



FORWARD
PINELLAS

Integrating Land Use & Transportation

Pinellas Planning Council Countywide Plan Map Amendment

CW 21-05

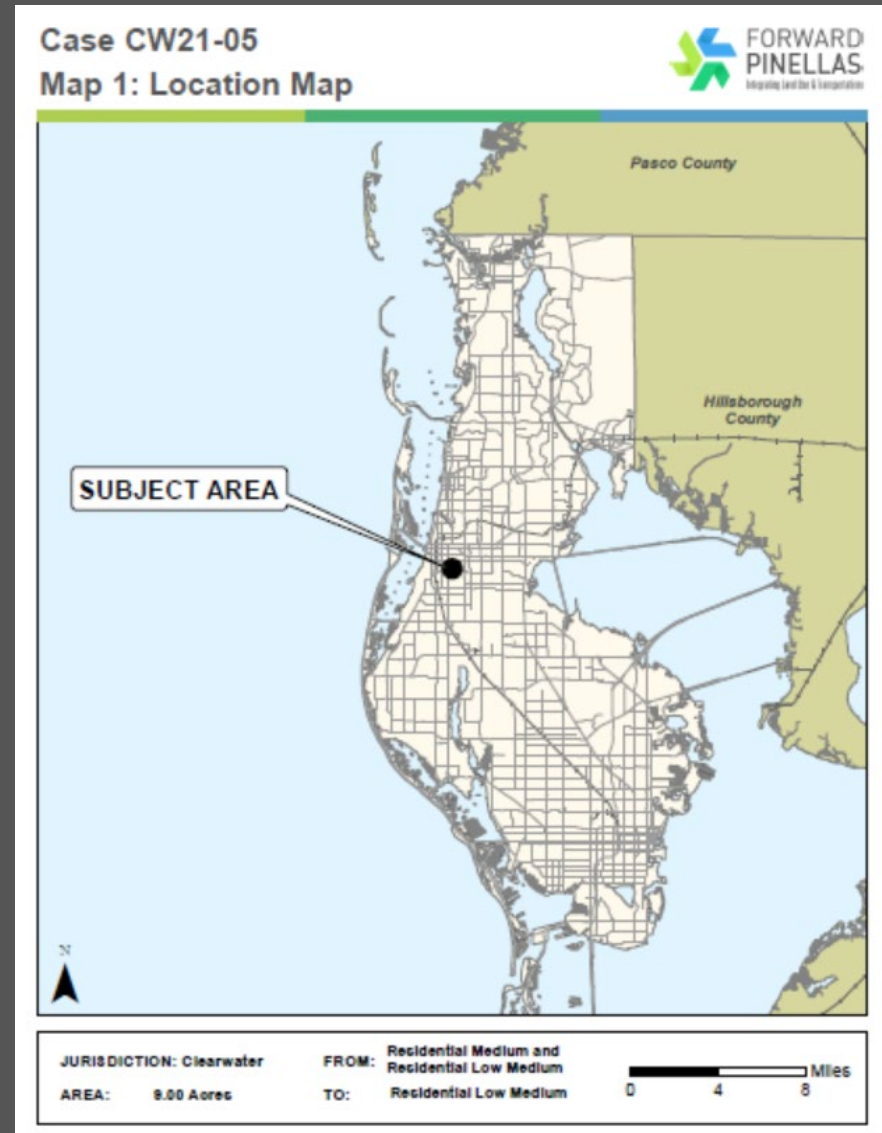
City of Clearwater

March 10, 2021



City of Clearwater Requested Action

- The City of Clearwater seeks to amend a property from the Residential Medium and Residential Low Medium categories to the Residential Low Medium category.
- The purpose of the proposed amendment is to address a non-conformity with the existing mobile home park, and to allow for the redevelopment of an administrative office into a clubhouse.



