



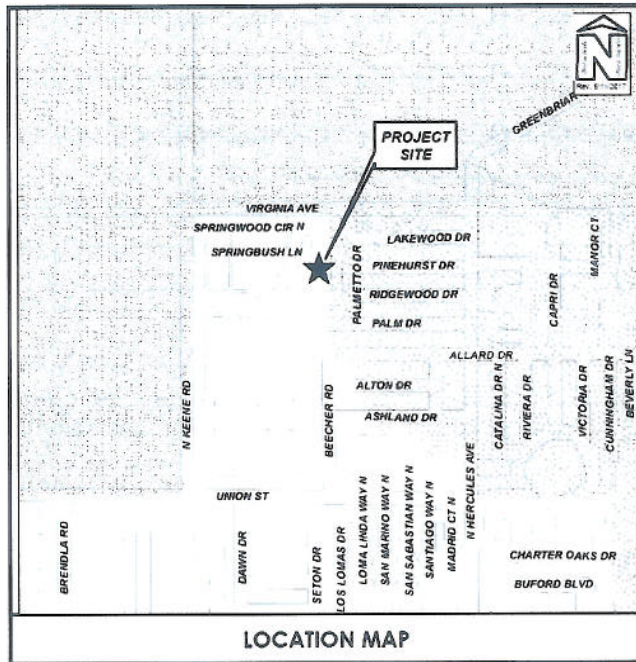
PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: October 17, 2017
AGENDA ITEM: E.2.
CASE: REZ2017-05003
REQUEST: To amend the Zoning Atlas designation from Institutional (I) to Medium Density Residential (MDR)
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

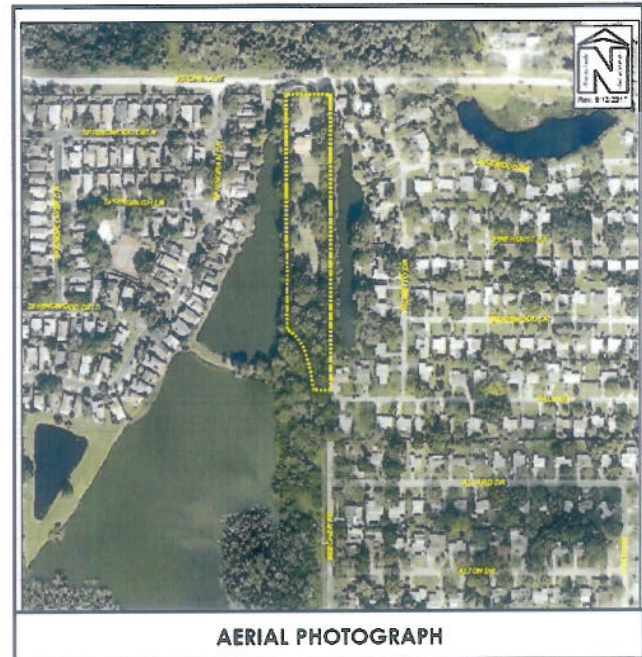
Background:

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 property's Zoning Atlas designation of Institutional (I) District to Medium Density Residential (MDR) District. 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 amend the property from the Institutional (I) Future Land Use Map designation to the Residential Low Medium (RLM) Future Land Use Map designation is being processed concurrently with this case (see LUP2017-05002). 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.



