



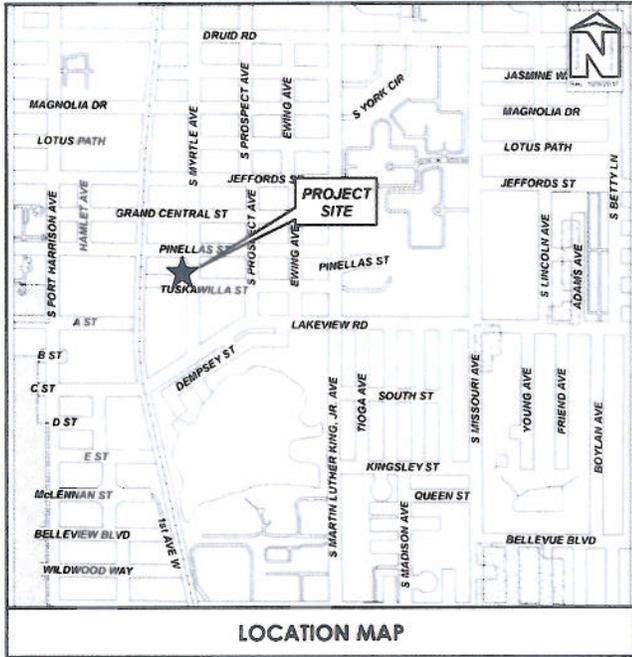
PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

| | |
|----------------------------|---|
| MEETING DATE: | December 19, 2017 |
| AGENDA ITEM: | H.2. |
| CASE: | REZ2017-10011 |
| REQUEST: | To amend the Zoning Atlas designation from Office (O) District to Institutional (I) District |
| RECOMMENDATION: | Approval |
| GENERAL DATA: | |
| <i>Applicant</i> | Robert Ankenbauer |
| <i>Owner</i> | Edward and James White VFW Posts 10304 |
| <i>Location</i> | 720 Tuskawilla Street, located on the north side of Tuskawilla Street approximately 90 feet west of South Myrtle Avenue |
| <i>Property Size</i> | 0.145-acre portion of a 0.288-acre parcel |

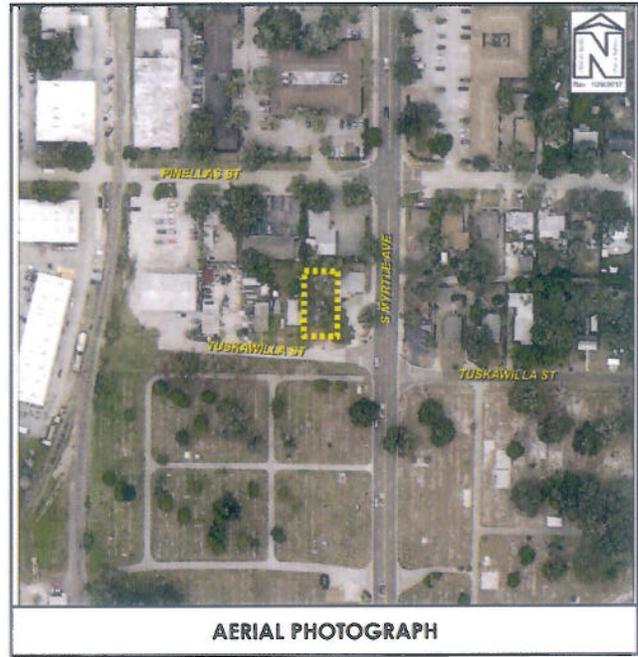
Background:

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 Zoning Atlas designation of the proposed amendment area (Lot 13) from Office (O) to Institutional (I), thereby making the entire parcel a consistent zoning designation. A request to amend the future land use category of the proposed amendment area from the Residential/Office General (R/OG) category to the Institutional (I) category is being processed concurrently with this case (see LUP2017-10010). 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.



