



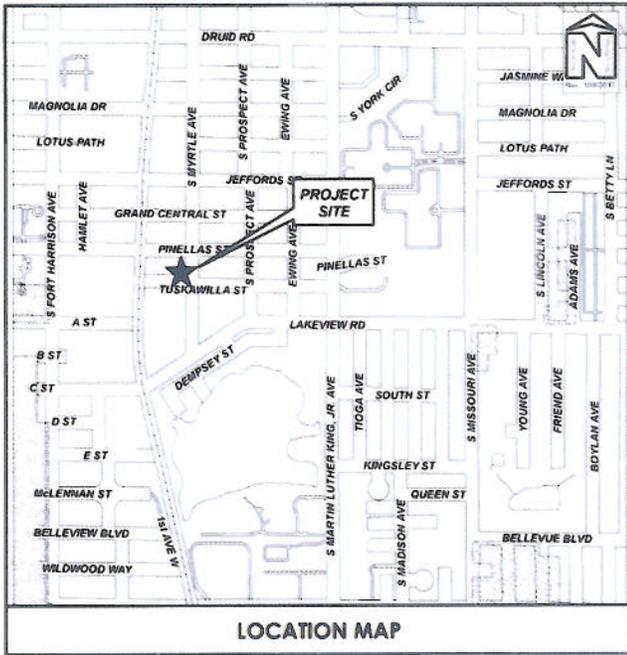
PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: December 19, 2017
AGENDA ITEM: F.1.
CASE: LUP2017-10010
REQUEST: To amend the Future Land Use Map designation from Residential/Office General (R/OG) to Institutional (I)
RECOMMENDATION: Approval
GENERAL DATA:
Applicant Robert Ankenbauer
Owner Edward and James White VFW Post 10304
Location 720 Tuskawilla Street, located on the north side of Tuskawilla Street approximately 90 feet west of South Myrtle Avenue
Property Size 0.145-acre portion of a 0.288-acre parcel

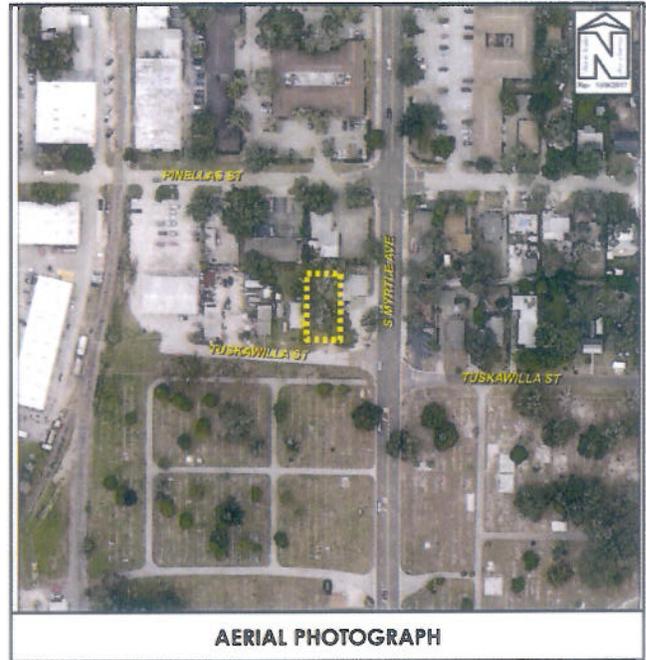
Background:

This case involves 0.145 acres of a 0.288-acre parcel located on the north side of Tuskawilla Street approximately 90 feet west of South Myrtle Avenue. The parcel, owned by Edward and James White Veterans of Foreign Wars (VFW) Post 10304 is comprised of two lots (Lots 13 and 14). The VFW has been located at the intersection of Tuskawilla Street and South Myrtle Avenue since 1976, and purchased the subject property (Lot 13) in 2003. The VFW utilizes a 644 square foot building located on Lot 14, and recently demolished a building that occupied Lot 13. As a result of the previous property acquisition, the parcel currently has two future land use designations: Institutional (I) on Lot 14 recognizing the VFW's social club use, and Residential/Office General (R/OG) on Lot 13, the proposed amendment area. 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 proposed amendment area (Lot 13) from Residential/Office General (R/OG) to Institutional (I), thereby establishing a uniform future land use designation across the parcel. A request to rezone the proposed amendment area from the Office (O) District to the Institutional (I) District is being processed concurrently with this case (see REZ2017-10011). The VFW has indicated it would like to expand, adding an accessory structure on the site; however, no site plan has been submitted at this time.



