



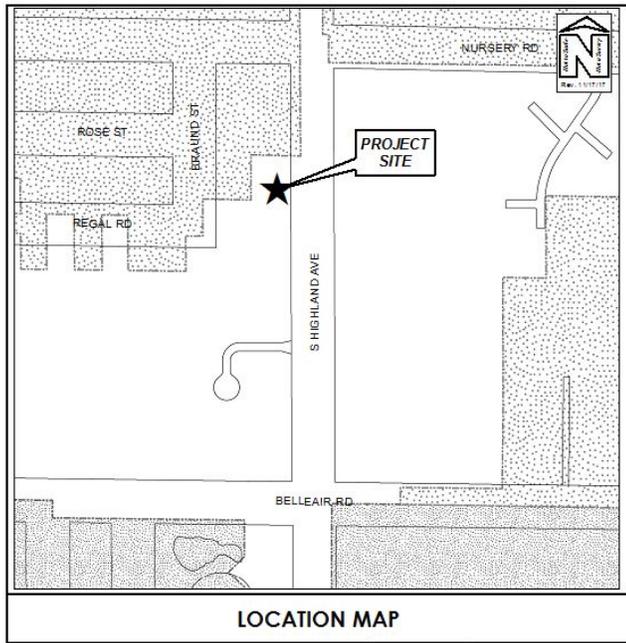
## PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

**MEETING DATE:** December 19, 2017  
**AGENDA ITEM:** F.3.  
**CASE:** LUP2017-09006  
**REQUEST:** To amend the Future Land Use Map designation from Residential Low (RL) to Residential/Office General (R/OG)  
**GENERAL DATA:**  
*Applicant* ..... Housh Ghovae, CEO, Northside Engineering, Inc.  
*Owner* ..... Sam Karamountzos, President, Odin Enterprises, Inc.  
*Location* ..... 1524 South Highland Avenue, approximately 500 feet south of Nursery Road  
*Property Size* ..... 0.22 acres

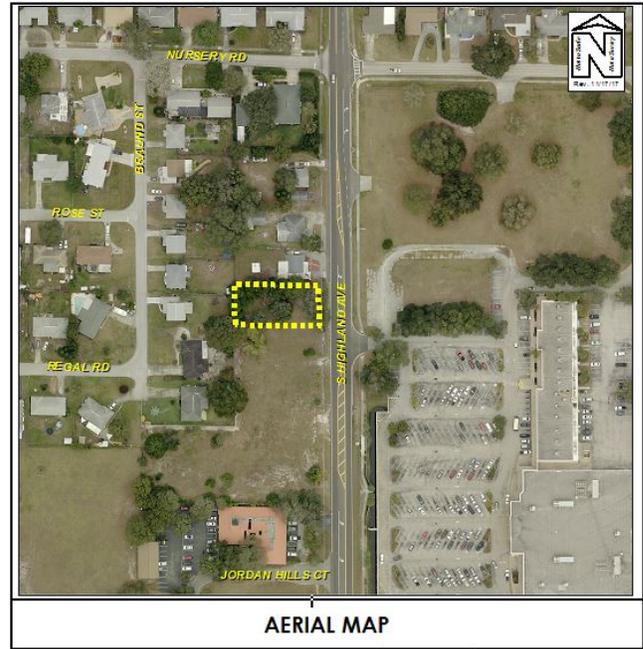
### **Background:**

This case involves a 0.22-acre property located on the west side of South Highland Avenue approximately 500 feet south of Nursery Road. The parcel, owned by Odin Enterprises, Inc., is vacant, the previous dwelling having been demolished in 2006. Maps 1 and 2 show the general location of the property and an aerial view of the amendment area.

The request is to change the Future Land Use Map designation of the property from Residential Low (RL) to Residential/Office General (R/OG). A request to rezone the property from the Low Medium Density Residential (LMDR) District in conjunction with two adjacent parcels under common ownership from the Office (O) District to the Medium Density Residential (MDR) District is being processed concurrently with this case (see REZ2017-10010). The requested amendments would establish a uniform zoning across all three parcels and would allow the property to be redeveloped as attached dwellings, which the applicant has indicated is the intended use; however, no site plan has been submitted at this time.



