



## PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

**MEETING DATE:** April 21, 2026  
**AGENDA ITEM:** ID#26-0402  
**CASE:** LUP2026-02001- 1399 Pineapple Lane  
**REQUEST:** Amendment to the city's Future Land Use Map from the Residential Low (RL) designation (Pinellas County) to the Recreation/Open Space (R/OS) designation (City of Clearwater) for the property located at 1399 Pineapple Lane.

### GENERAL DATA:

*Agent(s)*..... Mark Parry  
*Owner(s)*..... City of Clearwater  
*Location* ..... South side of Pineapple Lane terminus, approximately 210 feet south of Navel Drive  
*Property Size* ..... 3.4 Acres

### BACKGROUND & PROPOSAL

This case involves one vacant parcel totaling 3.4 acres, located on the south side of the Pineapple Lane terminus, approximately 210 feet south of Navel Drive. The request is to change the Future Land Use Map designation of this property from Residential Low (RL) to Recreation/Open Space (R/OS). An Annexation application (ANX2026-02004) and a Zoning Atlas Amendment application (REZ2026-02001) are also being processed concurrently with this case.

The site is located northeast of Moccasin Lake Nature Park. The park is within the Recreation/Open Space (R/OS) Future Land Use category. The subject parcel was purchased by the City of Clearwater to expand the park. The intended use of the overall site is a parks and recreation facility and/or environmental park.

Community Development Code Article 8-102 defines a parks and recreation facility as a tract of land used for a public park or public beach. The term includes, but is not limited to, the Pinellas Trail and other publicly owned properties used for active or passive recreational uses. Community Development Code Article 8-102 defines an environmental park as recreational area that is typically dependent on natural resources and a natural outdoor environment. Activities shall have little, if any, adverse impact on a site and are compatible with natural and/or cultural resource protection. Uses include, but are not limited to, picnicking, hiking on multipurpose trails and/or boardwalks, outdoor educational nature studies, kayaking/canoeing and launch facilities wildlife viewing, horseback riding on trails, and/or fishing.

The requested amendment to the Recreation/Open Space (R/OS) Future Land Use category is consistent with the surrounding parcels and will allow for development that is compatible with surrounding uses and appropriate for this location south of Pineapple Lane. An amendment to the *Countywide Plan Map* will also be required to ensure consistency between the City's Future Land Use Map and the *Countywide Plan Map*. The applicant understands that all necessary approvals and permits must be obtained prior to development of the subject site.

### VICINITY CHARACTERISTICS

Maps 1 and 2 show the general location of the property and an aerial view of the amendment area and its surroundings.

