



COMMUNITY DEVELOPMENT BOARD PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT

MEETING DATE: July 15, 2014
AGENDA ITEM: I.2.
CASE: LUP2014-04001
REQUEST: To amend the Future Land Use Map designation from Residential Urban (RU) to Institutional (I)
GENERAL DATA:
Agent..... Brian Aungst, Jr.
Applicant / Owner..... First Baptist Church of Clearwater, aka Calvary Baptist Church
Location..... 3049 and 3053 Cleveland Street, 3048 and 3054 Cherry Lane
Property Size..... 0.62 acres

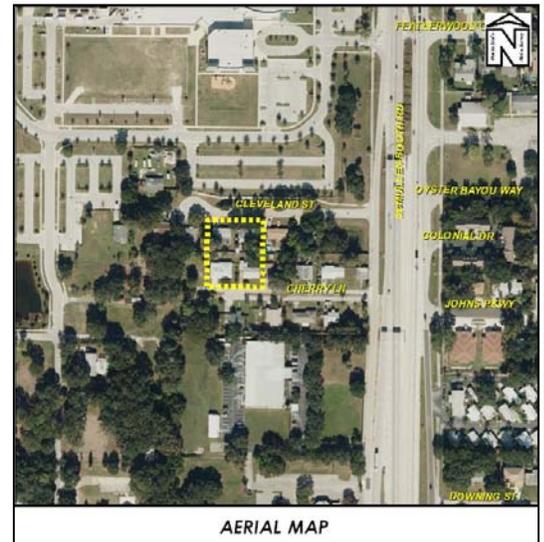
ANALYSIS:

Site Location and Existing Conditions:

This case consists of four parcels totaling 0.62 acres in size. Two parcels are located on Cleveland Street and two are located on Cherry Lane, both of which are south of Drew Street and west of McMullen Booth Road. Three of the four parcels are improved with single family houses, all of which are currently vacant. The parcels are owned by Calvary Baptist Church, which is located on the corner of Drew Street and McMullen Booth Road. The church has been purchasing parcels adjacent to and in the vicinity of the subject properties over the last several years in order to accommodate the growth of the church and associated school campus and athletic facilities, which include a football stadium and baseball field located west of the subject properties. The applicant has indicated that the properties will be used for an athletic building and parking. However, no site plans have been submitted at this time.

Request:

The request is to change the properties' Future Land Use Map designation of Residential Urban (RU) to Institutional (I). A request for a rezoning of the properties from Low Medium Density Residential (LMDR) to Institutional (I) is being processed concurrently with this case (see REZ2014-04001).



Vicinity Characteristics:

The properties are improved by single family detached homes which are currently vacant. Adjacent to the properties to the east and south are single family homes. Calvary Baptist Church and its facilities are located to the west, south and north. Approximately 522 linear feet, or 61 percent, of the perimeter property boundary abuts properties with a Future Land Use classification of Institutional (I) (See Figure 1 below). Approximately 38 linear feet, or 39 percent, of the perimeter property boundary abuts properties with a Future Land Use classification of Residential Urban (RU).

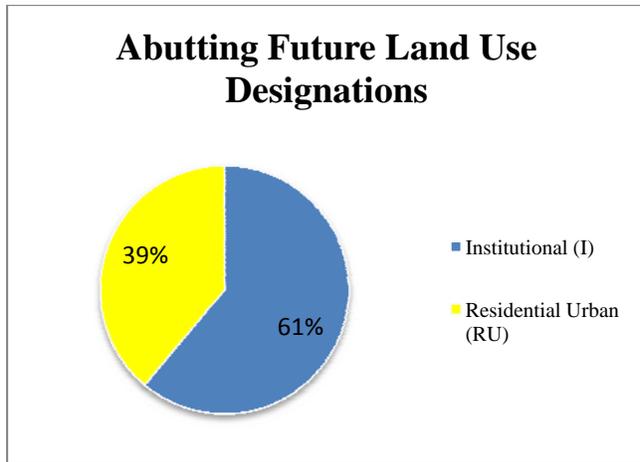


Figure 1

A complete listing of the surrounding land uses, Future Land Use Map designations and Zoning Atlas designations are shown in Table 1 below. In addition, a comparison between the uses and intensities allowed by the present and proposed Future Land Use Map designations appears in Table 2.

