



Planning & Development Department
Comprehensive Plan Amendment Application
Including Future Land Use Map Amendments

ALL APPLICATIONS ARE TO BE FILLED OUT COMPLETELY AND CORRECTLY, AND SUBMITTED IN PERSON (NO FAX OR DELIVERIES) TO THE PLANNING & DEVELOPMENT DEPARTMENT BY NOON ON THE SCHEDULED DEADLINE DATE.

ONE (1) COMPLETE SET OF APPLICATION MATERIALS AS REQUIRED WITHIN IS TO BE SUBMITTED DIGITALLY (COMBINED INTO A SINGLE PDF FILE ONTO A CD/DVD/USB DRIVE) FOR REVIEW BY THE DEVELOPMENT REVIEW COMMITTEE. SUBSEQUENT SUBMITTAL FOR THE COMMUNITY DEVELOPMENT BOARD WILL REQUIRE 11 COMPLETE SETS OF APPLICATION MATERIALS PRINTED (1 ORIGINAL AND 10 COPIES) AND ONE (1) COMBINED DIGITAL COPY IN A MANNER CONSISTENT WITH THE ORIGINAL SUBMITTAL. PLANS AND APPLICATIONS ARE REQUIRED TO BE COLLATED, STAPLED AND FOLDED INTO SETS.

IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT COMPLETE AND CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPLICATION.

THE APPLICANT, BY FILING THIS APPLICATION, AGREES TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT CODE.

APPLICATION FEE:	\$885	Future Land Use Map Amendment only, includes Zoning Atlas Amendment
	\$0	Comprehensive Plan Text Amendment

APPLICATION TO AMEND: ☒ FUTURE LAND USE MAP
(select one) ☐ COMPREHENSIVE PLAN (TEXT)

PROPERTY OWNER (PER DEED): See Attachment A - LUP Section II
MAILING ADDRESS: See Attachment A - LUP Section II
PHONE NUMBER: See Attachment A - LUP Section II
EMAIL: See Attachment A - LUP Section II

AGENT OR REPRESENTATIVE: Art Kader; Craig Wilson; Matthew Anderson; Mark Parry
MAILING ADDRESS: 100 South Myrtle Avenue Parks & Recreation Department Clearwater FL 33756
PHONE NUMBER: 727-444-8584
EMAIL: craig.wilson@myclearwater.com

ADDRESS OF SUBJECT
PROPERTY (if applicable): 3411 Gulf to Bay Boulevard
PARCEL NUMBER(S): 16-29-00000-120-0100 (south parcel); 09-29-16-00000-440-0100 (center parcel); 10-29-16-00000-230-0400 (north parcel)
LEGAL DESCRIPTION: See Attachment A - LUP Section II

DESCRIPTION OF TEXT N/A
AMENDMENT (if applicable): See Attachment A - LUP Section III
Specifically identify the requested amendment to the Comprehensive Plan



Planning & Development Department
Comprehensive Plan Amendment Application
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PLEASE ENSURE THAT THE FOLLOWING INFORMATION IS FILLED OUT, IN ITS ENTIRETY. FAILURE TO COMPLETE THIS FORM WILL RESULT IN YOUR APPLICATION BEING FOUND INCOMPLETE AND POSSIBLY DEFERRED UNTIL THE FOLLOWING APPLICATION CYCLE.

FUTURE LAND USE PLAN DESIGNATION

PRESENT: See Attachment A - LUP Section I

REQUESTED: See Attachment A - LUP Section I

COUNTYWIDE PLAN MAP CATEGORY

PRESENT: See Attachment A - LUP Section I

REQUESTED: See Attachment A - LUP Section I

ZONING DISTRICT

PRESENT: See Attachment A - LUP Section I

REQUESTED: See Attachment A - LUP Section I

SITE AREA: 13,416,044.40 sq. ft. 307.99 acres

MAXIMUM ALLOWABLE DENSITY/INTENSITY(S) :

Current/Existing

Future Land Use(s): N/A

Proposed Future

Land Use(s): N/A

(units, rooms or beds per acre or non-residential square footage)

