



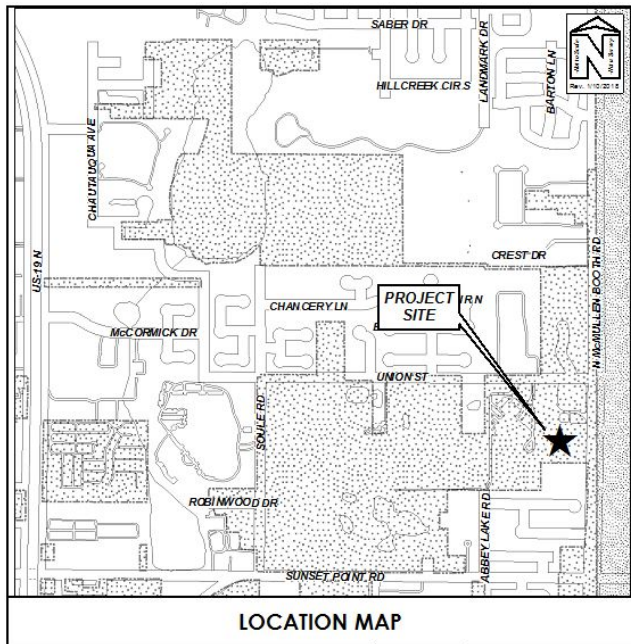
PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE:	February 20, 2018
AGENDA ITEM:	G.1.
CASE:	LUP2017-09009
REQUEST:	To amend the Future Land Use Map designation from Residential Suburban (RS) to Residential Low Medium (RLM) upon annexation
GENERAL DATA:	
<i>Applicant</i>	T. Truett Gardner & Gardner Brewer Martinez-Monfort, P.A.
<i>Owner</i>	MB Investments of Clearwater, Ltd./ Laura Weikel; Sarah Davidson; Paul McMullen, Sr.
<i>Location</i>	1990 North McMullen Booth Road, located on the west side of North McMullen Booth Road approximately 500 feet south of Union Street.
<i>Property Size</i>	7.62 acres

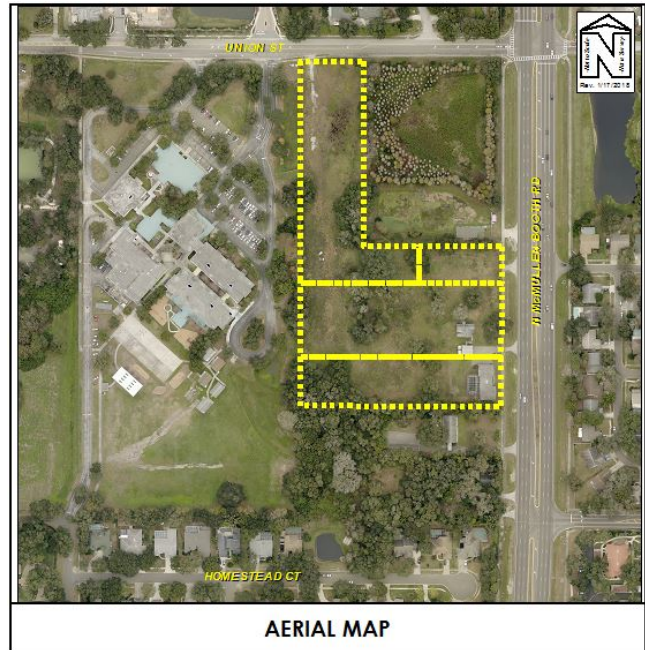
Background:

This case involves four parcels totaling 7.62 acres located on the west side of North McMullen Booth Road approximately 500 feet south of Union Street. The parcels are owned by MB Investments of Clearwater, Ltd., Laura Weikel, Sarah Davidson and Paul McMullen, Sr. Two of the four parcels are vacant and the remaining two are occupied by single family homes. The subject property is within Pinellas County's jurisdiction, and the applicant has submitted a Petition for Annexation (ANX2017-09020) that is being processed concurrently with this case at the March 15, 2018 City Council meeting. Annexation is required in order to connect to City services when the site is redeveloped in the future. 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 of the subject property from Residential Suburban (RS) (Pinellas County) to Residential Low Medium (RLM) (City of Clearwater). A request to rezone the parcels from the Agricultural Estate (AE) Residential District (Pinellas County) to the Medium Density Residential (MDR) District (City of Clearwater) is being processed concurrently with this case (REZ2017-09009). The applicant has indicated they would like to develop an assisted living facility on the site, which would require a Flexible Development (FLD) application; however, no site plan has been submitted at this time. The applicant understands all necessary approvals and permits must be obtained before development of the subject site occurs.



