



FORWARD
PINELLAS

Integrating Land Use & Transportation

Pinellas Planning Council Countywide Plan Map Amendment

CW 22-12

Clearwater

June 8, 2022

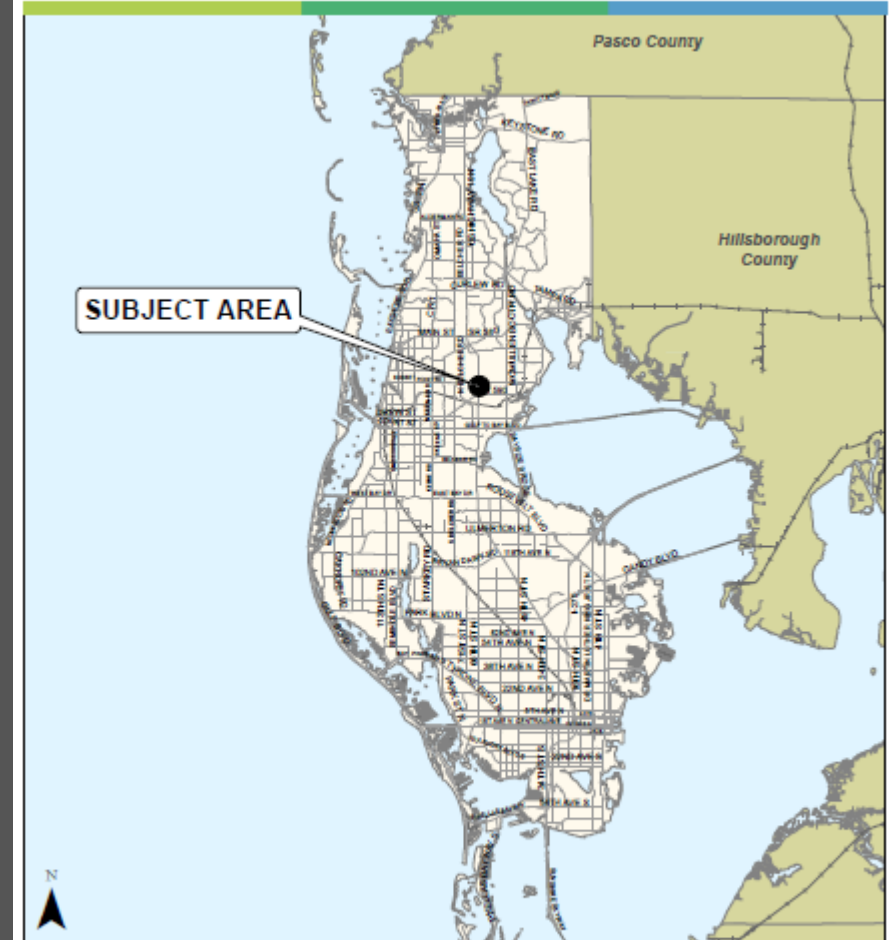


City of Clearwater Requested Action

- The City of Clearwater seeks to amend properties from Retail & Services to Activity Center
- The purpose of this proposed amendment is to allow for the development of multi-family residential homes, upon annexation of the parcel into the City of Clearwater

Case CW22-12

Map 1: Location Map



JURISDICTION: Clearwater

FROM: Retail & Services

AREA: 6.15 acres

TO: Activity Center



Site Description

- **Location:** Unaddressed US Hwy 19N, approximately 1,170 feet south of Sunset Point Road
- **Size:** 6.15 acres m.o.l.
- **Existing Uses:** Undeveloped land occupied by two billboards
- **Surrounding Uses:** Commercial retail, single-family residential