USE(S):

Existing (currently on site

or previous use if vacant): Vacant

Proposed (new use, if any;

plus existing if to remain): Parks/Environmental Park

FUTURE LAND USE PLAN DESIGNATIONS FOR ALL ADJACENT PROPERTY:

North: Water; R/OS

South: R/OS; I

East: Water; I; R/OS

West: R/OS; RU

STATE OF FLORIDA, COUNTY OF PINELLAS

I, the undersigned, acknowledge that all representations made in this application are true and accurate to the best of my knowledge and authorize City representatives to visit and photograph the property described in this application.

Sworn to and subscribed before me this _____ day of

_____, _____, to me and/or by

_____, who is personally known has

produced _____ as identification.

Signature of property owner or representative

Notary public,

My commission expires: _____



Planning & Development Department

Comprehensive Plan Amendment Application Submittal Package Checklist

IN ADDITION TO THE COMPLETED COMPREHENSIVE PLAN AMENDMENT APPLICATION, ALL COMPREHENSIVE PLAN AMENDMENT APPLICATIONS SHALL INCLUDE A SUBMITTAL PACKAGE THAT INCLUDES THE FOLLOWING:

- *If the application is for an amendment to the Comprehensive Plan Future Land Use Map (LUP), in addition to the application, the applicant must also provide the following:*
 - Proof of ownership (e.g., copy of deed, title insurance policy, or other instrument demonstrating ownership)
 - Legal description of the property. If the property is not a platted lot of record, a current boundary survey prepared, signed and sealed by a land surveyor currently registered in the State of Florida is required.
 - Information demonstrating that the proposed amendment complies with the criteria set forth in Section 4-603.F. The attached Comprehensive Plan Amendment Standards for Review sheet shall be used to provide these responses.
 - An assessment of the impact of the proposed change on the adequacy of public facilities, the environment, community character, and the fiscal condition of the city.
- *If the application is for an amendment to the Comprehensive Plan text (CPA), and does not affect an individual parcel of land, in addition to the application, the applicant must also provide the following:*
 - Data and analysis to support such an amendment under Florida Statutes.
 - Information demonstrating that the proposed amendment complies with the criteria set forth in Section 4-603.F. The attached Comprehensive Plan Amendment Standards for Review sheet shall be used to provide these responses.
- A Traffic Impact Study is not required as part of the application for an amendment to the Comprehensive Plan Future Land Use Map (LUP). A Traffic Impact Study may be provided at the applicant's discretion to supplement the assessment of the impact of the proposed change on the adequacy of public facilities (existing roadways). A Traffic Impact Study may be required at the time a site plan is submitted for development review if the total generated net new trips generated by the proposed development meet one or more conditions outlined on the appropriate application.
- **PUBLIC HEARING ATTENDANCE:** The applicant or applicant's agent is advised to attend all public hearings scheduled for the proposed amendment including public hearings before the Community Development Board and City Council.



Planning & Development Department
**Comprehensive Plan Amendment
Standards for Review**

PROVIDE COMPLETE RESPONSES TO EACH OF THE SIX (6) STANDARDS FOR REVIEW EXPLAINING HOW, IN DETAIL, THE CRITERION IS BEING COMPLIED WITH PER THIS COMPREHENSIVE PLAN AMENDMENT.

1. The amendment will further implementation of the comprehensive plan consistent with the goals, policies and objectives contained in the plan.
See Attachment A - LUP Section IV.1

2. The amendment is not inconsistent with other provisions of the comprehensive plan.
See Attachment A - LUP Section IV.2

3. The available uses, if applicable, to which the property may be put are appropriate to the property in question and compatible with existing and planned uses in the area.
See Attachment A - LUP Section IV.3

4. Sufficient public facilities are available to serve the property.
See Attachment A - LUP Section IV.4

5. The amendment will not adversely affect the natural environment.
See Attachment A - LUP Section IV.5

6. The amendment will not adversely impact the use of property in the immediate area.
See Attachment A - LUP Section IV.6