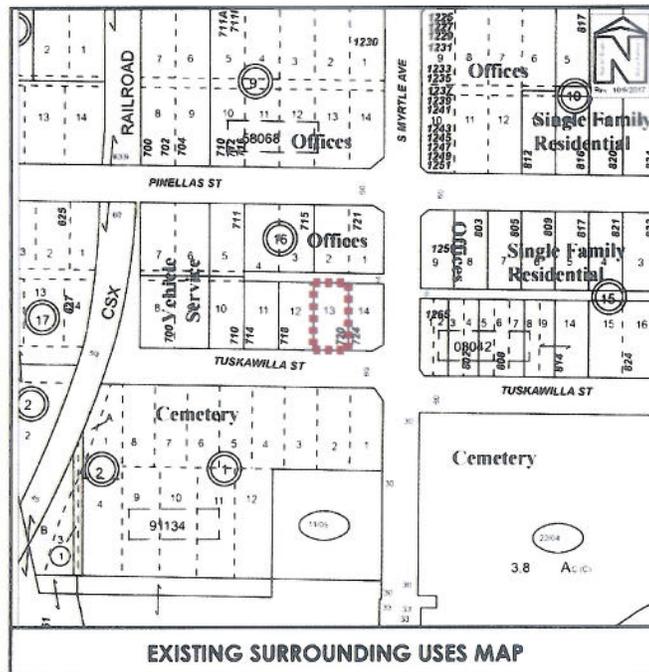
Map 1



Map 2

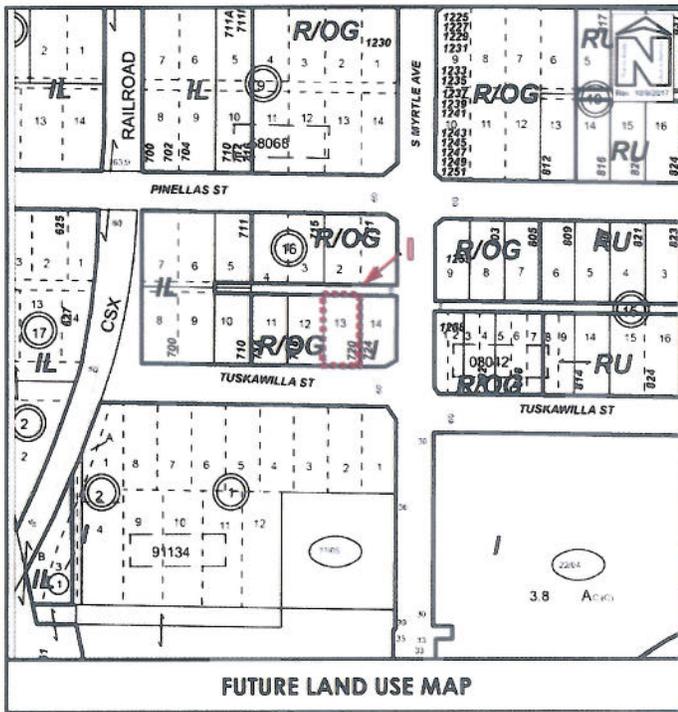
Vicinity Characteristics:

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.

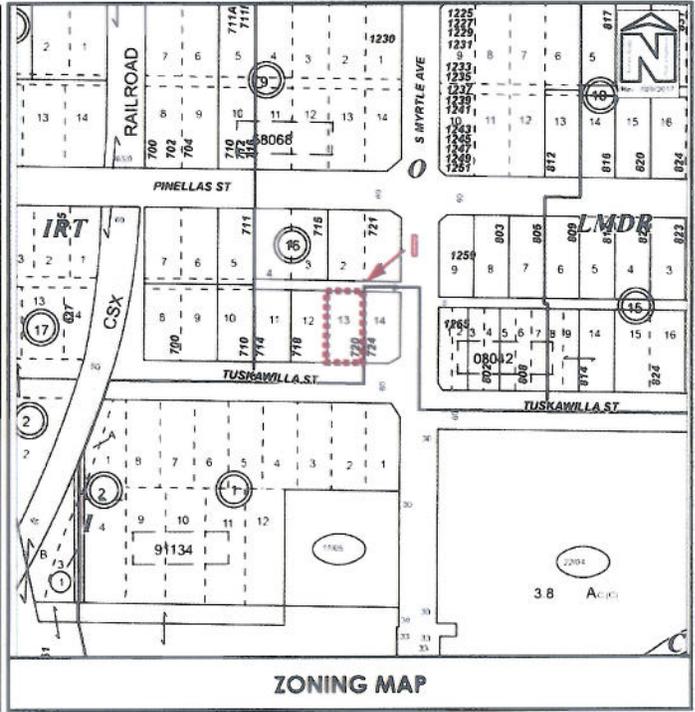


Map 3

As shown on Map 5, the abutting Zoning Atlas designations are Office (O) and Institutional (I). The surrounding vicinity has areas designated Industrial, Research and Technology (IRT) to the west and northwest, and Low Medium Density Residential (LMDR) farther east, across South Myrtle Avenue.