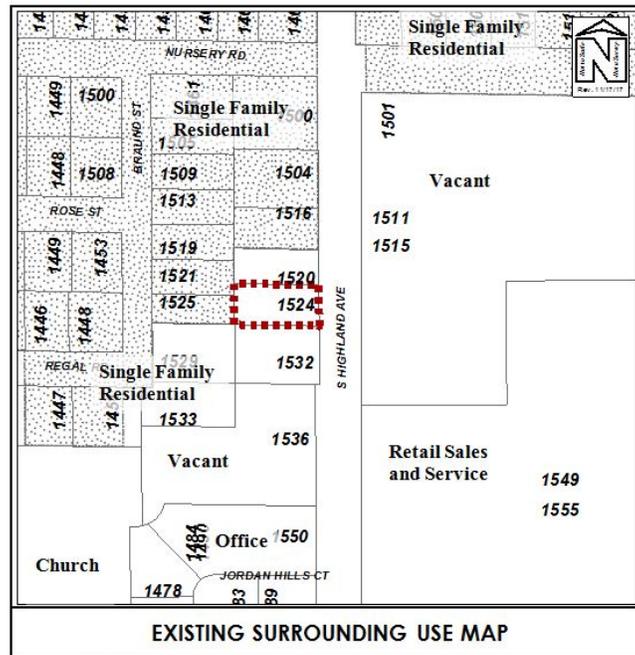
Map 1



Map 2

**Vicinity Characteristics:**

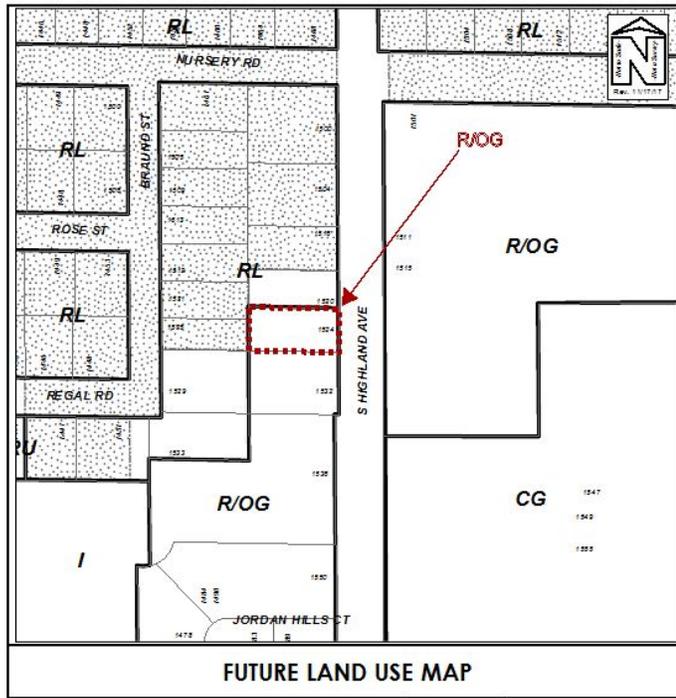
Map 3 shows the existing surrounding uses. To the north and to the west, in unincorporated Pinellas County, are single family neighborhoods. To the south and east are vacant lots. Further south is an office building, and to the southeast are commercial uses (LaBelle plaza).



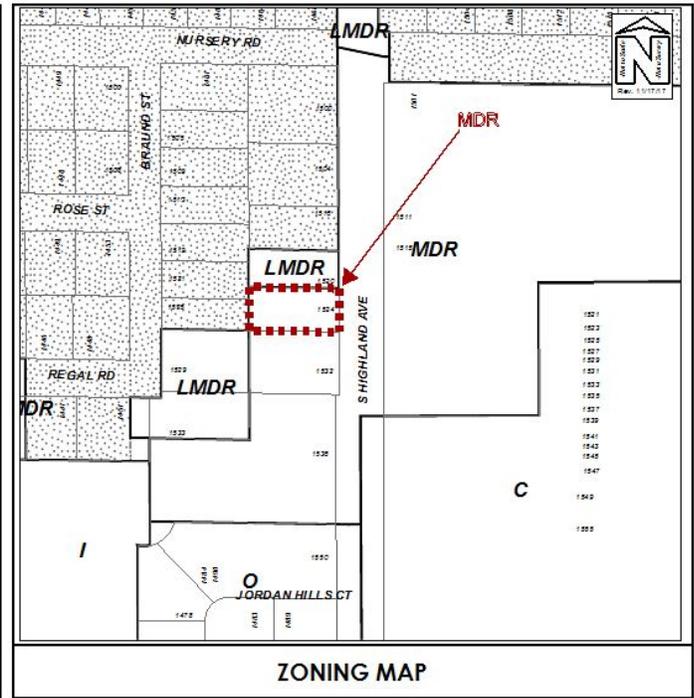
Map 3

As shown on Map 4, the abutting future land use designations are Residential Low (RL) to the north and west, and Residential/Office General (R/OG) to the south and east. Further to the southeast is Commercial General (CG).

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.



