



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: December 17, 2019
AGENDA ITEM: E. 1.
CASE: LUP2019-09003
REQUEST: To amend the Future Land Use Map designation from Institutional (I) to Residential / Office General (R/OG)
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.

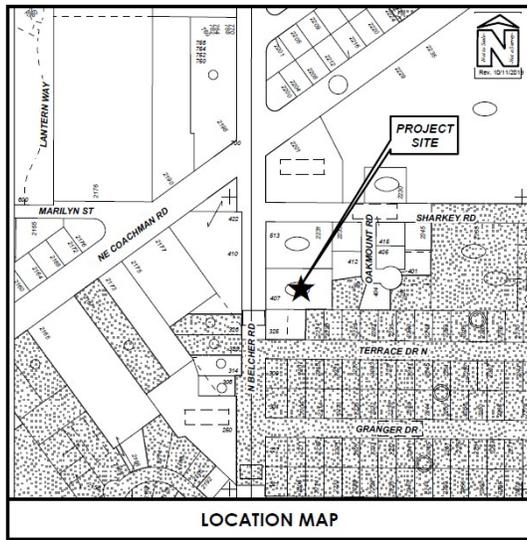
For almost 30 years, the location was owned and used by a non-profit social welfare organization which provided services for senior citizens. In 2004 the Community Development Board approved a Level II Flexible Development application (Case FLD2004-02007) to use the building as a medical clinic in the 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 Future Land Use Map designation from Institutional (I) to Residential/Office General (R/OG). A request to rezone the property from the Institutional (I) District to the Office (O) District is being processed concurrently with this case (see REZ2019-09002). The requested amendments would allow the property 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.

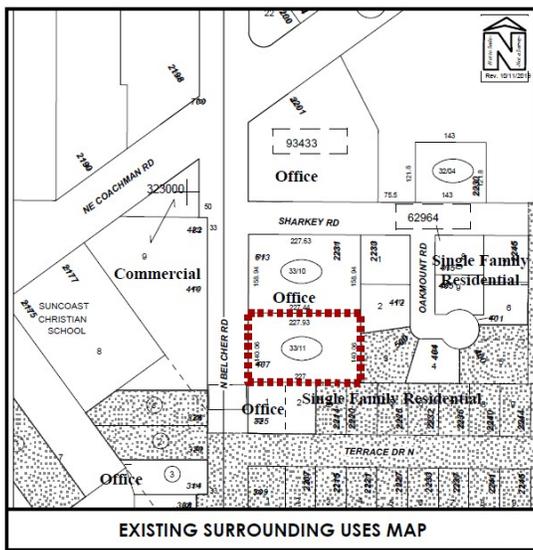


Map 1

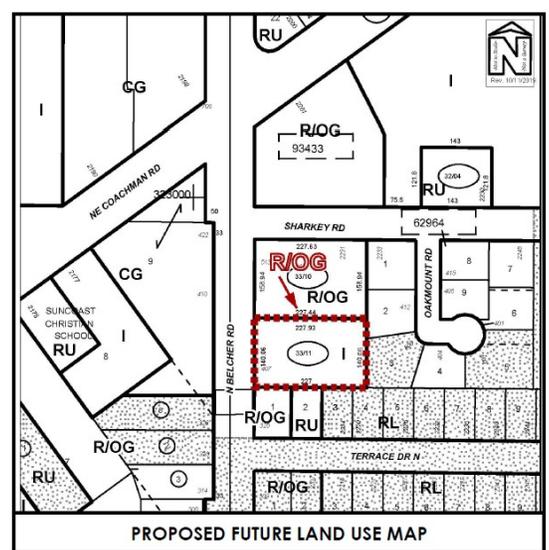


Map 2

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 future land use designations are: Residential/Office General (R/OG) to the north, and to the southwest; Residential Low (RL) to the east and south; Residential Urban (RU) to the south; and Commercial General (CG) to the west of the subject property, across N. Belcher Road.

