

RESOLUTION NO. 16-50

RESOLUTION APPROVING AMENDMENTS TO THE OLD BAY DISTRICT OF THE CLEARWATER DOWNTOWN REDEVELOPMENT PLAN FOR THE DOWNTOWN REDEVELOPMENT AREA OF THE CITY OF CLEARWATER PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Clearwater, Florida, by its Resolution No. 81-67, a copy of which has been submitted to the Clerk of this Board and made a part of the Public Record of Pinellas County, Florida, declared an area of the City described in said Resolution to be a slum or blighted area (the "Redevelopment Area"); and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Resolution No. 81-466, delegated to the City Commission of the City of Clearwater, Florida, the power and authority to conduct redevelopment activities as defined in Chapter 163, Part III, Florida Statutes (the "Act"); and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by its Resolution No. 81-795, dated November 17, 1981, approved Clearwater's Redevelopment Plan for the Downtown Redevelopment Area; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by its Ordinance No. 82-34, dated October 26, 1982, approved a redevelopment project schedule within Clearwater Downtown Redevelopment District and created a redevelopment trust fund and provided for the appropriation of tax increment revenues of the County to the redevelopment trust fund; and

WHEREAS, the City Commission of the City of Clearwater, Florida, by its Ordinance No. 3021-83, dated February 28, 1983, amended the Redevelopment Plan to add the Community Redevelopment Project Schedule; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida approved by Ordinance or Resolution, amendments, dated April 16, 1986, June 7, 1994, September 19, 1995, February, 24, 1998, October 6, 1998, September 14, 1999, October 29, 2002, December 16, 2003, February 3, 2004, January 11, 2005, March 1, 2005, February 17, 2009 and October 12, 2010, to provide for modifications of said community redevelopment agency, redevelopment area, community redevelopment plan or related said activities or powers; and

WHEREAS, the City Commission of the City of Clearwater, Florida, by its Ordinance No. 8885-16, adopted amendments to the Clearwater Downtown Redevelopment Plan, pursuant to the Act, a copy of which has been submitted to the Clerk of this Board and made part of the Public Records of Pinellas County, Florida; and

WHEREAS, Section II of Pinellas County Resolution No. 03-248 requires that any amendments to the Redevelopment Plan adopted by the Clearwater City Commission shall be submitted to the Board of County Commissioners for consideration and approval; and

WHEREAS, the City has requested that the Board of County Commissioners review and act on amendments of said Plan.

NOW, THEREFORE, IN REGULAR SESSION, DULY ASSEMBLED ON THIS 9TH DAY OF AUGUST, 2016, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

I. That the amendments, provided in Exhibit A, attached herewith, to the Clearwater Downtown Redevelopment Plan of the Community Redevelopment Agency of the City of Clearwater, Florida, are hereby approved.

II. This Resolution shall become effective immediately upon its adoption.

Commissioner Long offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Gerard and upon roll call the vote was:

AYES: **Justice, Long, Welch, Eggers, Gerard, and Seel.**

NAYES: **None.**

ABSENT AND NOT VOTING: **Morrone.**

APPROVED AS TO FORM

By: 
Office of the County Attorney

EXHIBIT A

The following pages (page # 63-66) of the Clearwater Downtown Redevelopment Plan are amended to read as follows:

Old Bay District

The Old Bay Character District is generally bounded by Nicholson Street on the north, Blanche B. Littlejohn Trail and Myrtle Avenue on the on the east, Clearwater Harbor on the west and Drew Street on the south as illustrated on Map 8, page 57. There are 228 parcels totaling 81.5 acres of land within the District representing 15 percent of the total Downtown Plan area.

Existing Character

The Old Bay District, which is the area previously known as the Northwest Periphery Plan area and the land south of Jones Street to Drew Street, is a transitional area between the Downtown Core and the low density residential areas to the north. North Fort Harrison Avenue, which is currently designated as Alternate U.S. Highway 19, is the main traffic corridor in this District, and serves as the northern most gateway into the Downtown area.

Old Bay is comprised of a mix of land uses including governmental, residential (including single-family dwellings), commercial, industrial, institutional and recreational. This mix, while giving the District great diversity, also results in incompatible development patterns and uses.

The District's unique character is derived from its location along Clearwater Harbor and the significant number of older structures (greater than 50 years). The North Ward Elementary School, a National Register Historic site and the City of Clearwater's Partnership School, is located on the northern edge of the District, and is a neighborhood amenity. The location of North Fort Harrison Avenue and the high volumes of traffic on it essentially divide the District into two distinct sections and contribute to the lack of a cohesive identity. Furthermore, the most eastern portion of the District does not enjoy close proximity to the waterfront and the single-family residential uses are surrounded by nonconforming vehicle services and industrial uses.

District Vision

Uses

The Old Bay District is envisioned to be a mixed-use neighborhood supporting the Downtown employment base with residential, limited neighborhood commercial and office uses. A variety of densities and housing styles are encouraged throughout the District, as well as renovations of existing older structures.