Site Description

- **Location:** 1280 and 1298 Lakeview Road
- **Area Size:** 9.00 acres
- **Existing Uses:** Mobile home park
- **Surrounding Uses:** Retail, single-family residential



Subject property from north (Jeffords Street)



East of the subject property (from Jeffords Street)



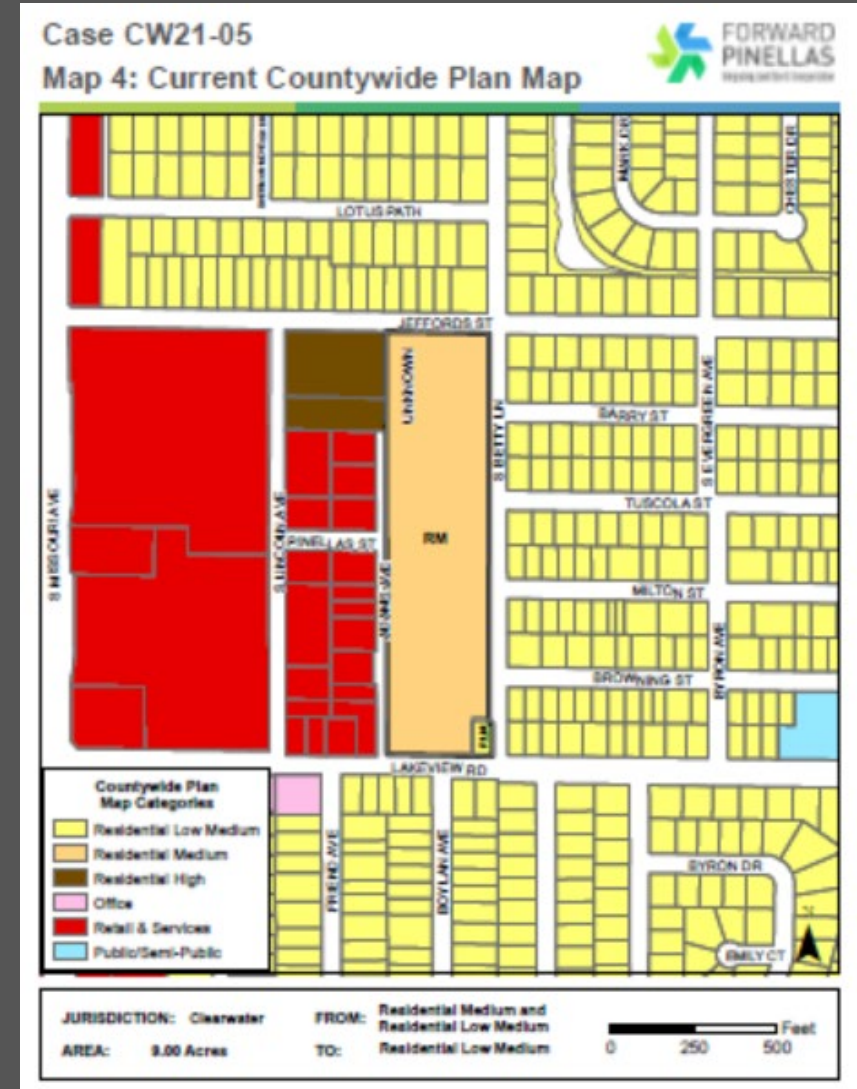
West of the subject property (from Jeffords Street)