Planning & Development Department
Comprehensive Plan Amendment
Affidavit to Authorize
Agent/Representative

1. Provide names of all property owners on deed – PRINT full names:

City of Clearwater

2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:

Art Kader, Director City of Clearwater Parks & Recreation Department

3. That this property constitutes the property for which a request for (describe request):

See Attachment A - LUP Section II

4. That the undersigned (has/have) appointed and (does/do) appoint:

as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;

5. That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on the above described property;
6. That site visits to the property are necessary by City representatives in order to process this application and the owner authorizes City representatives to visit and photograph the property described in this application;
7. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Art Kader

Property Owner

Art Kader

Property Owner

Art Kader

Property Owner

Art Kader

Property Owner

STATE OF FLORIDA, COUNTY OF PINELLAS

BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF FLORIDA, ON

THIS _____ DAY OF _____, _____, PERSONALLY APPEARED

_____ WHO HAVING BEEN FIRST DULY SWORN

DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE SIGNED.

Notary Public Signature

My Commission
Expires: _____

Notary Seal/Stamp



Planning & Development Department
Comprehensive Plan Amendment
Affidavit to Authorize
Agent/Representative

1. Provide names of all property owners on deed – PRINT full names:

Pinellas County

2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:

Brian Scott; Chairperson Pinellas County Board of County Commissioners

3. That this property constitutes the property for which a request for (describe request):

See Attachment A - LUP Section II

4. That the undersigned (has/have) appointed and (does/do) appoint:

Art Kader; Matthew Anderson, Craig Wilson and/or Mark Parry

as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;

5. That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on the above described property;

6. That site visits to the property are necessary by City representatives in order to process this application and the owner authorizes City representatives to visit and photograph the property described in this application;

7. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Brian Scott

Property Owner

Brian Scott

Property Owner

Brian Scott

Property Owner

Brian Scott

Property Owner

STATE OF FLORIDA, COUNTY OF PINELLAS

BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF FLORIDA, ON

THIS 25th DAY OF February, 2025, Brian Scott, PERSONALLY APPEARED

WHO HAVING BEEN FIRST DULY SWORN

DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE SIGNED.



ATTEST: KEN BURKE, CLERK

By: [Signature]

Notary Seal/Stamp

Teren M. Ribble

Notary Public Signature

My Commission
Expires:

May 2, 2028



TERESA M. RIBBLE
Commission # HH 523626
Expires May 2, 2028

Attachment A - LUP

SECTION I

EXISTING AND PROPOSED ZONING DISTRICTS, FUTURE LAND USE PLAN DESIGNATIONS AND COUNTYWIDE PLAN MAP CATEGORIES

Item	Present	Requested
Zoning	Preservation (P)	Preservation (P) (no change)
	Open Space/Recreation (OS/R)	Open Space/Recreation (OS/R) (no change)
	Commercial (C)	Open Space/Recreation (OS/R)
	Low Density Residential (LDR)	Preservation (P)
	Institutional (I)	Open Space/Recreation (OS/R)
FLU	Water	Water (no change)
	Preservation (P)	Preservation (P) (no change)
	Recreation/Open Space (R/OS)	Recreation/Open Space (R/OS) (no change)
	Commercial General (CG)	Recreation/Open Space (R/OS)
	Residential Low (RL)	Preservation (P)
	Institutional (I)	Recreation/Open Space (R/OS)
Countywide Plan Map	Preservation (P)	Preservation (P) (no change)
	Recreation/Open Space (R/OS)	Recreation/Open Space (R/OS) (no change)
	Retail & Services (R&S)	Recreation/Open Space (R/OS)
	Residential Low Medium (RLM)	Preservation (P)

SECTION II

PARCEL LEGAL DESCRIPTION AND OWNERSHIP

SOUTH PARCEL

THAT PART OF NE 1/4 OF SEC 16-29-16 & THAT PART OF SE 1/4 OF SE 1/4 OF NW 1/4 OF SEC 16-29-16 ALL N OF SR 60 & E OF S BAYSHORE BLVD LESS THOSE PARTS DESC IN O.R. 8094/1155 AND O.R. 13792/1036 AND O.R. 19452/1497 AND LESS THOSE PARTS DEEDED TO FL DOT & LESS RD R/W ON W & S CONT 113.4AC(C)

