



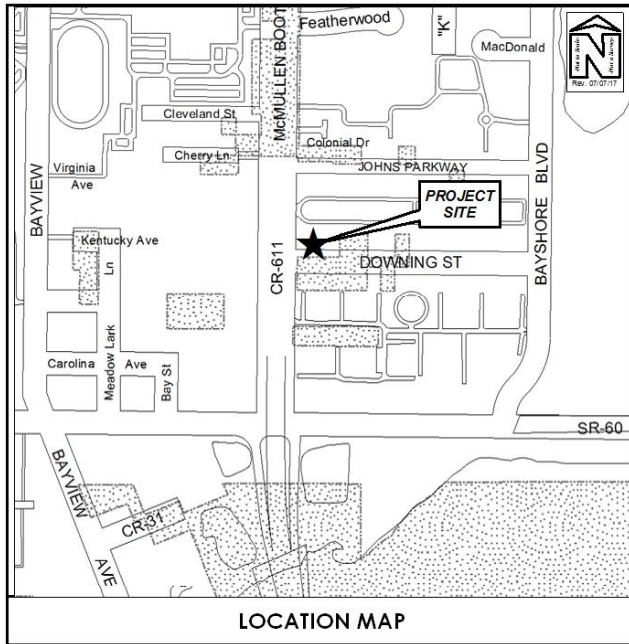
PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: October 17, 2017
AGENDA ITEM: E.3.
CASE: LUP2017-06003
REQUEST: To amend the Future Land Use Map designation from Residential/Office Limited (R/OL) to Residential Urban (RU)
GENERAL DATA:
Applicant Michael A. Ciaramello
Owner Michael A. Ciaramello
Location 3108 Downing Street, at the northeast corner of South McMullen Booth Road and Downing Street
Property Size 0.42-acre portion of a 0.466-acre property

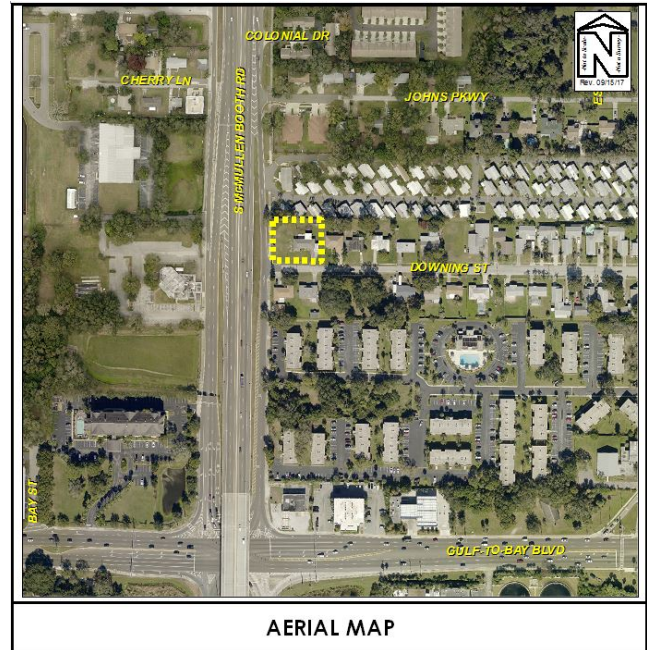
Background:

This case involves 0.42-acres of a 0.466-acre property located at the northeast corner of South McMullen Booth Road and Downing Street. The parcel is currently owned by Michael A. Ciaramello. An approximately 2,000 square foot single family home occupies the site. In 2004 the subject property was comprised of three platted lots (Lots 1, 2 and 3) which were annexed into City (ANX2004-05009). At that time, Lots 1 and 2 were designated Residential/Office Limited (R/OL) and Lot 3 was designated Residential Urban (RU) on the City's Future Land Use Map. In 2005 Lot 3, excluding the western 14 feet, was sold. The subject property (now Lots 1, 2 and the west 14 feet of Lot 3) continues to have two future land use designations. 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 the 0.42-acre portion of property from Residential/Office Limited (R/OL) to Residential Urban (RU). The applicant has indicated he may be interested in redeveloping the property with multiple single family homes; however, no site plan has been submitted at this time. A request to rezone the proposed amendment area from the Office (O) District to the Low Medium Density Residential (LMDR) District is being processed concurrently with this case (see REZ2017-06004).