Current Countywide Plan Map Category

- **Category:** Residential Low Medium

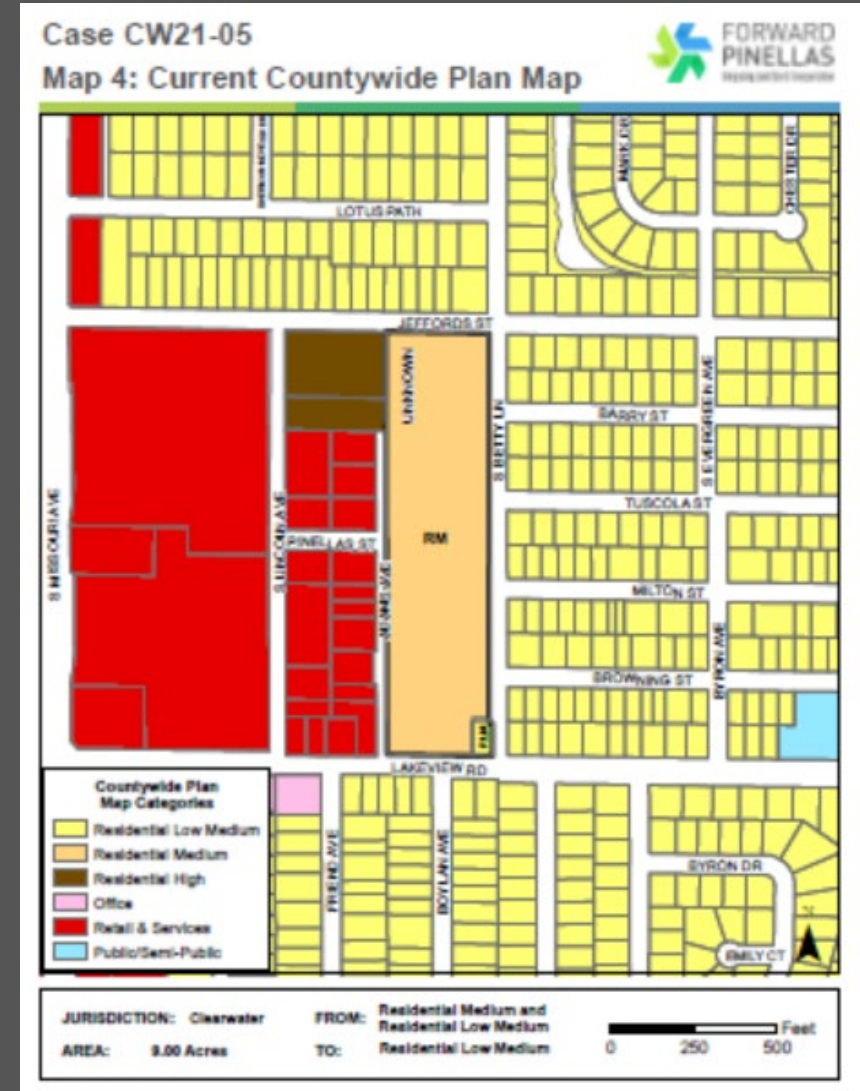
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> • Residential; Residential Equivalent • Vacation Rental pursuant to the provisions of Section 509.242(1)(c), FS • Accessory Dwelling Unit • Public Educational Facility • Recreation/Open Space • Community Garden • Agricultural-Light; Agricultural 	<ul style="list-style-type: none"> • Ancillary Nonresidential • Office • Personal Service/Office Support • Retail Commercial • Transportation/Utility 	<ul style="list-style-type: none"> • Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)



Current Countywide Plan Map Category

- Category: Residential Medium

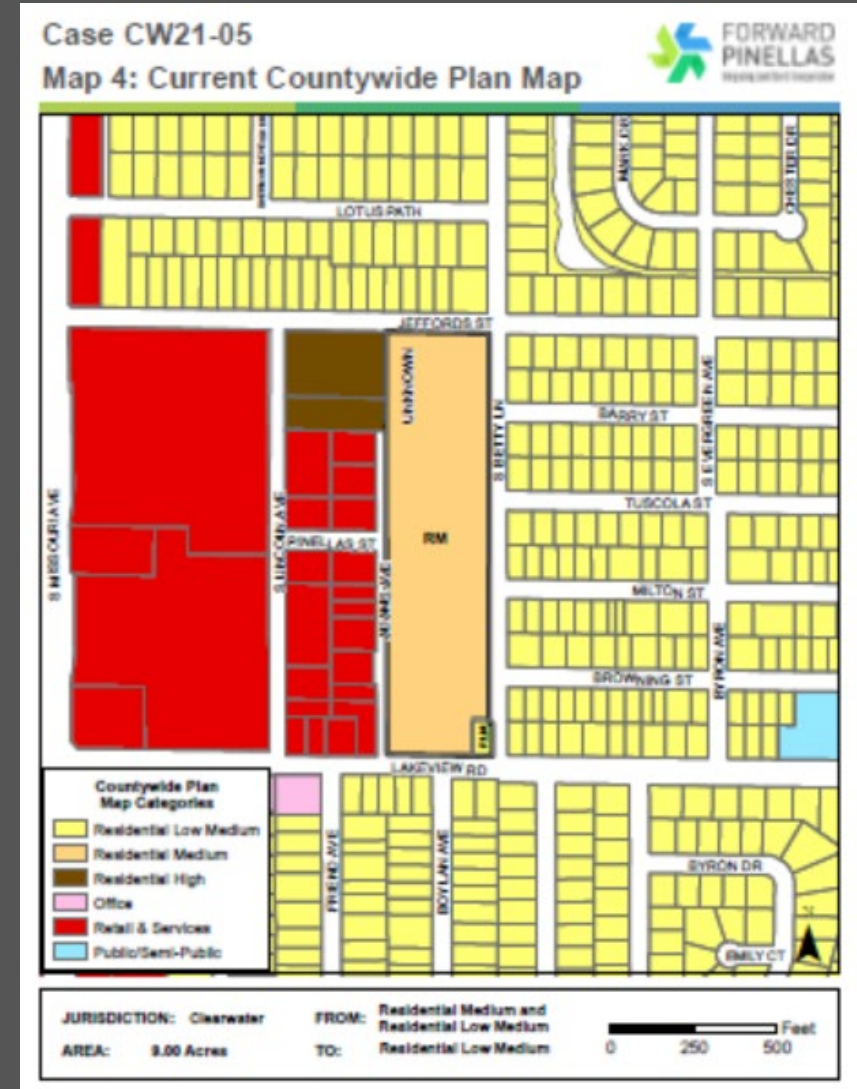
Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 15 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 UPA
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75
Mixed Use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6