PIN: 16-29-00000-120-0100

Owner: City of Clearwater
100 South Myrtle Avenue
Clearwater, FL 33756
Phone: 727-444-8584
Email: craig.wilson@myclearwater.com

CENTER PARCEL

SUBM LAND IN SE 1/4 OF SE 1/4 LYING SE'LY OF MHW LINE AND GOVT LOTS 3 AND 4 IN SEC 10-29-16 AND N'LY 1324FT OF GOVT LOT 1 IN SEC 15-29-16 CONT 157.09AC(C)

PIN: 09-29-16-00000-440-0100

Owners:	City of Clearwater 100 South Myrtle Avenue Clearwater, FL 33756	Pinellas County Construction & Property Mgmt. Dept. 509 East Avenue South Clearwater, FL 33756
Phone:	727-444-8584	727-464-3496
Email:	craig.wilson@myclearwater.com	

NORTH PARCEL

SUBM LAND IN GOVT LOT 2 CONT
37.5AC

PIN: 10-29-16-00000-230-0400

Owner: City of Clearwater
100 South Myrtle Avenue
Clearwater, FL 33756
Phone: 727-444-8584
Email: craig.wilson@myclearwater.com

SECTION III

REASON FOR REQUEST

The overall site, known as Coopers Point Nature Park, consists of three parcels (see Section I for legal descriptions of each parcel). Most of the site is within the Preservation (P) and Open Space/Recreation (OS/R) zoning districts with corresponding Water, Preservation (P) and Recreation/Open Space (R/OS) Future Land Use classifications. There is an approximately 7.8-acre portion along the south side of the along Gulf to Bay Boulevard within the Commercial (C) zoning district and corresponding Commercial General (CG) Future Land Use classification. There are several scattered portions totaling 2.9 acres in the South and Center Parcels within the Low Density Residential (LDR) zoning district and corresponding Residential Low (RL) Future Land Use classification. There are also 1.9 acres within the south parcel within the Institutional (I) zoning district and corresponding Institutional (I) Future Land Use classification.

The intended use of the overall site is a parks and recreation facility and/or environmental park. Pursuant to CDC article 8. Definitions, a parks and recreation facility means a tract of land which is used for a public park or public beach. The term includes, but it is not limited to, the Pinellas Trail and other publicly owned property used for active or passive recreational uses. Pursuant to that same CDC Article an environmental park means a recreational area that is typically dependent on natural resources and a natural outdoor environment. Activities shall have little, if any, adverse impact on a site and are compatible with natural and/or cultural resource protection. Uses include, but are not limited to, picnicking, hiking on multipurpose trails and/or boardwalks, outdoor educational nature studies, kayaking/canoeing and launch facilities for same, wildlife viewing, horseback riding on trails, and/or fishing.

Parks and Recreation facilities are only permitted in the LDR district as part of a Level II Flexible Development application and approval process. They are, however, permitted in the C and I districts as a minimum development level of approval. Environmental Parks are only permitted in the P district. Parks & Recreation Department Staff feel that it is best practice to consolidate the zoning on the overall site to the OS/R and P districts and corresponding R/OS and P Future Land Use classifications. This would eliminate any possible confusion as to permitted uses on any given portion of the site.

