



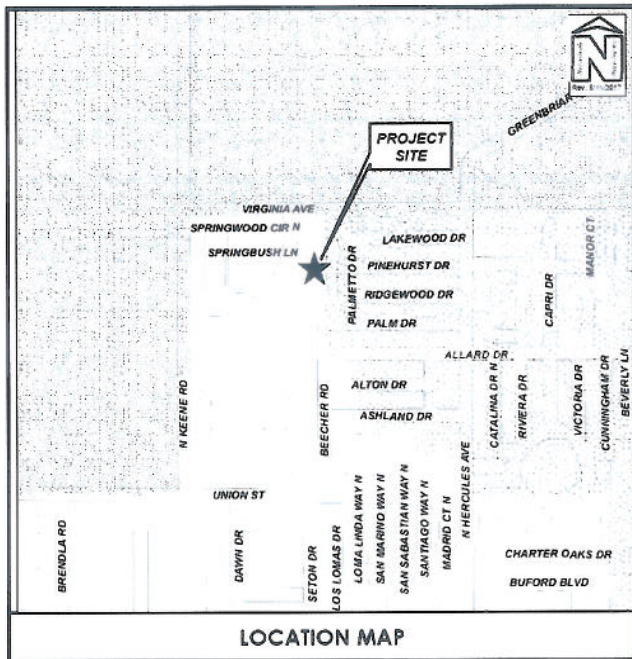
## PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

**MEETING DATE:** October 17, 2017  
**AGENDA ITEM:** E.1.  
**CASE:** LUP2017-05002  
**REQUEST:** To amend the Future Land Use Map designation from Institutional (I) to Residential Low Medium (RLM)  
**GENERAL DATA:**  
*Applicant* ..... Robert Pergolizzi, AICP/PTP, Gulf Coast Consulting, Inc.  
*Owner* ..... Macedonian Society of Florida Alexander the Great, Inc.  
*Location* ..... 1895 Virginia Avenue, approximately 1,200 feet east of Keene Road  
*Property Size* ..... 3.08-acre portion of a 3.615-acre parcel

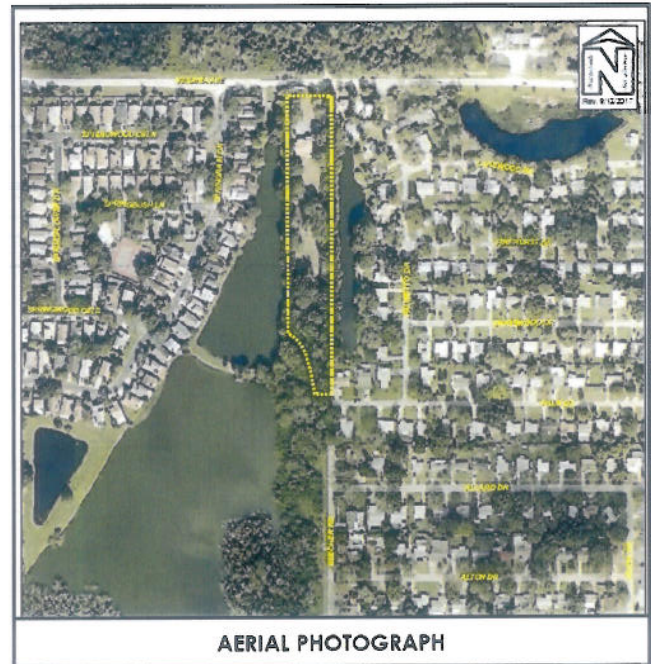
### Background:

This case involves 3.08-acres of a 3.615 acre property located on the south side of Virginia Avenue approximately 1,200 feet east of Keene Road. The parcel is currently owned by the Macedonian Society of Florida Alexander the Great, Inc. A single 2,400 square foot building occupies the site, which the Macedonian Society previously used as a social club. 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 for a 3.08-acre portion of the property from Institutional (I) to Residential Low Medium (RLM). The applicant has indicated the site will be redeveloped with townhomes / villas; however, no site plan has been submitted at this time. A request to rezone the proposed amendment area from the Institutional (I) District to the Medium Density Residential (MDR) District is being processed concurrently with this case (see REZ2017-05003). The existing Preservation (P) area designated along the southwestern portion of the property is not proposed to change. The applicant indicated that a jurisdictional wetland survey will be provided at the time of site plan review, at which time the Preservation (P) boundary might be adjusted to reflect the actual wetland boundaries.