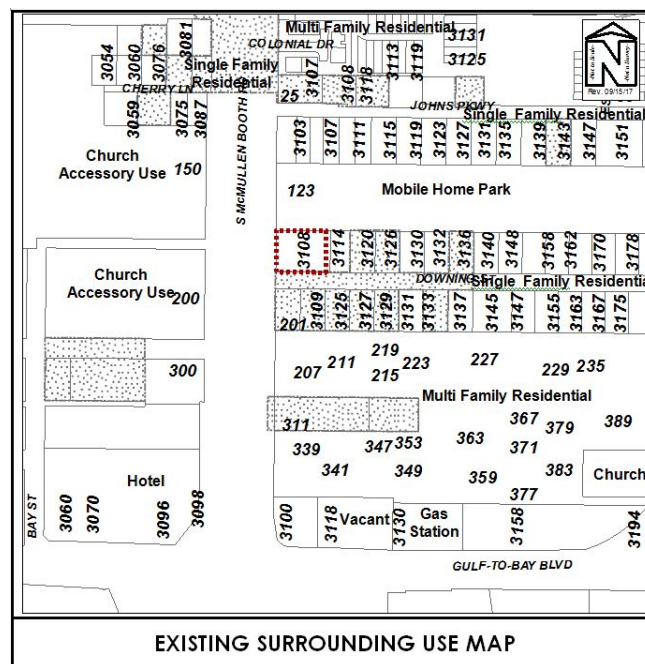
Map 1



Map 2

Vicinity Characteristics:

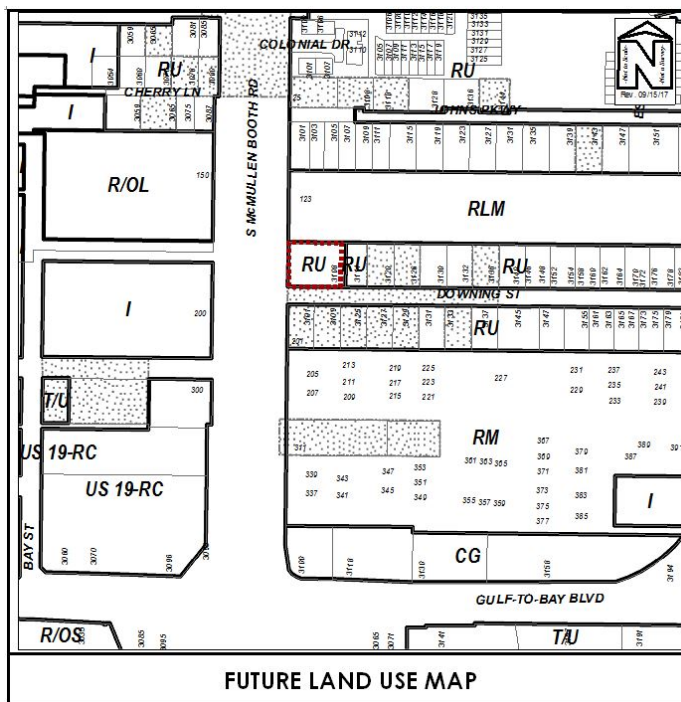
Map 3 shows the existing surrounding uses. The property abuts the northbound access road to South McMullen Booth Road on the west, a mobile home park to the north and single family homes to the east and south. Further north are attached dwellings. To the west across South McMullen Booth road is a mix of institutional (Calvary Baptist Church and accessory uses) and single family homes.



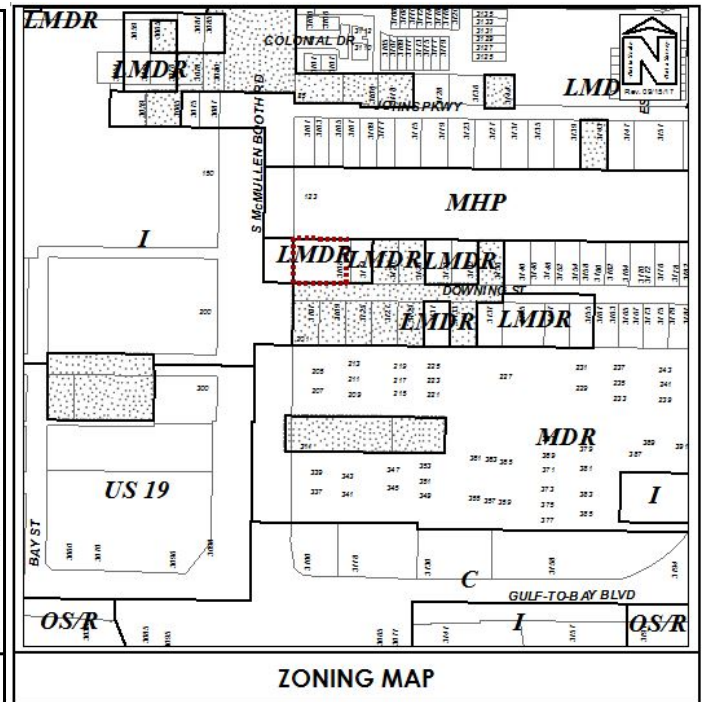
Map 3

As shown on Map 4, the abutting future land use designations are Residential Urban (RU) to the south and east, Residential Low Medium (RLM) to the north, and Institutional (I) to the west across South McMullen Booth Road. Adjacent properties directly to the south are within unincorporated Pinellas County and the property at the southwest corner has a future land use designation of Residential/Office Limited (R/OL) while the other properties to the east are Residential Urban (RU). The surrounding vicinity has a wider mix of future land use designations including Residential Urban (RU) to the north and west, Residential/Office Limited (R/OL) to the northwest, US 19 Regional Center to the southwest, and Residential Medium (RM) and Commercial General (CG) to the south.