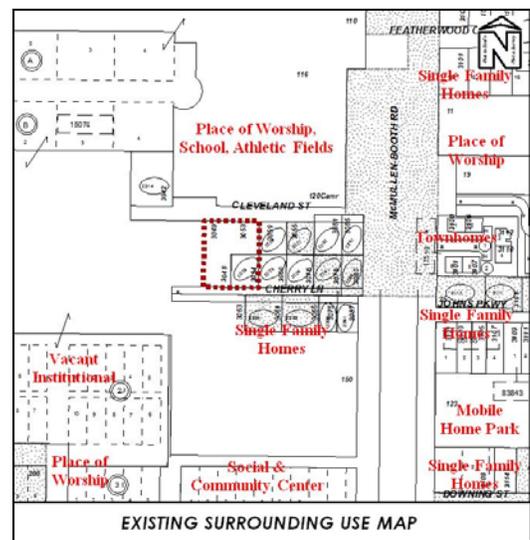
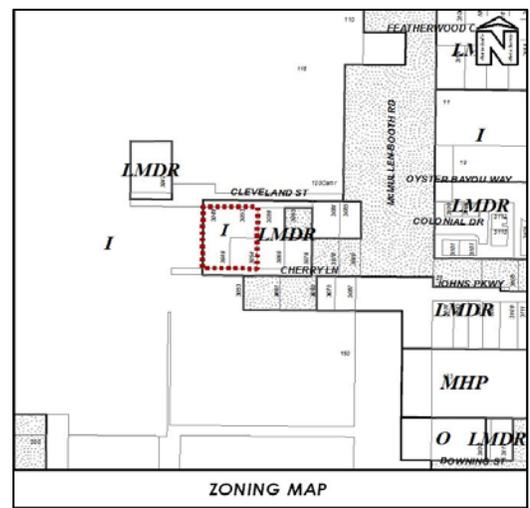
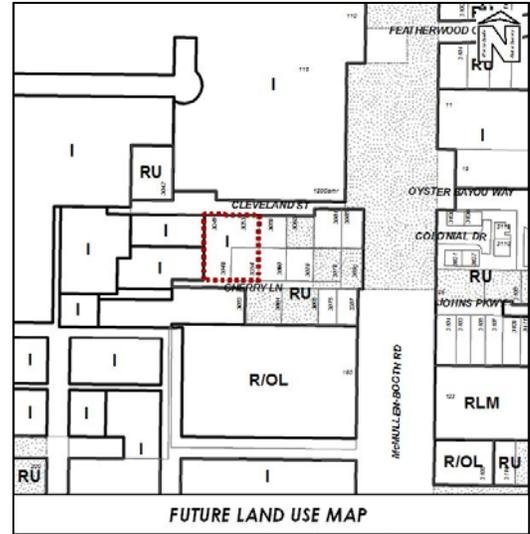


Table 1. Surrounding Future Land Use and Zoning Designations

Direction	Existing Conditions		
	Existing Use(s)	FLUM Designation	Zoning Atlas Designation
North:	Single Family Home, Calvary Baptist Church and Church auxiliary uses	Residential Urban (RU), Institutional (I)	Low Medium Density Residential (LMDR) and Institutional (I)
East:	Single Family Homes	Residential Urban (RU)	R-2 (County) and Low Medium Density Residential (LMDR)
South:	Single Family Homes, Calvary Baptist Church auxiliary uses	Institutional (I), Residential Urban (RU)	R-2 (County) and Institutional (I)
West:	Calvary Baptist Church auxiliary uses	Institutional (I)	Institutional (I)

Table 2. Uses and Intensities Allowed by Present and Proposed Future Land Use Designations

	Present FLUM Designation Residential Urban (RU)	Requested FLUM Designation Institutional (I)
Primary Uses:	Urban Low Density Residential	Public/Private Schools; Churches; Public Offices; Institutional
Maximum Density:	7.5 Dwelling Units Per Acre	12.5 Dwelling Units Per Acre
Maximum Intensity:	FAR 0.40; ISR 0.65	FAR 0.65; ISR 0.85
Consistent Zoning Districts:	Low Medium Density Residential (LMDR); Medium Density Residential (MDR)	Institutional (I)

REVIEW CRITERIA:

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

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	

RECOMMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

Recommended Findings of Fact:

Applicable goals, objectives 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 not permit development to occur unless an adequate level of service is available to accommodate the impacts of development. Areas in which the impact of existing development exceeds the desired levels of service will be upgraded consistent with the target dates for infrastructure improvements included in the applicable functional plan element.