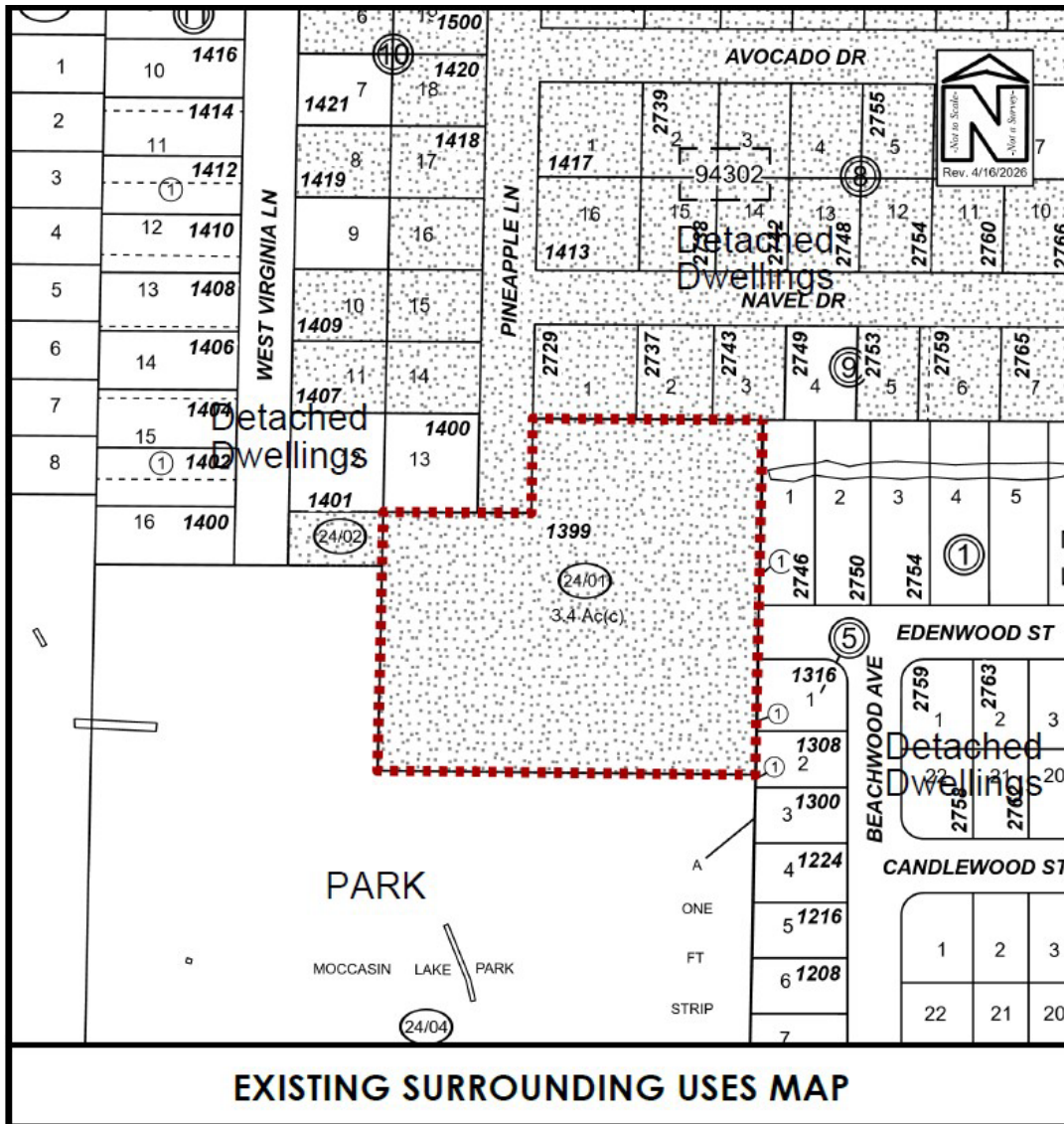


Map 1



Map 2

Map 3 shows the existing surrounding uses, which includes a mix of residential uses and park uses typical of the area surrounding Moccasin Lake Nature Park. Properties to the north and east consist of detached dwellings, while Moccasin Lake Nature Park is located to the southwest of the subject area.



Map 3

As shown on Map 4, the Future Land Use category abutting the subject area to the north is Residential Low (RL) and Residential Urban (RU). Additionally, parcels to the east are within the Residential Urban (RU) category and to the southwest, Moccasin Lake Nature Park is designated Recreation/Open Space (R/OS).



Map 4

A comparison between the uses, densities, and intensities allowed by the existing and proposed Future Land Use Map (FLUM) designations appears in Table 1, along with the consistent zoning districts.

*Table 1. Uses, Densities and Intensities Allowed by Existing and Proposed Future Land Use Map Designations*

	Existing FLUM Designation Residential Low (RL)	Proposed FLUM Designation Recreation/ Open Space (R/OS)
<b>Primary Uses:</b>	Low Density Residential	Public/Private Open Space; Recreation Facilities; Beach/Water Access
<b>Maximum Density:</b>	5.0 Dwelling Units per Acre	N/A
<b>Maximum Intensity:</b>	FAR 0.40; ISR 0.65	FAR 0.25; ISR 0.60
<b>Consistent Zoning Districts:</b>	Low Density Residential (LDR) Low Medium Density Residential (LMDR)	Open Space/Recreation (OS/R)

**REVIEW CRITERIA**

**Consistency with the Clearwater Comprehensive Plan [Sections 4-603.F.1 and 4-603.F.2]**

Recommended Findings of Fact:

*Applicable objectives and policies of Clearwater 2045, the Clearwater Comprehensive Plan, that support the proposed amendment include:*

Objective QP 5.1 Use Table QP 1. Future Land Use Categories and Map QP 3. Future Land Use to guide development in the city consistent with the Countywide Plan Map and implemented through the CDC.

Policy QP 5.1.1 Recognize the consistency between the countywide future land use categories, the city’s future land use categories, and the city’s zoning district as shown in Table QP 1. Future Land Use Categories.

Objective QP 5.2 Continue to review and evaluate amendments to the Future Land Use Map to ensure proposed uses and density or intensity are compatible with surrounding areas and consistent with the Countywide Rules.

Policy QP 5.2.1 Continue to maintain consistency between the Countywide Plan Map and the city’s Future Land Use Map.

Policy QP 5.2.6 Evaluate proposed amendments to ensure there are appropriate density and intensity transitions within neighborhoods.

Policy QP 5.2.7 Ensure proposed amendments will not create uses, densities, or intensities that are incompatible with the surrounding neighborhood or any applicable special area or redevelopment plans.