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 Limited	Requested FLUM Designation Residential Urban (RU)
Primary Uses:	Low Density Residential; Residential Equivalent; Office	Urban Low Density Residential; Residential Equivalent
Maximum Density:	7.5 Dwelling Units Per Acre	7.5 Dwelling Units Per Acre
Maximum Intensity:	FAR 0.40; ISR 0.75	FAR 0.40; ISR 0.65
Consistent Zoning Districts:	Office (O)	Low Medium Density Residential (LMDR); Medium Density Residential (MDR)

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.

Policy A.6.2.2 Encourage land use conversions on economically underutilized parcels and corridors, and promote redevelopment activities win 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 Urban (RU) future land use designation is compatible with the surrounding single family residential uses. The applicant has indicated the possibility of redeveloping the property with multiple single family homes. 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 Urban (RU) designation allows for the same density and intensity development as the current Residential/ Office Limited (R/OL) designation, except it establishes a lower impervious surface ratio.

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 Office (O). Properties to the north, east and south are designated Residential Low Medium (RLM), with two Office (O) parcels immediately south (developed with detached dwellings) and Public/Semi-Public (P/SP) to the west, across South McMullen Booth Road. The proposed City of Clearwater future land use designation of Residential

Urban (RU) is consistent with the *Countywide Plan Map* category of Residential Low Medium (RLM) and an amendment to the Countywide Map will be processed.

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 current and future use, as indicated by the applicant, is residential, 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*.

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 south and east of the subject property. To the north are mobile homes and to the west, across South McMullen Booth Road, are accessory uses for the Calvary Baptist Church.

The proposed Residential Urban (RU) future land use category primarily permits residential development at a density of 7.5 dwelling units per acre. The future land use designations of surrounding properties include Residential Urban (RU), Residential Low Medium (RLM) and Institutional (I).

The proposed Residential Urban (RU) future land use category is consistent with the surrounding future land use designations that exist in the vicinity of the subject property. The proposed amendment will allow development that is in character with the surrounding properties and neighborhood.

Recommended Conclusions of Law:

The proposed Residential Urban (RU) 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 property, the maximum development potential of the property under the present and requested City Future Land Use Map designations were analyzed (see Table 2).

Table 2. Development Potential for Existing & Proposed FLUM Designations

	Present FLUM Designations “R/OL”	Requested FLUM Designation “RU”	Net Change
Site Area	0.424 AC (18,469 SF)	0.424 AC (18,469 SF)	
Maximum Development Potential	3 DUs 7,387 SF 0.40 FAR	3 DUs Zero SF 0.40 FAR	No change -7,387 No change
Abbreviations: FLUM – Future Land Use Map AC – Acres SF – Square feet <div style="display: inline-block; width: 45%; vertical-align: top;"> DUs – Dwelling Units FAR – Floor Area Ratio </div>			

As shown in the table, the proposed amendment does not result in change in development potential and will not change demand on most public facilities as detailed further below. It should be noted that while there is a Floor Area Ratio (FAR) listed for the Residential Urban (RU) Future Land Use Map designation, FAR is not used to regulate residential uses and there are no non-residential uses permitted through the requested Low Medium Density Residential (LMDR) District zoning; therefore, the square footage development potential is zero. The following analysis compares the maximum potential development of the proposed Residential Urban (RU) future land use developed with a residential use (3 dwelling units) to the maximum development potential of the existing Residential/Office Limited (R/OL) future land use category developed with a nonresidential use (7,387 square feet).

Potable Water

The proposed amendment will result in a slight increase 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 (781 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 (738 gallons per day).

Wastewater

The proposed amendment will result in additional wastewater production of approximately 113 gallons per day. This is determined by taking the potential wastewater generation of the proposed land use developed with a residential use (703 gallons) and subtracting the potential wastewater generation of the current land use designation developed with a nonresidential use (590 gallons).

Solid Waste

The proposed amendment will result in a decrease of 12.3 tons of solid waste generated annually when comparing the amount of waste generated by an office use to that of three 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 already 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 Downing Street at the northeast corner of Downing Street and the northbound access road for South McMullen Booth Road. The amendment will reduce the number of trips per day (28 trips) 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 Office (O) has a traffic generation rate of 89 trips per day per acre, while the proposed Residential Low Medium (RLM) has a lower traffic generation rate of 67 trips per day per acre.

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:

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 may be required. 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. 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 Residential/Office Limited (R/OL) to Residential Urban (RU).

Prepared by Planning and Development Department Staff:



Ellen Crandall
Senior Planner

ATTACHMENTS: Ordinance No. 9072-17
Resume
Photographs of Site and Vicinity