SECTION IV

STANDARDS FOR REVIEW

- 1. The amendment will further implementation of the comprehensive plan consistent with the goals, policies and objectives contained in the plan.**

The proposed zoning and Future Land Use classification amendments are consistent with and further the following goals, objectives, and policies of the City's Comprehensive Plan:

Quality Places: Future Land Use Element

- | | |
|-----------------|---|
| Policy QP 5.2.1 | Continue to maintain consistency between the Countywide Plan Map and the city's Future Land Use Map. |
| Policy QP 5.2.3 | Continue to ensure Future Land Use Map Amendments are consistent with the Countywide Plan's Scenic/Noncommercial Corridors. |
| Policy QP 8.1.6 | Maintain the natural coastal-style landscaping and scenic views from the Courtney Campbell Causeway. |

Parks & Public Places: Recreation and Open Space Element

Goal PPP 1. Equitable Design: Promote the equitable design of trails, open spaces, and parks and recreation facilities to make it safe and easy for residents to be physically active, regardless of their age, race, ethnicity, income, ability, or disability.

Objective PPP 1.1: Ensure the city's system of trails, open spaces, and parks and recreation facilities equitably serves diverse community needs.

Policy PPP 1.1.1: Ensure that parks and open space amenities provide equal opportunities for all users.

Policy PPP 1.1.6: Promote healthy living through the use of trails, open spaces, and parks and recreation facilities for active and passive recreation, organized sports, picnic facilities, environmental programs, youth and adult programs, and special events.

<i>Goal PPP 2. Parks Facilities:</i>	Ensure that trails, open spaces, and parks and recreation facilities are located throughout the city.
<i>Objective PPP 2.1:</i>	To maintain an adequate level of service (LOS) for existing and future populations.
<i>Objective PPP 2.2:</i>	Continue to increase the supply of trails, open spaces, and parks and recreation facilities in areas needing additional facilities.
<i>Policy PPP 2.2.3:</i>	Continue to locate new community parks adjacent to arterial streets and/or transit routes whenever possible.
<i>Goal PPP 3. Natural Features Preservation:</i>	Preserve and expand natural features of the city.
<i>Objective PPP 3.1:</i>	Preserve natural open space areas which constitute aesthetic or ecological community assets.
<i>Policy PPP 3.1.1:</i>	Provide natural open space areas which have the diversity of resources necessary for nature study and the enjoyment of natural assets in order to assure environmental understanding whenever possible.
<i>Policy PPP 3.1.3:</i>	Continue to enhance and maintain existing or create new access to waterbodies.
<i>Policy PPP 3.1.4:</i>	Coordinate recreation planning with other plans concerning water quality, stormwater management, fish and wildlife management, and environmental education.
<i>Objective PPP 3.2:</i>	Preserve, enhance, and maintain the city's existing and future trails, open space, and park and recreation facilities.
<i>Policy PPP 3.2.1:</i>	Preserve areas of ecological, historical, or archaeological value for open space and parklands when possible.

- Policy PPP 3.2.2:* Continue to maintain environmental integrity of city-owned open spaces and parklands.
- Policy PPP 3.2.3:* Continue to enhance city-owned open space and parkland areas by restoring degraded natural communities and eradicating non-native or invasive vegetation.
- Policy PPP 3.2.8:* Designate appropriate city-owned lands as Preservation (P) or Recreation/Open Space (R/OS) on the Future Land Use Map whenever feasible.

Conservation & Coastal Management: Conservation & Coastal Management Elements

Goal CCM 1: Continue to protect, enhance, and conserve natural resources within the city to provide for the long-term accessibility, enhancement, safety, economic viability, and environmental integrity of those resources.

Objective CCM 1.2: Continue to protect floodplains, drainage ways, and all other natural resources from encroachment and development.

Policy CCM 1.2.8: Protect natural resources and systems through application of local, state, and regional regulations, mitigation, and management plans, and permitting procedures as well as through locally instituted land purchase programs.

Objective CCM 1.3: Continue to protect, maintain, enhance, and manage wetlands, estuaries, wildlife habitats, conservation areas, and city-owned lands that are in their natural state from unnatural disturbances or adverse impacts from development.

Policy CCM 1.3.2: Protect and conserve wetlands found on Map CCM 3. Wetlands by directing incompatible or hazardous future land uses away from wetlands and through prohibition of dredging or filling wetlands other than by natural phenomena.