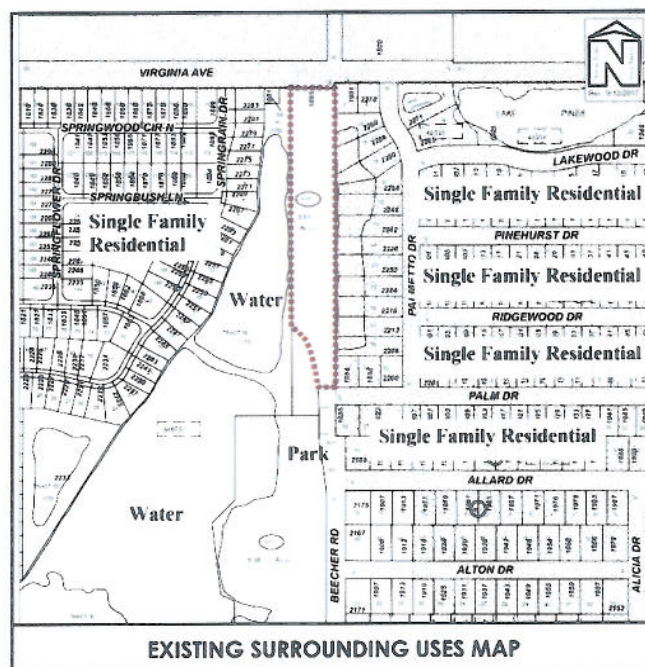
Map 1



Map 2

### Vicinity Characteristics:

Map 3 shows the existing surrounding uses. A small lake (Spring Lake) and drainage pond serve as buffers between the property and single family residential neighborhoods to the west and east. There is also a City park (Spring Lake Park) situated to the south of the subject property. To the north, across Virginia Avenue, is a vacant parcel in unincorporated Pinellas County.