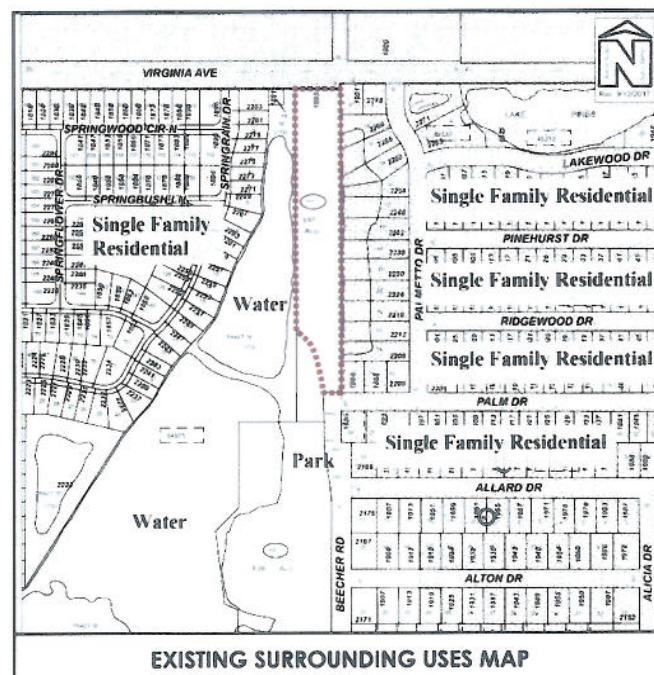
Map 1



Map 2

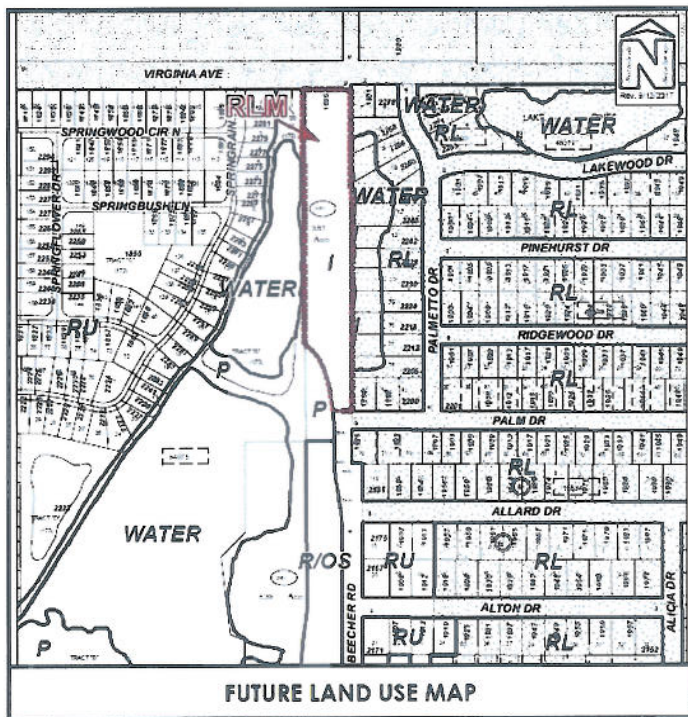
Vicinity Characteristics:

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.

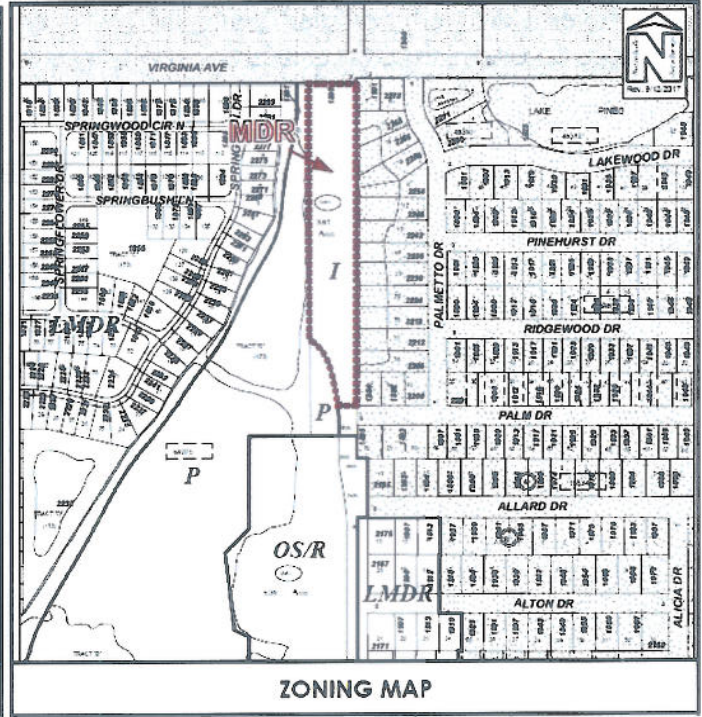


Map 3

As shown on Map 5, the abutting zoning districts are Low Medium Density Residential (LMDR) and Preservation (P) to the west and Preservation (P) and Open Space/Recreation (OS/R) to the south. To the east is unincorporated Pinellas County, which has a current zoning of R-3, Single Family Residential. The zoning for the vacant property to the north, which is unincorporated Pinellas County, is A-E Agricultural Estate Residential.



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, 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 in 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.

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

Division 3. Medium Density Residential, Section 2-301. Intent and Purpose. The intent and purpose of the Medium Density Residential District ("MDR") is to protect and preserve the integrity and value of existing, stable residential neighborhoods of medium density while at the same time, allowing a careful and deliberate redevelopment and revitalization of existing neighborhoods in need of revitalization or neighborhoods with unique amenities which create unique opportunities to increase property values and the overall attractiveness of the City.

The proposed Medium Density Residential (MDR) is compatible with the surrounding single family residential uses and park. The applicant is intending to redevelop the property with residential uses, though no site plan has been submitted. 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.

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:

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 the drainage pond does the same for the properties to the east. A City-owned park is situated to the west of the subject property.

The proposed Medium Density Residential (MDR) zoning district requested is consistent with the surrounding zoning districts that exist in the vicinity of the subject property. The proposed Medium Density Residential (MDR) zoning district will allow for the redevelopment of the property with single family or attached residential uses, such as townhomes or villas. As such, the proposed amendment will allow development that is in character with and beneficial to the surrounding properties and neighborhood.

Recommended Conclusions of Law:

The proposed Medium Density Residential (MDR) 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 "I"	Requested FLUM Designation "RLM"	Net Change
Site Area	3.08 AC (134,164 SF)	3.08 AC (157,469 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 existing Institutional (I) future land use category developed with the maximum development potential (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 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.

Location of District Boundaries [Section 4-602.F.6]**Recommended Findings of Fact:**

The location of the proposed Medium Density Residential (MDR) is consistent with the boundaries of the subject property. The proposed Medium Density Residential (MDR) District is compatible with the single family residential to the west, south and east, as well as the small park to the south.

Recommended Conclusions of Law:

The District boundaries are appropriately drawn and are compatible with the surrounding uses and zoning districts. Furthermore, it has been indicated that a wetland survey will be submitted at the time of site plan application.

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 3 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

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 Institutional (I) to Medium Density Residential (MDR).

Prepared by Planning and Development Department Staff: 

Kyle Brotherton
Senior Planner

ATTACHMENTS: Ordinance No. 9047-17

Resume

Photographs of Site and Vicinity