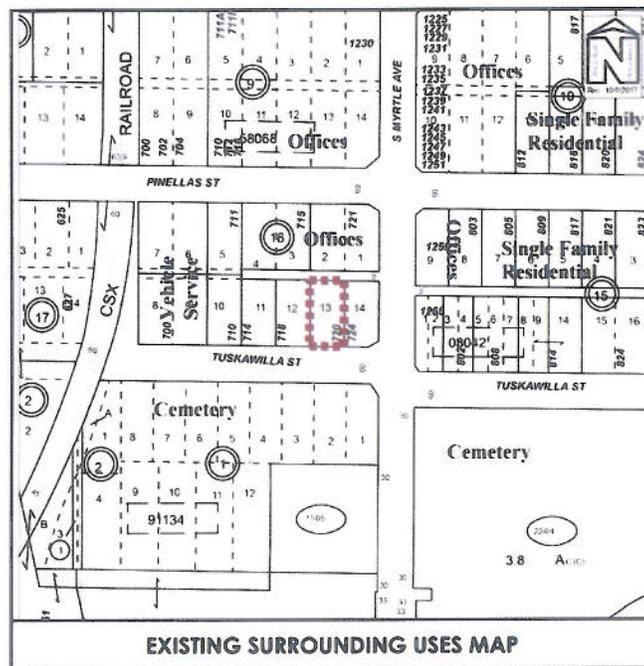
Map 1



Map 2

Vicinity Characteristics:

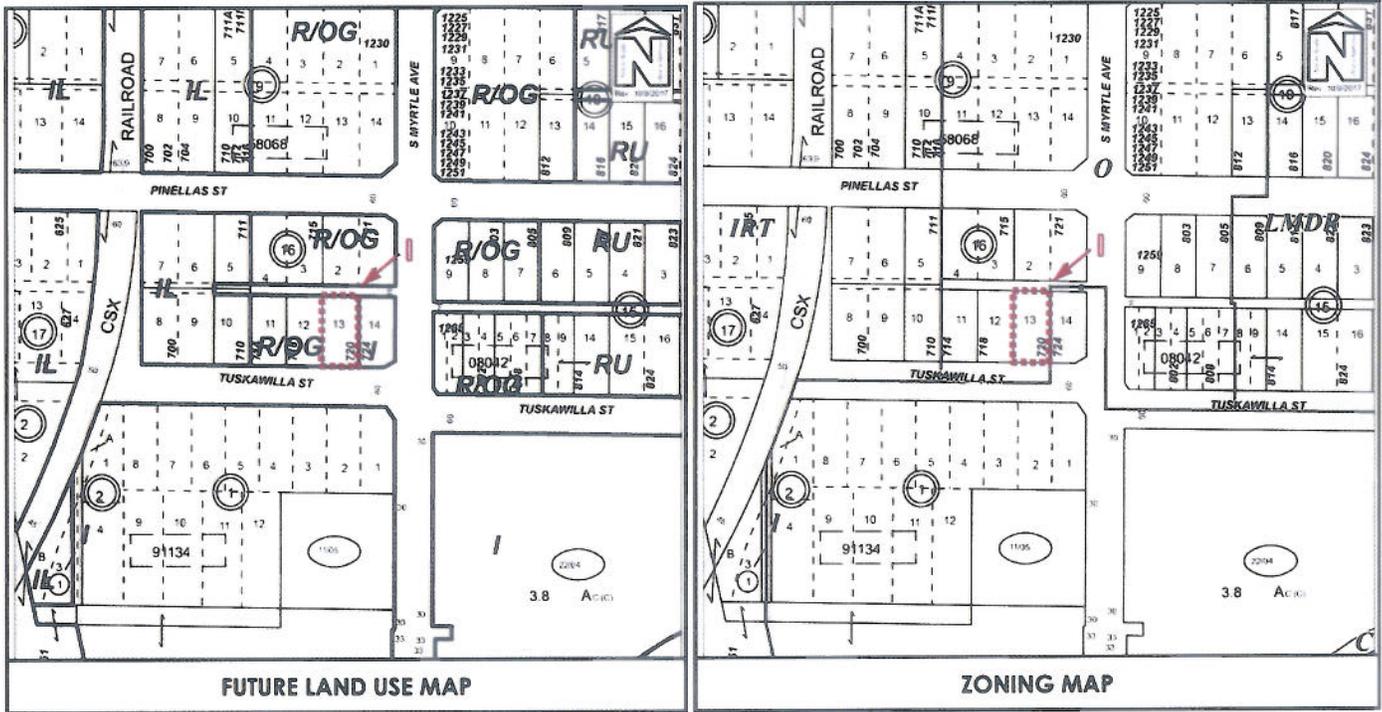
Map 3 shows the existing surrounding uses. The site is largely surrounded by offices, which are located to the west, north and east of the site, across South Myrtle Avenue. In addition, there are two single family homes and a vehicle service use to the west. To the south and southeast is the Clearwater Municipal Cemetery.



Map 3

As shown on Map 4, the abutting future land use designations are Residential/Office General (R/OG) and Institutional (I). The surrounding vicinity has areas designated Industrial Limited (IL) to the west and northwest, and Residential Urban (RU) farther east, across South Myrtle Avenue.