This District provides an opportunity for higher-density residential uses along Clearwater Harbor west of North Osceola Avenue, provided such development is sensitive to the established low-rise historic character of the District. The area west of North Osceola

Avenue may also consider tourism-related development, such as retail and restaurants. Hotel development, however, may only occur in the area west of North Osceola Avenue and north of Seminole Street. The eastern frontage of North Osceola Avenue may retain its residential use, convert existing buildings to offices, redevelop with residential scale offices or combine these two uses on the same site. North Fort Harrison Avenue is envisioned as the main commercial area providing neighborhood commercial uses on properties on both sides of the street. The area between North Fort Harrison Avenue and North Garden Avenue should continue to be a mixed-use area permitting commercial and office development and encouraging the incorporation of residential uses in mixed-use projects. Properties located east of North Garden Avenue may be redeveloped with residential uses, residential scale office development or a mix of these two uses. Neighborhood-scale restaurant or commercial development is permitted along the Pinellas Trail. The parcel within the District east of the Pinellas Trail through to North Myrtle Avenue is envisioned to remain as the City's Gas Department administrative offices and warehouse.

Function

The character of Old Bay should be strengthened through streetscape elements that identify the District as a Downtown neighborhood. Emphasis should be placed on tying the eastern and western sections of the entire District together by providing linkages between the waterfront and the Pinellas Trail. Public improvements to the Seminole Boat ramp will also enhance waterfront access and appearance.

Development Patterns

Greater heights in the higher density residential area west of Osceola Avenue may be considered. The development pattern in the balance of the District is expected to remain urban in character reflecting the low-rise scale (two to three stories) of the existing neighborhood. Renovation/restoration of existing historic homes is strongly encouraged and new development should provide references to the neighborhood's historic features in their design. Redevelopment should provide opportunities for comfortable pedestrian travel and access to public areas including the Seminole Street Launching Facility and Pinellas Trail.

Prohibited Uses

Automobile service stations, all types of vehicle sales and services, fast food restaurants with drive-through service, adult uses, industrial and problematic uses (examples include, but are not limited to, day labor, pawn shops, check cashing and blood plasma centers and body piercing and tattoo parlors).

Intensity

~~Floor Area Ratio (FAR) — 0.5 FAR; Density — *West of North Garden Avenue*:~~

~~< 2 acres — 25 units/acre
> 2 acres — 50 units/acre~~

~~Between North Garden Avenue and the Pinellas Trail:~~

~~< 1 acre – 7.5 units/acre
> 1 acre – 25 units/acre~~

Intensity of Use¹

Floor Area Ratio:

Properties fronting North Fort Harrison Avenue and westward:

Floor Area Ratio (FAR) - 1.0 FAR

Properties eastward of properties fronting North Fort Harrison Avenue:

Floor Area Ratio (FAR) - 0.5 FAR

Density¹

Properties fronting North Fort Harrison Avenue and westward:

< 2 acres – 25 dwelling units/acre

≥ 2 acres – 50 dwelling units/acre

Properties eastward of properties fronting North Fort Harrison Avenue:

< 1 acre - 7.5 dwelling units/acre

≥ 1 acre - 25 dwelling units/acre

Properties west of North Osceola Avenue and north of Seminole Boulevard:

≥ 2 acres - 50 hotel/dwelling units/acre

1. Properties with frontage along both North Fort Harrison and North Garden Avenues shall be considered as fronting North Fort Harrison Avenue for the purposes of intensity of use.

Height

West of Osceola Avenue:

Between Drew and Georgia Streets – 150’;

Between Georgia and Eldridge Streets – 120’;

Between Eldridge Street and the Old Bay northern boundary – 100’;

Between Osceola and Ft. Harrison Avenues and between Jones and Drew Streets – 150’;

East of Osceola Avenue – 40’

Old Bay District Policies

The following policies shall govern development within the Old Bay District, as well as City actions.

- Policy 1: The Public Incentives Amenities Pool shall not be available to any property located on the west side of Osceola Avenue between Eldridge Street and the northern boundary of the Old Bay character district.
- Policy 2: Connections from the Pinellas Trail through the neighborhood to Clearwater Harbor should be accomplished through signage, sidewalks and bicycle/pedestrian facilities.
- Policy 3: The Seminole Street Launching Facility should be maintained as a recreation site, recognized as an area attraction, and should be improved with the addition of elements such as picnic areas, park benches, landscaping, lighting and parking management.
- Policy 4: City rights-of-way that dead-end at the harbor shall be retained and improved for public access to the water.
- Policy 5: Clearwater Gas property should be landscaped, buffered and beautified appropriately.
- Policy 6: Existing commercial uses fronting on North Fort Harrison Avenue may be expanded or redeveloped through the block to North Osceola Avenue. If this occurs, it shall be adequately buffered from the surrounding properties with materials such as landscaping or fencing.
- Policy 7: New development on North Fort Harrison Avenue shall be oriented toward the street to encourage pedestrian activity and a dynamic street life.
- Policy 8: New development on Drew Street shall be oriented toward the street to encourage pedestrian activity.
- Policy 9: Mixed-use development that has office and retail uses on the first floor and residential uses above are encouraged along North Fort Harrison Avenue.
- Policy 10: New construction and renovations of existing single-family platted areas east of Garden Avenue shall maintain the existing character of the neighborhood for lot size, setbacks and height.
- Policy 11: Preferred housing styles east of Osceola Avenue are single-family detached and townhouses. Attached dwellings in this area may be considered upon assembly of at least one acre and preferably one city block.
- Policy 12: The Old Bay District will support the desired development patterns and uses within the North Marina Area Master Plan.