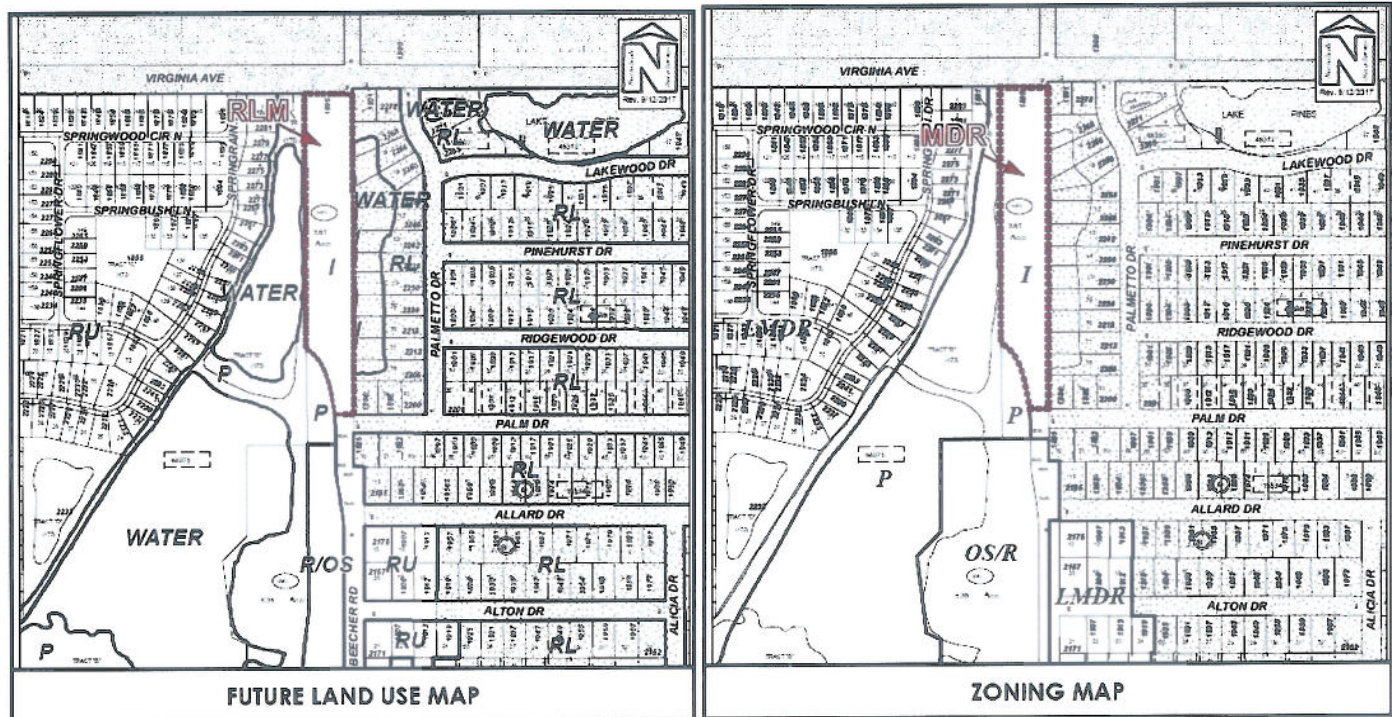


Map 3



As shown on Map 4, the abutting future land use designations are Residential Urban (RU) to the west, Residential Low (RL) to the east, Residential Suburban (RS) to the north (Pinellas County), and Preservation (P) and Recreation/Open Space (R/OS) to the south. All of the adjacent properties to the east are within unincorporated Pinellas County. Spring Lake to the west is designated as Water/Drainage Feature on the City's Future Land Use Map with areas of Preservation (P) designated around the lake. The drainage pond to the east is identified as water, but officially is undesignated by the County.

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 Institutional (I)	Requested FLUM Designation Residential Low Medium (RLM)
<b>Primary Uses:</b>	Public/Private Schools; Churches; Public Offices; Hospitals; Residential Equivalent	Low to Moderate Density Residential; Residential Equivalent
<b>Maximum Density:</b>	12.5 Dwelling Units Per Acre	10 Dwelling Units Per Acre
<b>Maximum Intensity:</b>	FAR 0.65; ISR 0.85	FAR 0.50; ISR 0.75
<b>Consistent Zoning Districts:</b>	Institutional (I)	Medium Density Residential (MDR); Mobile Home Park (MHP)



**REVIEW CRITERIA:****Consistency with the Clearwater Comprehensive Plan [Sections 4-603.F.1 and 4-603.F.2]****Recommended Findings of Fact:**

*Applicable goals, objectives 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.

Objective A.6.2 The City of Clearwater shall continue to support innovative planned development and mixed land use development techniques in order to promote infill development that is consistent and compatible with the surrounding environment.

Policy A.6.2.2 Encourage land use conversions on economically underutilized parcels and corridors, and promote redevelopment activities within these areas.

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.

Objective C.1.1 Assure an adequate supply of housing in Clearwater by providing for additional new dwelling units in a variety of types, costs, and locations to meet the needs of the residents of the City of Clearwater.

The proposed Residential Low Medium (RLM) future land use designation is compatible with the surrounding single family residential uses. The applicant has indicated the intention to redevelop the property with attached dwellings (townhomes / villas). 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). The Residential Low Medium (RLM) designation allows for less intense development than the current Institutional (I) designation.

**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, objectives 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). Properties to the north, east and west are designated Residential Low Medium (RLM), with Preservation (P) and Recreation/Open Space (R/OS) to the south. The proposed City of Clearwater future land use designation of Residential Low Medium (RLM) is consistent with the *Countywide Plan Map* category of Residential Low Medium (RLM).

Section 2.3.3.2 of the *Countywide Rules* states that the Residential Low Medium (RLM) category is intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.

The proposed use, as indicated by the applicant, is attached dwellings, which is an appropriate use within the area; therefore, an amendment to the Residential Low Medium (RLM) category on the *Countywide Plan Map* will be required in order to maintain consistency between the City's Future Land Use Map and the *Countywide Plan Map*. If, at the time of site plan review, the provided jurisdictional wetland survey indicates that the area designated Preservation (P) is incorrect, City staff will coordinate with Forward Pinellas staff to make the appropriate adjustments based on the provided survey.