Policy QP 5.2.8 Continue to evaluate that sufficient public facilities are available to support proposed increases to density or intensity and require mitigation strategies if sufficient public facilities will not be available.

Objective PPP 1.1: Ensure the city's system of trails, open spaces, parks and recreation facilities equitably serves diverse community needs.

Policy PPP 1.1.1: Ensure that parks and open space amenities provide equal opportunities for all users.

Policy PPP 1.1.6: Promote healthy living through the use of trails, open spaces, parks and recreation facilities for active and passive recreation, organized sports, picnic facilities, environmental programs, youth and adult programs, and special events.

Objective PPP 2.1: To maintain an adequate level of service (LOS) for existing and future populations.

Objective PPP 2.2: Continue to increase the supply of trails, open spaces, and parks and recreation facilities in areas needing additional facilities.

Objective PPP 3.1: Preserve natural open space areas which constitute aesthetic or ecological community assets.

Objective PPP 3.2: Preserve, enhance, and maintain the city's existing and future trails, open space, and park and recreation facilities.

Policy PPP 3.2.2: Continue to maintain environmental integrity of city-owned open spaces and parklands.

Policy PPP 3.2.3: Continue to enhance city-owned open space and parkland areas by restoring degraded natural communities and eradicating non-native or invasive vegetation.

Policy PPP 3.2.8: Designate appropriate city-owned lands as Preservation (P) or Recreation/Open Space (R/OS) on the Future Land Use Map whenever feasible.

#### Recommended Conclusions of Law:

The request is consistent with the goals, objectives, and policies of *Clearwater 2045*, the Clearwater Comprehensive Plan. The proposed Recreation/Open Space (R/OS) future land use category is the same future land use category abutting the southwest side of the subject area and is compatible with the adjacent Residential Low (RL) and Residential Urban (RU) categories.

## Consistency with the Countywide Rules

### Recommended Findings of Fact:

The underlying *Countywide Plan Map* category on the proposed amendment area is Residential Low Medium (RLM). Section 2.3.3.3 of the *Countywide Rules* states that the current Residential Low Medium (RLM) category is intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.

The proposed City of Clearwater future land use designation of Recreation/Open Space (R/OS) will necessitate a *Countywide Plan Map* amendment from Residential Low Medium (RLM) to the Recreation/Open Space (R/OS) category in order to maintain consistency between the City's Future Land Use Map and the *Countywide Plan Map*. Section 2.3.3.12 of the *Countywide Rules* states that the Recreation/Open Space (R/OS) category is intended to recognize recreation/open space uses that serve the community or region.

### Recommended Conclusions of Law:

The proposed Future Land Use Map Amendment will require amendments to the *Countywide Plan Map* and the Land Use Strategy Map contained within the *Countywide Rules*. The proposed Recreation/Open Space (R/OS) future land use category will require an amendment to the *Countywide Plan Map* category from Residential Low Medium (RLM) to Recreation/Open Space (R/OS).

## Compatibility with Surrounding Properties/Character of the City & Neighborhood [Section 4-603.F.3 and Section 4-603.F.6]

### Recommended Findings of Fact:

The subject area is adjacent to the northeast side of Moccasin Lake Nature Park, which is within the R/OS future land use category. The subject parcel was purchased by the City of Clearwater to expand the park. The intended use of the overall site is a parks and recreation facility and/or environmental park.

Adjacent property uses are residential (detached dwellings). The proposed Recreation/Open Space (R/OS) future land use category primarily permits recreational and open space uses at a floor area ratio (FAR) of .25 and an impervious surface ratio of .60. The future land use designation of surrounding properties is Recreation/Open Space (R/OS) within Moccasin Lake Nature Park and Residential Low (RL) to the north and Residential Urban (RU) to the northwest. A park facility is a permitted use in the proposed future land use category.

### Recommended Conclusions of Law:

The proposed Recreation/Open Space (R/OS) future land use category is consistent with the surrounding properties and character of the area. Pineapple Lane is classified as a local road in the Mobility Section of 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 (Sanitary Sewer)*

The change in development potential from this amendment could result in a decrease in wastewater use of up to 3,984 gallons per day. The decrease is determined by taking the potential wastewater utilization of the proposed land use development with the maximum square footage permitted (0 gallons per day) and subtracting it from the usage of the existing square footage permitted (3,984 gallons per day).

The amendment area is served by the East Water Reclamation Facility, which presently operates around 2 million gallons per day. The city's adopted LOS standard for wastewater service is 100 gallons per capita per day, and the current operational capacity is well within its permitted capacity of 5 million gallons per day. Therefore, there is excess wastewater capacity to serve the amendment area.