Map 4



Map 5

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

	Present FLUM Designation Residential Low (RL)	Requested FLUM Designation Residential/Office General (R/OG)
<b>Primary Uses:</b>	Low Density Residential	Medium Density Residential; Residential Equivalent; Office
<b>Maximum Density:</b>	5 Dwelling Units Per Acre	15 Dwelling Units Per Acre
<b>Maximum Intensity:</b>	FAR 0.40; ISR 0.65	FAR 0.50; ISR 0.75
<b>Consistent Zoning Districts:</b>	Low Density Residential (LDR); Low Medium Density Residential (LMDR)	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 policies 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.

Policy C.1.1.1 Maintain sufficient residentially zoned acreage, of varying densities and locations, to accommodate the existing and future housing needs of the City of Clearwater.

The proposed Residential/Office General (R/OG) future land use designation is compatible with the surrounding single family residential, office and commercial uses, including the LaBelle plaza across South Highland Avenue, which is identified as a Neighborhood Shopping Center in the City's Citywide Design Structure. The applicant has indicated the intention to develop the property in conjunction with two parcels to the south with attached dwellings (townhomes), which would be possible through the proposed future land use change. Although the Residential/Office General (R/OG) designation allows for more intense development than the Residential Low (RL) designation along the eastern portion of the site, the allowable density is appropriate along Highland Avenue, a collector road. 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 Residential Low Medium (RLM). Residential properties to the north and west are designated Residential Low Medium (RLM), with Office (O) designated to the south and east. There are properties designated Retail & Services (R&S) to the south and southeast. The proposed City of Clearwater future land use designation of Residential/Office General (R/OG) will necessitate an amendment from the Residential Low Medium (RLM)

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-use development.

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

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 single family homes (north and west), vacant property (south and northeast), offices (further south), and commercial (southeast). The proposed use of the subject property as attached dwellings 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 dwelling units per acre and nonresidential development at a Floor Area Ratio (FAR) of 0.50. The future land use designations of surrounding properties include Residential Low (RL), Residential/Office General (R/OG).

The proposed Residential/Office General (R/OG) future land use category, which primarily allows for moderate density residential, residential equivalent uses 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 density residential uses as well as office uses. The proposed amendment will allow development that supports the neighborhood shopping center across South Highland Avenue, and will serve as a transition from the office uses south of the subject property to the single family residential uses to the north and west of the property.

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 property 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 "RL"	Requested FLUM Designation "R/OG"	Net Change
Site Area	0.22 AC (9,583 SF)	0.22 AC (9,583SF)	
Maximum Development Potential	1 DU 0 SF <sup>1</sup> 0.40 FAR	3 DUs 4,791 SF 0.50 FAR	2 DUs 4,791 SF 0.10 FAR
Notes: 1. Nonresidential uses not permitted through consistent Low Medium Density Residential (LMDR) District  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 potential across the amendment area which would increase 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 residential use (3 dwelling units) to the maximum development potential of the existing Residential Low (RL) future land use category developed with a residential use (1 dwelling unit).

*Potable Water*

The increase in development potential from this amendment would result in an increase in potable water use of 521 gallons per day. This is determined by comparing the potential potable water utilization of a residential development built to the maximum density allowed by the proposed land use (781 gallons per day) to the potential utilization of a residential development built to the maximum number of dwelling units allowed by the current land use designation (260 gallons per day).

*Wastewater*

The increase in development potential from this amendment would also result in an increase in wastewater production of 469 gallons per day. This is determined by comparing the potential wastewater generation of the proposed land use developed with a residential use (703 gallons) to the potential wastewater generation of the current land use designation developed with a residential use (234 gallons).

*Solid Waste*

The proposed amendment could result in an increase of 10.4 tons per year of solid waste generated when comparing the amount of waste generated by three dwelling units to that of one dwelling unit. All solid waste disposal is handled by Pinellas County 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*

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 west side of South Highland Avenue, approximately 500 feet south of Nursery Road. To evaluate potential impacts to 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 (14 trips) is calculated based on the traffic generation numbers for the Residential Low Medium (RLM) category (67 trips per day per acre).

However, the traffic generation numbers for the corresponding *Countywide Plan Map* category of Office (O) is (89 trips per day per acre), would generate 19 trips. This is an increase of 5 trips per day compared to the number of trips under the current designations.

#### Recommended Conclusions of Law:

Based upon the findings of fact, it is determined that the proposed change will result in an increase demand for public facilities, however the increase is nominal and will not degrade of the existing 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 requirements.

#### Recommended Conclusions of Law:

Based upon 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 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 pursuant to 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 the foregoing, the Planning and Development Department recommends the following action:

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

Prepared by Planning and Development Department Staff:



Ellen Crandall  
Senior Planner

ATTACHMENTS: Ordinance No. 9099-18  
Resume  
Photographs of Site and Vicinity