

July 11, 2018

6A1. Case CW 18-16 – City of Clearwater



SUMMARY

From: Activity Center and Recreation/Open Space
To: Activity Center
Area: 172.5 acres m.o.l.
Location: Generally Located South of Drew Street, East of Prospect Avenue, North of Court Street, and West of Highland Avenue

This proposed amendment is submitted by the City of Clearwater and seeks to implement recommendations from the East Gateway Vision Plan by amending the Clearwater Downtown Redevelopment Plan governing the Activity Center to consolidate seven local future land use designations on the local future land use map in the Prospect Lake and Downtown Gateway character districts into one designation, Central Business District. The amendment area includes 968 parcels totaling approximately 173 acres and, if approved, would allow for a greater mix of uses, which will support infill development and the redevelopment of underutilized sites, provide opportunities for additional housing as well as commercial and mixed use development, and support a variety of transportation modes by;

- Amending the Prospect Lake Character District to:
 - Increase the maximum permitted density to 75 dwelling units per acre for properties west of Prospect Avenue and Knights Alley;
 - Increase the maximum permitted density to 50 dwelling units per acre for the remaining properties in the district;
 - Increase the maximum permitted density for temporary lodging (overnight accommodation) uses to 40 units per acre;
 - Increase the maximum permitted density for temporary lodging (bed & breakfast) uses to 35 rooms per acre, not to exceed 10 rooms;
 - Increase the maximum permitted intensity to a 2.5 floor area ratio (FAR) for properties west of Prospect Avenue and Knights Alley; and
 - Increase the maximum permitted intensity to a 1.5 FAR for the remaining properties in the district.

- Amending the Downtown Gateway Character District to:
 - Increase the maximum permitted density to 35 dwelling units per acre;
 - Increase the maximum permitted density for temporary lodging (overnight accommodations) uses to 40 units per acre;
 - Increase the maximum permitted intensity to a 1.5 FAR for properties fronting on Cleveland Street between Missouri and Hillcrest Avenues or fronting on Gulf to Bay Boulevard; and
 - Increase the maximum permitted intensity to a 0.55 FAR for the remaining properties in the district.

The second part of this request seeks to amend the designation of one parcel from Recreation/Open Space (intended to recognize areas appropriate for public and private open spaces and recreational facilities that serve the community or region) 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).

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 category.
- 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
Map 7	Activity Center Map

Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

Planners Advisory Committee, July 2, 2018 at 1:30 p.m.
Forward Pinellas, July 11, 2018 at 1:00 p.m.
Countywide Planning Authority, August 7, 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 July 2, 2018 meeting, the Planners Advisory Committee voted 8-0 to recommend approval of this amendment.

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