Policy A.6.2.1 On a continuing basis, the Community Development Code and the site plan approval process shall be utilized in promoting infill development and/or planned developments that are compatible.

Objective B.1.4 The City shall specifically consider the existing and planned LOS of the road network affected by a proposed development when considering an amendment to the land use map, rezoning, subdivision plat or site plan approval.

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 following. The proposed integration of the properties into the larger church campus is compatible with the mix of uses in the area. When a site plan is submitted, the Community Development Code will be used to ensure compatibility with the remaining surrounding residential properties. This segment of McMullen Booth Road is currently operating at a Level of Service F, which is below the adopted roadway level of service standard, but the potential addition of 4 trips on this roadway is de minimis (a detailed public facilities analysis follows in this report).

Consistency with the Countywide Plan Rules

Recommended Findings of Fact:

Section 2.3.3.7.3 of the *Countywide Plan Rules* states that the purpose of the Institutional (I) future land use classification is to depict those areas of the county that are now used, or appropriate to be used, for public/semi-public institutional purposes and to recognize such areas consistent with the need, character and scale of the institutional use relative to surrounding uses, transportation facilities and natural resource features. Section 2.3.3.7.3 also states that the Institutional (I) future land use category is generally appropriate to those locations where educational, health, public safety, civic, religious and like institutional uses are required to serve the community and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.

The subject properties are located adjacent to Institutional (I) properties owned by the same institution (Calvary Baptist Church) which is on the southwest corner of Drew Street and McMullen Booth Road, both signalized arterial roads, in an area that contains a mix of residential, institutional and office uses. Future use of the subject properties for parking and an athletic building for the overall institutional (church) campus is consistent with the purposes of the Institutional (I) future land use category and compatible with surrounding properties and the neighborhood.

Recommended Conclusions of Law:

The proposed Future Land Use Map amendment is consistent with the purpose and locational characteristics of the *Countywide Plan 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 and institutional properties owned by the applicant. The future land use designations of surrounding properties include Institutional (I) and Residential Urban (RU). The proposed integration of the subject properties into the larger church campus for use of parking and a proposed athletic building on the subject properties is compatible with the surrounding properties and neighborhood.

The proposed Institutional (I) future land use category permits 12.5 units per acre and a floor area ratio (FAR) of 0.65. The future land use designations of surrounding properties include Residential Urban (RU) (7.5 Dwelling Units Per Acre; FAR 0.40), and Institutional (I).

Recommended Conclusions of Law:

The Institutional (I) future land use classification requested is consistent with the surrounding future land use classifications that exist in the vicinity of the subject properties. The proposed future land use designation will allow the development of additional institutional facilities and parking at a density and scale that is consistent with existing institutional and residential uses in the vicinity of the subject properties. As such, the proposed amendment will allow development that is in character with the surrounding area.

The proposed Institutional (I) future land use designation is in character with the overall 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 properties, the maximum development potential of the properties under the present and requested Future Land Use Map designations was analyzed (see Table 4). The request for amendment to the Institutional (I) Future Land Use Map category would increase the amount of development potential allowed on the site.

Table 4. Development Potential for Existing & Proposed FLUM Designations

	Present FLUM Designation "RU"	Requested FLUM Designation "I"	Net Change
Site Area	0.62 AC (27,007 SF)	0.62 AC (27,007 SF)	
Maximum Development Potential	4 DUs 10,802 SF 0.40 FAR	7 DUs 17,554 SF 0.65 FAR	3 DUs 6,759 SF 0.25 FAR
Abbreviations: FLUM – Future Land Use Map AC – Acres SF – Square feet DUs – Dwelling Units FAR – Floor Area Ratio			

As shown in Table 5, the proposed change will result in an increase in demand of public facilities and services, but will not degrade them below acceptable levels.