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

REVIEW CRITERIA:

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

Recommended Findings of Fact:

Applicable goals and objectives 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.

Objective A.4.1 The City's Concurrency Management System will ensure that compatibility of all proposed development with the capacities of the existing and planned support facilities for which a level of service has been adopted.

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 application of the Clearwater Community Development Code.

The VFW is already located on the parcel, but the future land use amendment is required to allow it to utilize the additional portion of the property for future expansion and/or accessory uses. The proposed Institutional (I) future land use designation is compatible with the surrounding office uses and cemetery. It is also compatible with the small number of single family houses in the neighborhood. 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 and objectives listed above.

Consistency with the Countywide Rules

Recommended Findings of Fact:

The underlying *Countywide Plan Map* category on the proposed amendment area is Office (O). The proposed amendment area is on the edge of two districts, with Office (O) also on the surrounding properties to the north and west, and Public/Semi-Public (P/SP) to the east and south. The proposed City of Clearwater future land use designation of Institutional (I) will necessitate an amendment from the Office (O) category to the Public/Semi-Public (P/SP) category in order to maintain consistency between the City's Future Land Use Map and the *Countywide Plan Map*.

Section 2.3.3.10 of the *Countywide Rules* states that the Public/Semi-Public (P/SP) category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are

consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features.

The proposed use, as indicated by the applicant, is a social club use, which is an appropriate use within the area and is 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 offices (north and east), cemetery (south and southeast), single family residential (west and east) and vehicle services (west). The continued use of the subject property as an expanded social club is compatible with the surrounding properties and neighborhood.

The proposed Institutional (I) future land use category primarily permits institutional development at a Floor Area Ratio (FAR) of 0.65. Residential equivalent uses are permitted at a density of 3 beds per dwelling unit at 12.5 dwelling units per acre. The future land use designations of surrounding properties include Residential/Office General (R/OG), Institutional (I) and Industrial Limited (IL).

The proposed Institutional (I) future land use category, which primarily allows for institutional uses such as churches, social clubs, schools, or residential equivalent uses, is consistent with the surrounding future land use designations that exist in the vicinity of the subject property. The proposed amendment will allow the existing VFW to potentially expand in the future, and the use will remain consistent and in character with the surrounding properties and neighborhood.

Recommended Conclusions of Law:

The proposed Institutional (I) 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 "R/OG"	Requested FLUM Designation "I"	Net Change
Site Area	0.145 AC (6,316 SF)	0.145 AC (6,316 SF)	
Maximum Development Potential	2 DUs 3,158 SF 0.50 FAR	0 DUs ¹ 4,105 SF 0.65 FAR	-2 DUs 947 SF 0.15 FAR
Notes: 1. Residential uses not permitted through consistent Institutional (I) 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 nonresidential development potential across the amendment area which would increase demand on most public facilities, but would not degrade them below acceptable levels as detailed below. The following analysis compares the maximum potential development of the proposed Institutional (I) future land use developed with a social club use (4,105 square feet) to the maximum development potential of the existing Residential/Office General (R/OG) future land use category developed with an office use (3,158 square feet). An increase in demand of the public facilities could be expected if the VFW expands; however, there is adequate capacity to serve the property.

Potable Water

The increase in development potential from this amendment would result in an increase in potable water use of 95.5 gallons per day. This is determined by comparing the potential potable water utilization of the maximum square footage allowed by the proposed land use developed with a social club use (410 gallons per day) to the potential utilization of an office built out to the maximum square footage allowed by the current land use designation (315 gallons per day).

Wastewater

The increase in development potential from this amendment would also result in an increase in wastewater production of 76 gallons per day. This is determined by comparing the potential wastewater generation of the proposed land use developed with a social club use (328 gallons) to the potential wastewater generation of the current land use designation developed with an office use (252 gallons).

Solid Waste

The proposed amendment could result in an increase of 15.7 tons per year of solid waste generated when comparing the amount of waste generated by a social club use to that of an office use. 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 north side of Tuskawilla Street approximately 90 feet west of South Myrtle Avenue. 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 (12 trips) is calculated based on the typical traffic generation numbers for the Office (O) category (89 trips per day per acre). The proposed *Countywide Plan Map* category of Public/Semi-Public (P/SP) (67 trips per day per acre) would decrease the amount of trips per day to 9 trips per day. This is a decrease of 3 trips per day compared to the number of trips under the current designation.

Recommended Conclusions of Law:

Based upon the findings of fact, it is determined that the proposed change will not result in the degradation 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/Office General (R/OG) to Institutional (I).

Prepared by Planning and Development Department Staff:  _____

Kyle Brotherton
Senior Planner

ATTACHMENTS: Ordinance No. 9097-18
Resume
Photographs of Site and Vicinity