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

Table 1. Uses, Densities and Intensities Allowed by Present and Proposed Future Land Use Designations

	Present FLUM Designation Institutional (I)	Requested FLUM Designation Residential / Office General (R/OG)
Primary Uses:	Public/Private Schools; Churches; Public Offices; Hospitals; Residential Equivalent	Medium Density Residential; Residential Equivalent; Office
Maximum Density:	12.5 Dwelling Units Per Acre	15 Dwelling Units Per Acre
Maximum Intensity:	FAR 0.65; ISR 0.85	FAR 0.50; ISR 0.75
Consistent Zoning Districts:	Institutional (I)	Medium Density Residential (MDR); Office (O)

REVIEW CRITERIA:

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

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.

The proposed Residential/Office General (R/OG) future land use designation is compatible with the surrounding single-family residential, office and commercial uses. The Residential/Office General (R/OG) 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 future land use change. 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, objectives, and policies of the Clearwater Comprehensive Plan and furthers said plan as indicated in the goals, objective, and policy listed above.

Consistency with the Countywide Rules

Recommended Findings of Fact:

The underlying *Countywide Plan Map* category on the proposed amendment area is Public/Semi-Public (P/SP). Residential properties to the east and south are Residential Low Medium (RLM). There are properties designated Office (O) to both the south and north of the subject property, along N. Belcher Road as well as properties designated Retail & Services (R&S) across N. Belcher Road. The proposed City of Clearwater future land use designation of Residential/Office General (R/OG) will necessitate a *Countywide Plan Map* amendment from the Public/Semi-Public (P/SP) category to the Office (O) category in order to maintain consistency between the City's Future Land Use Map and the *Countywide Plan Map*.

Section 2.3.3.5 of the *Countywide Rules* states that the Office (O) category is intended to accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed used development.

The current and proposed use, as indicated by the applicant, is an office, which is an appropriate use within the area and consistent with the proposed and surrounding *Countywide Plan Map* categories.

This segment of N. Belcher Road is identified as a Scenic/Noncommercial Corridor, with the Enhancement Connector classification. The proposed *Countywide Plan Map* Category of Office (O) is consistent with the Enhancement Connector classification.

Recommended Conclusions of Law:

The proposed Future Land Use Map amendment is consistent with the purpose of the proposed category in the *Countywide Rules*.

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

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 use of the subject property as office (currently developed as such) is compatible with the surrounding properties and neighborhood.

The proposed Residential/Office General (R/OG) future land use category primarily permits residential development at a density of 15 units per acre and non-residential development at a Floor Area Ratio (FAR) of 0.50. The future land use designations of surrounding properties include Residential Low (RL), Residential/General Office (R/OG) and Commercial General (CG).

The proposed Residential/Office General (R/OG) future land use category, which primarily allows for moderate density residential, residential equivalent, and office uses, is consistent with the surrounding future land use designations that exist in the vicinity of the subject property, which primarily allow low to moderate density residential uses as well as office uses. The proposed amendment would allow the use of the existing building as an office, while maintaining a development pattern that is consistent with other properties in the area.

Recommended Conclusions of Law:

The proposed Residential/Office General (R/OG) future land use category is in character with the Future Land Use Map designations 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 4-603.F.4]

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.

Table 2. 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 /30 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 through the consistent Institutional (I) District; however, residential equivalent uses 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, residential 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.

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

Recommended Findings of Fact:

No wetlands appear to be located on the subject property. The City's codes require that development is compliant with the City's tree preservation, landscaping and stormwater management requirement.

Recommended Conclusions of Law:

Based on the findings of fact, it is determined that the proposed Future Land Use Map amendment will not negatively impact natural resources on the subject property.

SUMMARY AND RECOMMENDATION:

No amendment to the Comprehensive Plan or Future Land Use Map shall be recommended for approval or receive a final action of support 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 property may be put are appropriate to the property 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 the foregoing, the Planning and Development Department recommends the following action:

Recommend APPROVAL of the Future Land Use Map Amendment from Institutional (I) to Residential/Office General (R/OG).

Prepared by Planning and Development Department Staff: _____



Diego Guevara
Senior Planner

ATTACHMENTS: Ordinance No. 9346-20
Resume
Photographs of Site and Vicinity