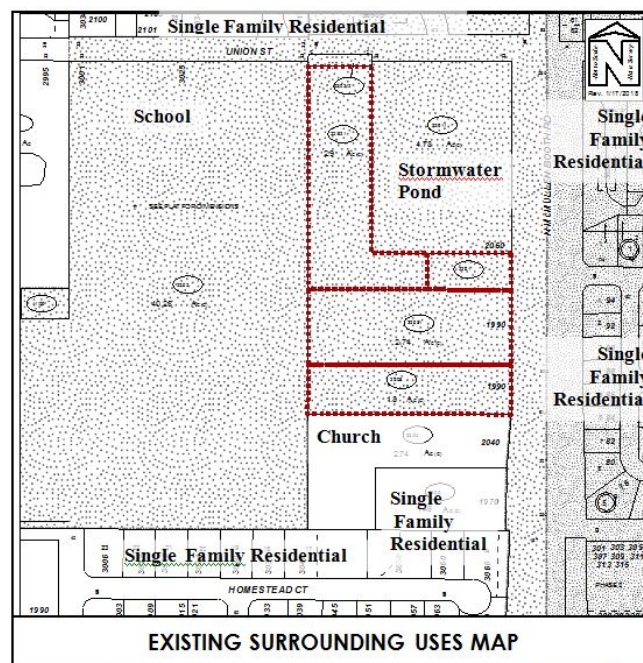
Map 1



Map 2

Vicinity Characteristics:

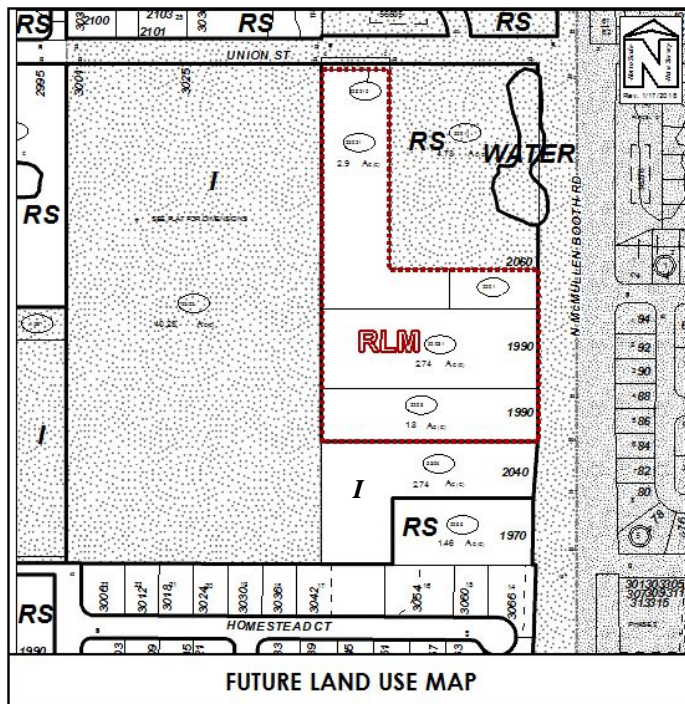
Map 3 shows the existing surrounding uses. The subject property is flag shaped and to the northeast is a Pinellas County stormwater retention pond. To the west is a school, to the south is a place of worship, to the east across North McMullen Booth Road and to the north across Union Street are single family homes.