### *Solid Waste*

The change in development potential from this amendment could result in a decrease of 43.1 tons per year of solid waste generated. This decrease is determined by taking the utilization of the proposed land use developed as a vacant lot at the maximum square footage permitted (0 tons per year) and subtracting it from the existing square footage permitted (43.1 tons per year).

The city's adopted LOS standard for solid waste service is 1.3 tons per year, or 7.12 pounds per person per day; however, 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 excess solid waste capacity to serve the amendment area.

### *Parkland*

Under both the existing and proposed future land use, the LOS citywide for parkland will continue to exceed the adopted LOS of 4 acres per 1,000 residents. The city is currently providing 7.95 acres of parkland per 1,000 residents. This is calculated using the total acreage of parks within the city, dividing it by the 2022 Florida Bureau of Economic and Business Research (BEBR) population estimates, and then multiplying by 1,000. Based on this impact analysis, the current provision of 7.95 acres of parkland per 1,000 would remain unchanged [Source: Parks and Recreation Facilities Impact Fee Study, prepared by Benesch (formerly Tindale Oliver) May 23, 2022].

Amending a property's future land use or zoning designation does not have an immediate impact on the city's parks and recreation system and parkland requirements. Impacts are felt when development occurs. This Future Land Use Map Amendment will have no additional impact on parkland.

### *Stormwater*

Site plan approval will be required before the amendment area can be redeveloped. At that time, stormwater management system for the site will be required to meet all city and Southwest Florida Water Management District stormwater management criteria. There are currently no plans for this area to be redeveloped.

## Streets

The amendment area is located on the south side of the Pineapple Lane terminus, approximately 210 feet south of Navel Drive. To evaluate potential impacts on streets, the typical traffic impacts figures (trips per day per acre) in the *Countywide Rules* for the corresponding *Countywide Plan Map* categories (existing and proposed) are compared.

The current number of trips per day (21 trips) is calculated based on the traffic generation numbers for residential uses in the Residential Low (RL) Future Land Use category (227 trips per day per acre). The proposed number of trips per day (0 trips) is calculated based on the traffic generation numbers for park uses in the Recreation/Open Space (R/OS) Future Land Use category (0 trips per day per acre). This amendment would result in a decrease of 21 trips from the amendment area.

The amendment is not located within an Activity Center or Multimodal Corridor as outlined on the Countywide Plan Map.

### Recommended Conclusions of Law:

Based upon the findings of fact, the proposed amendment would not increase the demand on public facilities.

### **Impact on Natural Resources [Section 4-603.F.5]**

#### Recommended Findings of Fact:

No wetlands are located within the amendment area. The city's Community Development Code requires that development is compliant with the city's tree preservation, landscaping, and stormwater management requirements.

### Recommended Conclusions of Law:

Amending a property's future land use designation does not have an immediate impact on natural resources. Impacts on natural resources are felt when development occurs. Any future development would be required to meet the city's Community Development Code, which includes protections for natural resources. Therefore, this proposed Future Land Use Map Amendment will not impact natural resources within the amendment area.

## **SUMMARY & RECOMMENDATION**

No amendment to the Comprehensive Plan or Future Land Use Map shall be recommended for approval or receive a final action of approval unless it complies with the standards contained in Section 4-603.F, Community Development Code. Table 3 below depicts the consistency of the proposed amendment with the standards under Section 4-603.F:

Table 3. Consistency with Community Development Code Standards for Review

CDC Section 4-603	Standard	Consistent	Inconsistent
F.1	The amendment will further implementation of the <i>Comprehensive Plan</i> consistent with the goals, policies and objectives contained in the Plan.	X	
F.2	The amendment is not inconsistent with other provisions of the <i>Comprehensive Plan</i> .	X	
F.3	The available uses, if applicable, to which the properties may be put are appropriate to the properties in question and compatible with existing and planned uses in the area.	X	
F.4	Sufficient public facilities are available to serve the properties.	X	
F.5	The amendment will not adversely affect the natural environment.	X	
F.6	The amendment will not adversely impact the use of properties in the immediate area.	X	

Based on findings of facts and conclusions of law stated above, the Planning and Development Department recommends the following action:

Recommend APPROVAL of the Future Land Use Map Amendment from Residential Low (RL) to Recreation/Open Space (R/OS).

Prepared by Planning and Development Department Staff:



Adrian D. Young  
Planner I

ATTACHMENTS: Ordinance No. 9899-26  
Photographs of Site and Vicinity  
Resume