### **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:**

Single family homes lie to the west, south and east of the subject property. To the north, across Virginia Avenue, is a vacant property within unincorporated Pinellas County. Spring Lake separates the subject property from the residential uses to the west, and a drainage pond does the same for the properties to the east. A City-owned park is situated south of the subject property.

The proposed Residential Low Medium (RLM) future land use category primarily permits residential development at a density of 10 dwelling units per acre. The future land use designations of surrounding properties include Residential Low (RL), Residential Urban (RU), Recreation/Open Space (R/OS) and Preservation (P).

The proposed Residential Low Medium (RLM) future land use category is consistent with the surrounding future land use designations that exist in the vicinity of the subject property, which primarily allow low and urban low density residential uses. The proposed amendment will allow development that is in character with the surrounding properties and neighborhood.



**Recommended Conclusions of Law:**

The proposed Residential Low Medium (RLM) 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 "I"	Requested FLUM Designation "RLM"	Net Change
Site Area	3.08 AC (134,164 SF)	3.08 AC (134,164 SF)	
Maximum Development Potential	38 DUs 87,207 SF 0.65 FAR	30 DUs 67,082 SF 0.50 FAR	-8 DUs -20,125 SF -0.15 FAR
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 a decrease in development potential across the amendment area which would reduce demand on most public facilities as detailed further below. The following analysis compares the maximum potential development of the proposed Residential Low Medium (RLM) future land use developed with a residential use (30 dwelling units) to the maximum development potential of the existing Institutional (I) future land use category developed with a nonresidential use (87,207 square feet).

***Potable Water***

The reduction in development potential from this amendment would result in a decrease in potable water use. This is determined by taking the potential potable water utilization of the maximum number of dwelling units allowed by the proposed land use (7,812 gallons per day) and subtracting the potential utilization of a nonresidential development built to the maximum square feet of allowed by the current land use designation (8,720 gallons per day).

***Wastewater***

The proposed amendment will result in the reduction in development potential; however, a slight increase in wastewater production could occur. This is determined by comparing the potential wastewater generation of the proposed land use developed with a residential use (7,030 gallons) to the potential wastewater generation of the current land use designation developed with a nonresidential use (6,976 gallons).

### *Solid Waste*

The proposed amendment will result in an increase of 6.2 tons per year of solid waste generated when comparing the amount of waste generated by a nonresidential use to that of 30 dwelling units. 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 south side of Virginia Avenue approximately 1,200 feet east of Keene Road. The number of trips per day (242 trips) will not change based on the typical traffic impacts figure (trips per day per acres) in the *Countywide Rules* for the current and proposed land use categories, which is the standard used to evaluate potential impacts for Future Land Use Map amendments. The existing *Countywide Plan Map* category of Residential Low Medium (RLM) has a traffic generation rate of 67 trips per day per acre, which is the same rate as an institutional use within the existing Public/Semi-Public *Countywide Plan Map* category.

### 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:**

The applicant has indicated that wetlands are being delineated and surveyed for accuracy, and they will provide a jurisdictional wetland survey at the time of site plan application. Prior to redevelopment of this property, site plan approval will be required, and a tree inventory prepared by a certified arborist and a landscaping plan must be included. The City's codes require that development is compliant with the City's tree preservation, landscaping and stormwater management requirements. The Community Development Code requires that a vegetative buffer shall be provided on all lands within 25 feet of any property designated on the Zoning Atlas as Preservation (P), or any property determined to be wetlands under the jurisdiction of the State of Florida ("jurisdictional wetlands"); and all lands within 15 feet of the top of the bank of any creeks, channels, or related waterways which contain jurisdictional wetlands.

**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. Standards for Land Use Plan Amendments*

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 Institutional (I) to Residential Low Medium (RLM).

Prepared by Planning and Development Department Staff:



Kyle Brotherton  
Senior Planner

ATTACHMENTS: Ordinance No. 9046-17

Resume

Photographs of Site and Vicinity