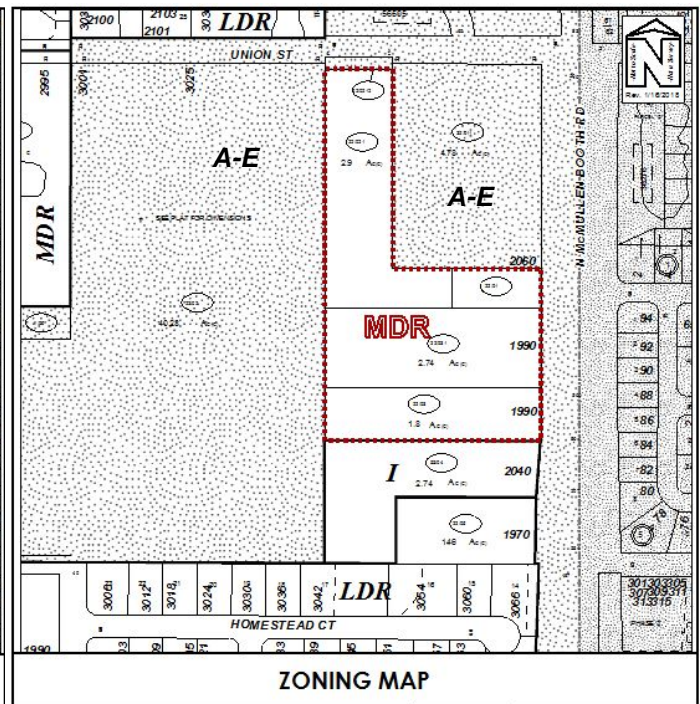
Map 3

As shown on Map 4, the abutting future land use designations are Residential Suburban (RS) in the northeast corner and to the north across Union Street (Pinellas County). There is also Institutional (I) to the west (Pinellas County) and south, and Residential Low (RL) to the east across McMullen Booth Road (Safety Harbor). The underlying *Countywide Plan Map* designation of the subject parcels and those parcels with residential future land use designations is Residential Low Medium (RLM).

A comparison between the uses, densities and intensities allowed by the present and proposed Future Land Use Map designation 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 Suburban (RS)	Requested FLUM Designation Residential Low Medium (RLM)
Primary Uses:	Low Density Residential	Low to Moderate Density Residential; Residential Equivalent
Maximum Density:	2.5 Dwelling Units Per Acre	10 Dwelling Units Per Acre
Maximum Intensity:	FAR 0.30; ISR 0.60	FAR 0.50; ISR 0.75
Consistent Zoning Districts:	Low Density Residential (LDR)	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 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.

Goal A.7. The City of Clearwater shall ensure the efficient delivery of urban services and unified land use and property maintenance standards, as well as foster community identity and reduce sources of environmental contamination through the annexation of unincorporated properties within the Clearwater Planning Area.

Policy D.1.2.1 Sewer services shall not be extended to properties outside of the corporate limits of the City unless an agreement to annex or a petition to annex is filed and approved by the Clearwater City Council. Sufficient capacity must exist to serve the areas committed to City service, as well as those proposed for service.

The proposed Residential Low Medium (RLM) future land use designation would allow for the property to be developed with an assisted living facility, as proposed. Although it is more intensive than the existing Residential Suburban (RS) future land use designation on the adjacent Pinellas County stormwater pond, it is less intensive than the Institutional (I) designation on the adjacent school and church properties. The proposed Residential Low Medium (RLM) future land use designation is compatible with these surrounding uses, and is also compatible with the small number of single family houses that are in the vicinity but separated from the subject site by rights-of-ways or other parcels. The property will be able to connect to the City's sanitary sewer service when it is redeveloped. 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 and objectives listed above.

Consistency with the Countywide Rules

Recommended Findings of Fact:

The underlying *Countywide Plan Map* category on the proposed amendment area is Residential Low Medium (RLM) which is consistent with the requested City of Clearwater future land use designation of Residential Low Medium (RLM). No amendment will be required to the *Countywide Plan Map*.

Section 2.3.3.10 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 an assisted living facility, which is an appropriate use within the area and is consistent with the subject property's current and surrounding *Countywide Plan Map* categories.

Recommended Conclusions of Law:

The proposed Future Land Use Map amendment is consistent with the purpose of the current 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:

Existing surrounding uses consist of a school (west) and a church (south), in addition to single family residential (north and east, not adjacent) and County pond (east). The redevelopment of the property with residential or residential equivalent uses is compatible with the surrounding properties and neighborhood.

The proposed Residential Low Medium (RLM) future land use category primarily permits residential development at 10 dwelling units per acre and nonresidential with a floor area ratio (FAR) of 0.50. Residential equivalent uses are permitted at a density of 3 beds per dwelling unit. The future land use designations of surrounding properties include Institutional (I), Residential Suburban (RS), and Residential Low (RL).

