

ORDINANCE NO. 18- \_\_\_\_\_

AN ORDINANCE AMENDING THE COUNTYWIDE PLAN MAP OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER CW 18-12 INITIATED BY THE CITY OF CLEARWATER AND TRANSMITTED TO THE BOARD OF COUNTY COMMISSIONERS IN ITS CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY IN ACCORDANCE WITH THE SPECIAL ACT; PROVIDING FOR AMENDMENT TO THE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, a proposed amendment to the Countywide Plan Map, which is an element of the Countywide Plan of Pinellas County, Florida, has been presented at a public hearing to the Board of County Commissioners in its capacity as the Countywide Planning Authority; and

WHEREAS, notices of public hearings have been accomplished as required by Chapter 2012-245, Laws of Florida; and

WHEREAS, procedures of the Special Act and County Charter have been followed concerning Forward Pinellas, in its role as the Pinellas Planning Council, and the Countywide Planning Authority, for the proposed amendment to the Countywide Plan; and

WHEREAS, the City of Clearwater initiated a proposed amendment which was considered at a public hearing by Forward Pinellas, in its role as the Pinellas Planning Council, on April 11, 2018 with recommendations made by Forward Pinellas that are documented in the reports referred to as Exhibit A; and

WHEREAS, the Board of County Commissioners in its capacity as the Countywide Planning Authority has conducted a public hearing and taken action that is documented by ordinance for approvals or partial approvals and partial denials and by resolution for denials, with both documents including the relevant Board reports as attached.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida, in its capacity as the Countywide Planning Authority, in regular meeting duly assembled on May 8, 2018 as follows:

Section 1. Amending the Countywide Plan Map

The Countywide Plan Map for Pinellas County adopted in Section 2 of Ordinance 15-30, as amended, is amended to reflect the changes adopted as follows:

#CW 18-12

- 555.8 acres m.o.l., generally located south of Palm Bluff Street, west of Highland Avenue, north of Druid Road and east of Clearwater Harbor, from Public/Semi-Public, Retail & Services, Residential Low Medium and Activity Center (P/SP, R&S, RLM, AC) to Activity Center (AC);
- 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.

Section 2. Severability. If any Section, Subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by a Court of Competent Jurisdiction, such holding shall not be construed to render the remaining provisions of this Ordinance invalid or unconstitutional.

Section 3. Filing of Ordinance; Effective Date. A certified copy of this ordinance shall be filed with the Secretary of State with the Ordinance and Exhibit A to be filed with the Clerk of the Circuit Court. This Ordinance shall take effect upon filing with the Department of State.

APPROVED AS TO FORM

By:   
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Office of the County Attorney