Map 4



Map 5

REVIEW CRITERIA:

Consistency with the Clearwater Comprehensive Plan and Community Development Code and Regulations [Sections 4-602.F.1]

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.

Applicable section of the Community Development Code which supports the proposed amendment:

Division 12. Institutional District, Section 2-1201. Intent and Purpose. The intent and purpose of the Institutional "I" District is to establish areas where public and private organizations can establish and operate institutions with a public interest in support of the quality of life of the citizens of the City of Clearwater without adversely impacting the integrity of adjacent residential neighborhoods, diminishing the scenic quality of the City of Clearwater or negatively impacting the safe and efficient movement of people and things within the City of Clearwater.

The VFW is already located on the parcel, but the Zoning Atlas amendment is required to allow it to expand and/or add accessory structures as indicated is desired by the applicant. The proposed Institutional (I) District is compatible with the surrounding office and vehicle services uses in addition to the single family residential neighborhoods and cemetery. 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 and the Community Development Code as indicated above.

Compatibility with Surrounding Property/Character of the City & Neighborhood [Section 4-602.F.2, 4-602.F.3 and Section 4-602.F.4]

Recommended Findings of Fact:

Existing surrounding uses consist of offices (east and north), cemetery (south and southeast), vehicle services (west) and two single family homes (west). The proposed use of the subject property as a social club (currently developed as such) is compatible with the surrounding properties and neighborhood.

The proposed Institutional (I) zoning district is consistent with the surrounding zoning districts 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 Office (O) zoning district is in character with the zoning districts 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 4-602.F.5]

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 (see Table 1). Even though this is a Zoning Atlas amendment application, maximum development potential is based on the underlying future land use, so for purposes of this analysis sufficiency of public facilities is based on the future land use map designation.

Table 1. 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.

Location of District Boundaries [Section 4-602.F.6]

Recommended Findings of Fact:

The location of the proposed Institutional (I) District is logical and consistent with the boundaries of the subject property (Lot 13).

Recommended Conclusions of Law:

The District boundaries are appropriately drawn in regard to location and classifications of streets, ownership lines, existing improvements and the natural environment.

SUMMARY AND RECOMMENDATION:

No amendment to the Zoning Atlas shall be recommended for approval or receive a final action of approval unless it complies with the standards contained in Section 4-602.F, Community Development Code. Table 2 below depicts the consistency of the proposed amendment with the standards pursuant to Section 4-602.F:

Table 2. Consistency with Community Development Code Standards for Review

| CDC Section 4-602 | Standard | Consistent | Inconsistent |
|-------------------|---|------------|--------------|
| F.1 | The proposed amendment is consistent with and features the goals, policies and objectives of the <i>Comprehensive Plan</i> and furthers the purposes of this Development Code and other city ordinances and actions designed to implement the plan. | X | |
| F.2 | The available uses to which the property may be put are appropriate to the property which is subject to the proposed amendment and compatible with existing and planned uses in the area. | X | |
| F.3 | The amendment does not conflict with the needs and character of the neighborhood and the city. | X | |
| F.4 | The amendment will not adversely or unreasonably affect the use of other property in the area. | X | |
| F.5 | The amendment will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonably or disproportionate manner. | X | |
| F.6 | The district boundaries are appropriately drawn with due regard to locations and classifications of streets, ownership lines, existing improvements and the natural environment. | X | |

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

Recommend APPROVAL of the Zoning Atlas amendment from Office (O) District to Institutional (I) District.

Prepared by Planning and Development Department Staff:



Kyle Brotherton
Senior Planner

ATTACHMENTS: Ordinance No. 9098-18

Resume

Photographs of Site and Vicinity