutional (I) future land use category developed with a non-residential use (20,640 SF medical office). For reference, the existing building is approximately 9,145 SF.

Potable Water

The change in development potential from this amendment would result in a decrease in potable water use of up to 476 gallons per day. This is determined by comparing the potential potable water utilization of the maximum square footage of a nonresidential use allowed by the proposed land use (1,588 gallons per day) to the potential utilization of the subject property if developed with the maximum square feet of a nonresidential use allowed by the current land use designation (2,064 gallons per day).

The City's current potable water demand is 11.096 million gallons per day (2018 Annual Water Report). The City's adopted level of service (LOS) standard for potable water service is 120 gallons per day per capita, while the actual usage is estimated at 76 gallons per day per capita (2018 Annual Water Report). The City's 10-year Water Supply Facilities Work Plan (2016-2026 Planning Period), completed October 2017, indicates that based on the updated water demand projections and other factors, the City has adequate water supply and potable water capacity for the 10-year planning horizon.

Wastewater

The change in development potential from this amendment would result in a decrease in wastewater use of up to 381 gallons per day. This is determined by comparing the potential waste water utilization of the proposed land use developed with the maximum square footage allowed (1,270 gallons per day) to the potential waste water generation of the current land use designation developed at the maximum square footage permitted (1,651 gallons per day). The subject property is served by the Northeast Water Reclamation Facility, which presently has excess permitted capacity estimated to be 6.46 million gallons per day. Therefore, there is excess sanitary sewer capacity to serve the amendment area.

Solid Waste

The change in development potential from this amendment would result in a decrease of up to 4.6 tons per year of solid waste generated when comparing the amount of waste originated by a 15,877 SF office (42.9 tons per year) to that of a 20,640 SF medical office (47.5 tons per year).

Pinellas County handles all solid waste disposal at the Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill which has significant capacity. Additionally, the City provides a full-service citywide recycling program which diverts waste from the landfill, helping to extend the lifespan of Bridgeway Acres. There is an excess solid waste capacity to serve the amendment area.

Parkland

The City's adopted LOS for parkland acreage, which is 4 acres per 1,000 population, will not be impacted by this proposed amendment. Under both the existing and proposed land use, the LOS citywide will remain at 15.46 acres per 1,000 population.

Stormwater

Site plan approval will be required before the property can be redeveloped. At that time, the stormwater management system for the site will be required to meet all City and SWFWMD stormwater management criteria.

Streets

The subject property is located on the east side of N. Belcher Road, approximately 1,075 feet north of Drew Street. To evaluate potential impacts on streets, the typical traffic impacts figure (trips per day per acre) in the *Countywide Rules* for the corresponding *Countywide Plan Map* categories (current and proposed) are compared. The current number of trips per day (126) is calculated based on the typical traffic generation numbers for the consistent for Public/Semi-Public (P/SP) category (173 trips per day per acre for medical uses). The proposed *Countywide Plan Map* category of Office (O) (89 trips per day per acre) would decrease the number to 65 trips per day. This is a decrease of 61 trips per day (51% fewer trips per day) compared to the number of trips under the current designation.

Recommended Conclusions of Law:

Based upon the findings of fact, the proposed change would decrease the demand on public facilities since all are reduced, and will not result in the degradation of the current levels of service for potable water, sanitary sewer, solid waste, parkland, stormwater management and streets.

Location of District Boundaries [Section 4-602.F.6]

Recommended Findings of Fact:

The location of the proposed Office (O) District is logical and consistent with the boundaries of the subject property.

Recommended Conclusions of Law:

The District boundaries are appropriately drawn in regard to location and classifications of streets, ownership lines, existing improvements and the natural environment.

SUMMARY AND RECOMMENDATION:

No amendment to the Zoning Atlas shall be recommended for approval or receive a final action of support unless it complies with the standards contained in Section 4-602.F, Community Development Code. Table 2 below depicts the consistency of the proposed amendment with the standards under Section 4-602.F:

Table 2. Consistency with Community Development Code Standards for Review

CDC Section 4-602	Standard	Consistent	Inconsistent
F.1	The proposed amendment is consistent with and features, the goals, policies and objectives of the <i>Comprehensive Plan</i> and furthers the purposes of this Development Code and other city ordinances and actions designed to implement the plan.	X	
F.2	The available uses to which the property may be put are appropriate to the property which is subject to the proposed amendment and compatible with existing and planned uses in the area.	X	
F.3	The amendment does not conflict with the needs and character of the neighborhood and the city.	X	
F.4	The amendment will not adversely or unreasonably affect the use of other property in the area.	X	
F.5	The amendment will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonably or disproportionate manner.	X	
F.6	The district boundaries are appropriately drawn with due regard to location and classifications of streets, ownership lines, existing improvements and the natural environment.	X	

Based on the foregoing, the Planning and Development Department recommends the following action:

Recommend APPROVAL of the Zoning Atlas Amendment from the Institutional (I) District to the Office (O) District.

Prepared by Planning and Development Department Staff: _____



Diego Guevara
Senior Planner

ATTACHMENTS: Ordinance No. 9347-20
Resume
Photographs of Site and Vicinity