The Residential Low Medium (RLM) future land use category requested is consistent with the surrounding future land use designations that exist in the vicinity of the subject property. The proposed Residential Low Medium (RLM) designation will allow for the development of an assisted living facility, which is a residential equivalent use, at a higher density than what is currently allowed; however, it will also allow for less intense development than the Institutional (I) designation that is predominate in the immediate area. The requested Residential Low Medium (RLM) designation would best allow the site to act as a transition from the lower density residential uses to the north and east to the higher intensity institutional uses to the west. As such, 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 “RS”	Requested FLUM Designation “RLM”	Net Change
Site Area	7.62 AC (331,927.2 SF)	7.62 AC (331,927.2 SF)	
Maximum Development Potential	19 DUs 99,578 SF 0.30 FAR 0 Beds	76 DUs 165,963 SF 0.50 FAR 228 Beds	+57 DUs +66,385 SF +0.20 FAR +228 Beds
Abbreviations: FLUM – Future Land Use Map AC – Acres SF – Square feet			
DUs – Dwelling Units FAR – Floor Area Ratio Beds – 76 DUs x 3 beds per unit			

As shown in the table, there is an increase in development potential across the amendment area which would affect 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 equivalent use (228 bed assisted living facility) to the maximum development potential of the existing Residential Suburban (RS) future land use category developed with detached dwellings (19 DUs). An increase in demand of the public facilities could be expected if the subject property redevelops; 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 22,068 gallons per day. This is determined by comparing the potential potable water utilization of the maximum density allowed by the proposed land use developed with a residential equivalent use (27,426 gallons per day) to the potential utilization of the maximum density allowed by the current land use designation (5,358 gallons per day). The City’s current potable water demand is 12.61 million gallons per day (MGD). The City’s adopted level of service (LOS) standard for potable water service is 120 gallons per day per capita, while the actual usage is estimated at 76 gallons per day per capita (2015 Annual Water Report). The City’s 10-year Water Supply Facilities Work Plan (2016-1026 Planning Period), completed in October 2017, indicates that based on the updated water demand projections and other factors, the City has adequate water supply and potable water capacity for the 10-year planning horizon.

Wastewater

The increase in development potential from this amendment would also result in an increase in wastewater production of 19,867 gallons per day of wastewater. This is determined by comparing the potential wastewater generation of the proposed land use developed with a residential equivalent use (24,689 gallons) to the potential wastewater generation of the current land use designation developed with a residential use (4,822 gallons). The subject property is served by the Northeast Water Reclamation Facility, which presently has excess permitted capacity estimated to be 7.12 million gallons per day. Therefore, there is excess sanitary sewer capacity to serve the amendment area.

Solid Waste

The proposed amendment could result in an increase of 400 tons per year of solid waste generated when comparing the amount of waste generated by the maximum density for a residential use under Residential Suburban (RS) to that of the maximum density residential equivalent use under Residential Low Medium (RLM). 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 property is located on the west side of North McMullen Booth Road approximately 500 feet south of Union Street. The amendment would not produce additional trips per day 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. Since the *Countywide Plan Map* category of Residential Low Medium (RLM) is not changing, the traffic generation rate of 67 trips per day per acre remains the same for the proposed amendment. The property has access to McMullen Booth Road, which is a six-lane, divided facility that is classified as a principal arterial and maintained by Pinellas County. Additionally, the property has access to Union Street. The intersection of Union Street and North McMullen Booth Road is signalized.

The number of new daily or peak hour trips for the development project will be determined at the time of site plan review and impacts will be assessed under the City's Mobility Management System in the Community Development Code. The Pinellas County Metropolitan Organization (MPO's) 2016 Level of Service Report shows that this segment of McMullen Booth Road is a deficient roadway; therefore, a transportation

management plan and/or traffic impact study will be required along with payment of the multi-modal impact fee. 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 due to a policy or physical constraint.

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:

No wetlands appear to be located on the subject property. 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. Consistency with Community Development Code Standards for Review

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 Suburban (RS) to Residential Low Medium (RLM).

Prepared by Planning and Development Department Staff:  _____

Ellen Crandall
Senior Planner

ATTACHMENTS: Ordinance No. 9127-18
Resume
Photographs of Site and Vicinity