

April 11, 2018

6A8. Case CW 18-12 – City of Clearwater



SUMMARY

From: Public/Semi-Public, Retail & Services, Residential Low Medium and Activity Center
To: Activity Center
Area: 555.8 acres m.o.l.
Location: Generally located south of Palm Bluff Street, west of Highland Avenue, north of Druid Road, and east of Clearwater Harbor

This proposed amendment is submitted by the City of Clearwater and seeks to amend the boundary, densities, intensities, and height allowances associated with the Special Area Plan (Clearwater Downtown Redevelopment Plan) which covers approximately 555.8 acres in Downtown Clearwater. The first part of this request seeks to expand the boundaries of the Special Area Plan by approximately 10.9 acres and amend those property designations from Public/Semi-Public (intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features), Retail & Services (used to depict areas developed with a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses), and Residential Low Medium (used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre) to Activity Center (used to recognize those areas of the county that have been identified and planned for in a special and detailed manner, serve as identifiable centers of business, public, and residential activity that are the focal point of a community, and are served by enhanced transit commensurate with the type, scale, and intensity of use).

The second part of this request seeks to amend the Special Area Plan (Clearwater Downtown Redevelopment Plan) by:

- Increasing the maximum permitted density of the Downtown Core character district from 70 to 75 dwelling units per acre (UPA);
- Amending the Old Bay character district to:
 - Increase the boundaries of the Activity Center category by 10.9 acres, with the new area generally located between Nicholson St. to the south, the Pinellas Trail to the east, Clearwater Harbor to the west, and 340' south of Palm Bluff St. to the north.
 - Increase the permitted density to 35 UPA for residential uses or 50 UPA for mixed use;
 - Establish a permitted density of 35 rooms per acre for bed and breakfasts;
 - For properties fronting on and westward of N. Ft. Harrison Ave., increase the permitted intensity from 1.0 to 1.5 floor area ratio (FAR);
- Amending the South Gateway character district to:
 - Increase the permitted density to 35 UPA for residential uses or 50 UPA for mixed use;
 - Increase the permitted intensity from 1.0 to 1.5 FAR;
- Amending the Prospect Lake character district to:
 - Establish a permitted density of 35 rooms per acre for bed and breakfasts;
 - For properties west of S. Prospect Ave. and Knights Alley, increase the permitted density to 75 UPA and the permitted intensity to 2.5 FAR;
 - For the remainder of the district, increase the permitted density to 50 UPA and the permitted intensity to 1.5 FAR;
- Amending the Downtown Gateway character district to:

- For properties fronting on Cleveland St. between Missouri to Hillcrest Aves., or on Gulf to Bay Blvd., increase the permitted intensity from 0.55 to 1.5 FAR; and
- For properties fronting on Missouri Ave., Cleveland St., or Gulf to Bay Blvd., increase the permitted density to 35 UPA.

If approved, this amendment will be consistent with the City of Clearwater's Comprehensive Plan.

FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- A. The Activity Center category recognizes the proposed use of the area, and is consistent with the criteria for utilization of this categories.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

LIST OF MAPS & ATTACHMENTS:

Map 1	Locator Map
Map 2	Site Map
Map 3	Aerial Map
Map 4	Current Countywide Plan Map
Map 5	Proposed Countywide Plan Map
Map 6	Coastal High Hazard Area Map

Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

Planners Advisory Committee, April 2, 2018 at 1:30 p.m.

Forward Pinellas, April 11, 2018 at 1:00 p.m.

Countywide Planning Authority, May 8, 2018 at 9:30 a.m.

ACTION: Board, in its role as the Pinellas Planning Council, to recommend approval or denial of the requested amendment to the Countywide Planning Authority.

STAFF RECOMMENDATION: The staff recommends to the board that it recommend approval of the requested amendment.

ADVISORY COMMITTEE RECOMMENDATION: At its April 2, 2018 meeting, the Planners Advisory Committee voted 12-0 to recommend approval of this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: The Board met on April 11, 2018 and voted 11-0, with one abstention, to recommend approval of this amendment.