Table 5. Public Facilities Level of Service Analysis

Public Facility/Service	Maximum Potential Impact to Public Facilities/Services		Net Change	Capacity Available?
	Present FLUM Designation "RU"	Requested FLUM Designation "I"		
Streets	42 Trips ¹	119 Trips ¹	77	Yes
Potable Water ²	1,080 GPD ³	1,755 GPD ³	675	Yes
Wastewater ²	864 GPD ³	1,404 GPD ³	540	Yes
Solid Waste ²	8.6 Tons/Year	14 Tons/Year	5.4	Yes
Parkland ²	0 Acres ⁴	0 Acres ⁴	0	Yes
Notes:				
<ol style="list-style-type: none"> 1. Based on average daily trips per acreage figure, Pinellas County Countywide Plan Rules. <ul style="list-style-type: none"> • Residential Low (RU) – 68 vehicle trips per day per acre. • Institutional (I) – 192 vehicle trips per day per acre. 2. Analysis based on utilization rates for religious/civic facilities, which are nonresidential uses. 3. GPD – Gallons per day. 4. Based on 4.0 acres of parkland per 1,000 persons and 2.2 persons per unit. 				

As shown in Table 6 below, there is an increase in the potential maximum daily trips associated with the request for amendment to the Institutional (I) Future Land Use designation. The PM Peak Hour trips are projected to increase to 5,584 trips with the change in Future Land Use designation. This segment of McMullen Booth Road is currently operating at a Level of Service F, which is below the adopted roadway level of service standard, but the potential addition of 4 PM trips on this roadway is de minimis. McMullen Booth Road is listed as a constrained facility by the Pinellas County Metropolitan Planning Organization (MPO), which means that it cannot be expanded as necessary to alleviate a substandard level of service condition due to a policy or physical constraint. The potential increase of 4 PM Peak Hour trips on the roadway is de minimis on this segment of McMullen Booth Road.

Table 6. Maximum Potential Traffic

McMullen Booth Road	Existing Conditions	Current FLUM¹	Proposed FLUM²	Net New Trips
Potential Additional Maximum Daily Trips	N/A	42	119	77
Potential Additional Maximum PM Peak Hour Trips ³	N/A	7	11	4
Roadway Volume (Annual Average Daily)	58,697 ⁴	58,697	58,774	77
Roadway Volume (PM Peak Hour) ³	5,576	5,580	5,584	4
Roadway Level of Service PM Peak Hour	F⁴	F⁵	F⁵	
Adopted Roadway Level of Service Standard	D Peak Hour			
Abbreviations and Notes:				
N/A = Not Applicable.				
FLUM = Future Land Use Map, Clearwater Comprehensive Plan.				
1. Based on PPC calculations of <u>68</u> trips per day per acre in the Residential Urban (RU) future land use category.				
2. Based on PPC calculations of <u>192</u> trips per day per acre in the Institutional (I) future land use category.				
3. Based on MPO K-factor of 0.095.				
4. Source: Pinellas County Metropolitan Planning Organization 2013 Level of Service Report.				
5. Based on a comparison between the Pinellas County Metropolitan Planning Organization 2013 Level of Service Report and the 2012 Florida Department of Transportation Quality/Level of Service Handbook.				

Recommended Conclusions of Law:

Based upon the findings of fact, it is determined that the traffic generated by the proposed amendment will not result in the degradation of the existing level of service on McMullen Booth Road. There is an increase in demand for potable water and generation of wastewater, but there is adequate capacity to accommodate the maximum demand generated by the proposed amendment. Furthermore, solid waste, parkland and recreation facilities will not be affected by the proposed amendment.

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

Recommended Findings of Fact:

No wetlands appear to be located on the subject properties. The properties are intended to be integrated into the overall church campus for parking and an athletic building. Prior to redevelopment of these properties, site plan approval will be required.

Recommended Conclusions of Law:

Based on current information, no wetlands appear to be located on the subject properties. The intent of the applicant is to use the properties for parking and an athletic building. The proposed redevelopment is required to be compliant with the City’s tree preservation and storm water management requirements.

REVIEW PROCEDURE:

Approval of the Future Land Use Map amendment does not guarantee the right to develop the subject properties. The Future Land Use Map amendment is subject to approval by the Pinellas Planning Council and Board of County Commissioners acting as the Countywide Planning Authority. Based on the size of the parcel, review and approval by the Florida Department of Economic Opportunity (Division of Community Planning) is not required. The properties’ owner must comply with all laws and ordinances in effect at the time development permits are requested, including transportation concurrency provisions of the Concurrency Management System in Division 9, Community Development Code.

RECOMMENDATION:

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

Recommend APPROVAL of the request for Future Land Use Map amendment from the Residential Urban (RU) classification to the Institutional (I) classification.

Prepared by Planning and Development Department Staff: _____

Katie See
Planner III

ATTACHMENTS: Resume
Photographs of Site and Vicinity