Current Countywide Plan Map Category

- **Category:** Residential Low Medium

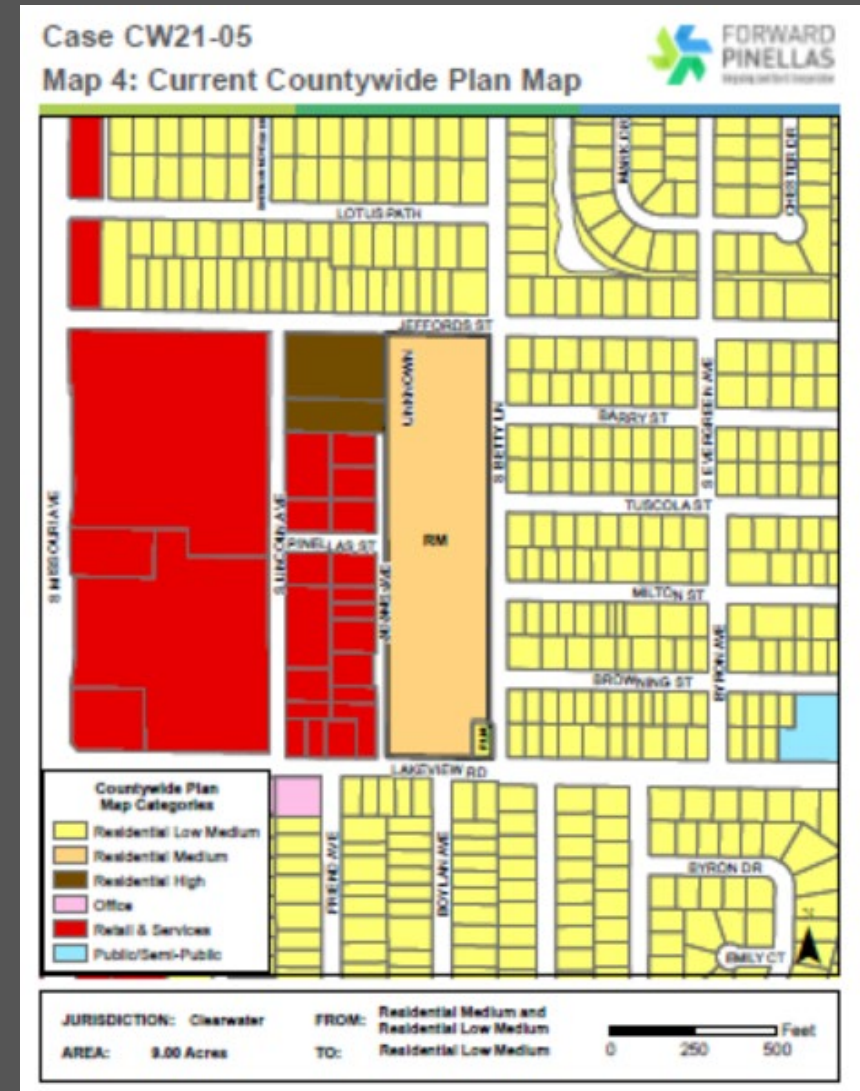
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to One Acre Maximum	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> • Residential; Residential Equivalent • Vacation Rental pursuant to the provisions of Section 509.242(1)(c), FS • Accessory Dwelling Unit • Public Educational Facility • Recreation/Open Space • Community Garden • Agricultural-Light; Agricultural 	<ul style="list-style-type: none"> • Office • Personal Service/Office Support • Retail Commercial 	<ul style="list-style-type: none"> • Ancillary Nonresidential • Transportation/Utility 	<ul style="list-style-type: none"> • Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)