Case CW22-12
Map 3: Aerial Map



JURISDICTION: Clearwater

FROM: Retail & Services

AREA: 6.15 acres

TO: Activity Center

0 250 500 Feet

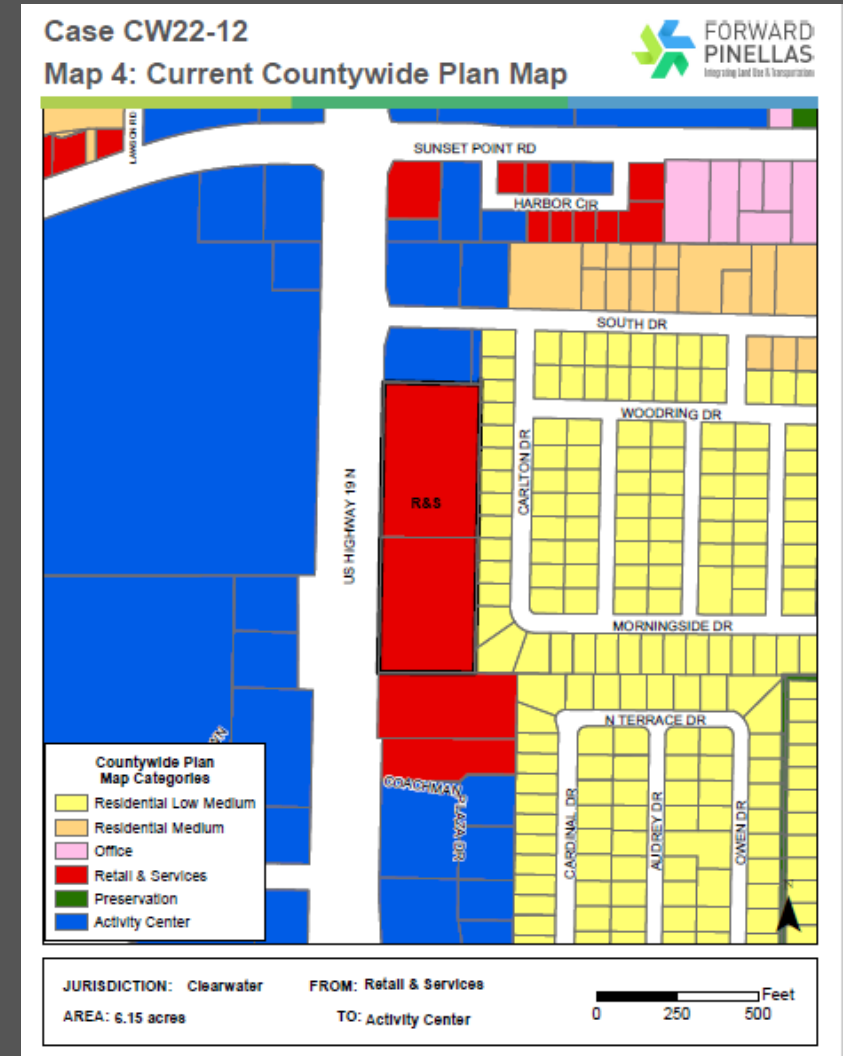
North and South of subject property



Current and Proposed Countywide Plan Category

- Category: Retail & Services**

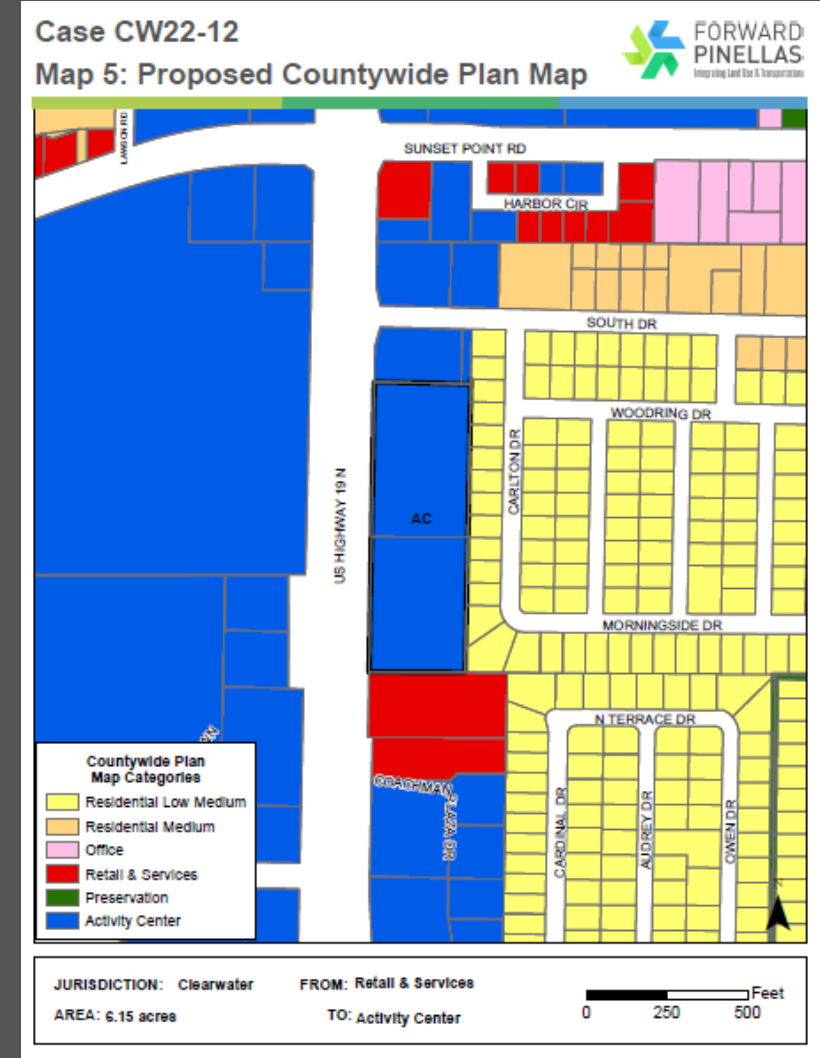
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Office Personal Service/Office Support Retail Commercial Commercial/Business Service Commercial Recreation Residential Equivalent Vacation Rental pursuant to provisions of Section 500.242(1)(c), Florida Statutes Recreational Vehicle Park Temporary Lodging Research/Development-Light Storage/Warehouse/Distribution-Light Manufacturing-Light Recreation/Open Space Community Garden Agricultural-Light 	<ul style="list-style-type: none"> Manufacturing- Medium 	<ul style="list-style-type: none"> Institutional Transportation/Utility Agricultural Ancillary Nonresidential
Use	Density/Intensity Standard	
Residential and Vacation Rental Use	Shall not exceed 24 units per acre (UPA)	
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 24 UPA	
Recreational Vehicle Use	Shall not exceed 24 UPA	
Temporary Lodging Use	Shall not exceed 1) 40 UPA; or 2) in the alternative, upon adoption of provisions for compliance with Section 5.2.1.3 of the Countywide Rules, the density and intensity standards set forth in Table 6 therein; or 3) in the alternative, the nonresidential intensity standards may be used	
Nonresidential use	Shall not exceed a floor area ratio (FAR) of 0.55, nor an impervious surface ratio (ISR) of .90	



Current and Proposed Countywide Plan Category

- **Category: Activity Center**
- **Permitted Uses:** As determined by the local government’s implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and the use provisions of Section 6.2.4
- **Density/Intensity Standards for Neighborhood Activity Center**

Use	Density/Intensity Standard
Residential	Shall not exceed 60 UPA
Temporary Lodging	Shall not exceed 100 UPA
Non-Residential or Mixed-Use Intensity	Shall not exceed 2.0 FAR



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Activity Center category.
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with Rules and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located on a roadway segment operating at an LOS “D” or above; therefore, those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located on an SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): The amendment area is located in CHHA but will have de minimus impact.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area is located in the US 19-Neighborhood Center, but will not significantly impact the Activity Center.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is located adjacent to Unincorporated Pinellas County, but is part of a voluntary annexation into the City of Clearwater.
7. Reservation of Industrial Land: The amendment area does not involve Employment or Industrial designated land; therefore, those policies are not applicable.



Public Comments

- There were no public comments received for Case CW 22-12