- Policy CCM 1.3.3:* Continue to protect natural and mitigated wetlands, estuaries, conservation lands, marine life, shoreline vegetation, and wildlife habitats, especially threatened or endangered species, through professional wildlife management and habitat restoration techniques.
- Policy CCM 1.3.4:* Continue to administer regulations providing for the protection of threatened and endangered species and species of special concern.
- Policy CCM 1.3.5:* Continue to protect and preserve riverine floodways and wetlands from disturbance and destruction through application of the CDC.
- Policy CCM 1.3.7:* Provide support to county and state efforts to protect mangroves.
- Policy CCM 1.3.8:* Continue to protect and recognize the importance of natural ecosystems and city parks as integral parts of the city's urban environment.
- Policy CCM 1.3.9:* Coordinate recreation planning with other plans concerning water quality, stormwater management, fish and wildlife management, and environmental education.
- Policy CCM 1.3.10:* Continue to designate environmentally sensitive wetlands, floodways, or other environmentally significant areas with the Preservation (P) future land use category and zoning district.
- Policy CCM 1.3.11:* Support the Cooper's Point water quality project consisting of a new bridge opening in the Courtney Campbell Causeway and the restoration of a channel through Cooper's Bayou.

The proposed zoning and Future Land Use classification amendments are consistent with and further the following Strategic Plan objectives:

- 1.2: Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts.
- 1.3: Adopt responsive levels of service for public facilities and amenities, and identify resources required to sustain that level of service.

- 2.3: Promote Clearwater as a premier destination for entertainment, cultural experiences, tourism, and national sporting events.
- 3.2: Preserve community livability through responsible development standards, proactive code compliance, and targeted revitalization.
- 4.3: Protect the conservation of urban forests and public green spaces to promote biodiversity and reduce our carbon footprint.

2. The amendment is not inconsistent with other provisions of the comprehensive plan.

A thorough review of the City's Comprehensive Plan was conducted, and the proposal was adjudged to not be inconsistent with any provision of the Plan.

3. The available uses, if applicable, to which the property may be put are appropriate to the property in question and compatible with existing and planned uses in the area.

The subject property is generally undeveloped and occupied by open salt water, mangroves and other plant species indicative of a tidal wetland and owned by the City of Clearwater's Parks & Recreation Department with the intent of using the site as a parks and recreation facility and/or environmental park. The overall goal is to limit development to informational signage and limited upland access such as unpaved trails and, possibly as feasible, site-appropriate boardwalks. The site is intended to blend seamlessly with the existing Coopers Bayou Park immediately adjacent to the west.

The proposed amendment will bring the entire site under the more appropriate Preservation and Open Space/Recreation zoning districts with the corresponding Preservation and Recreation/Open Space Future Land Use classifications. The park would be accessible from via the Bayshore Trail/Ream Wilson East-West Trail, the water from Coopers Bayou Park and from a city-owned parking lot at the northeast corner of Gulf to Bay and North Bayshore Boulevards. The proposed park would function as a part of Coopers Bayou Park effectively capping the eastern terminus of the City's extensive parks and recreation system. No conflicts vis-à-vis the needs and character of the neighborhood and city are anticipated. Rather, the proposed amendments are anticipated to support those needs and characteristics.

4. Sufficient public facilities are available to serve the property.

The amendment is anticipated to have no impact on any public facility and sufficient public facilities are available to serve the property.

5. The amendment will not adversely affect the natural environment.

The proposal will not only not adversely affect the natural environment the entire purpose of the Future Land Use amendment is to facilitate the preservation of the natural environment. The amendments will serve as a sort of "clean-up" operation bringing the entire site into the appropriate zoning districts and Future Land Use classifications for a parks and recreation facility/environmental park.

6. The amendment will not adversely impact the use of property in the immediate area.

The only adjacent property uses, outside of the aforementioned Coopers Bayou Park, are the Nova Southeastern University – Tampa Bay Regional Campus to the east and an FDOT-owned building which is leased to the City of Clearwater's Parks & Recreation Department at the northeast corner of Gulf to Bay and North Bayshore Boulevards. The proposed amendments are anticipated to have no effect on any property in the area.