Current Countywide Plan Map Category

- **Category:** Residential Low Medium

Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 10 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 UPA
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75
Mixed Use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6



Proposed Countywide Plan Map Category

- **Category:** Residential Low Medium

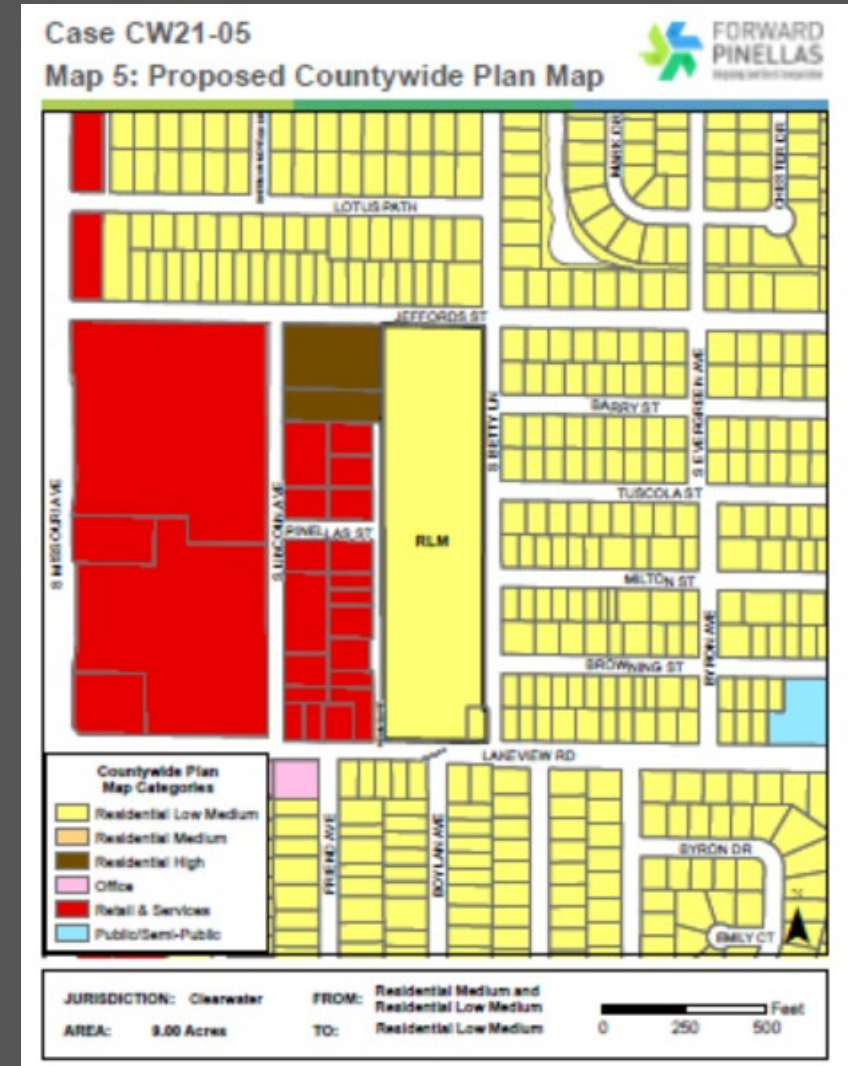
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to One Acre Maximum	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> • Residential; Residential Equivalent • Vacation Rental pursuant to the provisions of Section 509.242(1)(c), FS • Accessory Dwelling Unit • Public Educational Facility • Recreation/Open Space • Community Garden • Agricultural-Light; Agricultural 	<ul style="list-style-type: none"> • Office • Personal Service/Office Support • Retail Commercial 	<ul style="list-style-type: none"> • Ancillary Nonresidential • Transportation/Utility 	<ul style="list-style-type: none"> • Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)



Current Countywide Plan Map Category

- **Category:** Residential Low Medium

Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 10 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 UPA
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75
Mixed Use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Residential Low Medium 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 purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS “D” or better; therefore, those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located within a SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): The amendment area is not located on a CHHA; therefore, those policies are not applicable.
5. Activity Center and Multimodal Corridor Plan Categories: Does not involve AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The proposed amendment is not adjacent to a public education facility; the proposed amendment is adjacent to Unincorporated Pinellas county, who were contacted and found no issues with the amendment.
7. Reservation of Industrial Land: The proposed amendment does not involve the reduction of Industrial land.



Public Comments

- There were no public comments for Case CW 21-05.

