



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

# Countywide Planning Authority Regular Countywide Plan Map Amendment

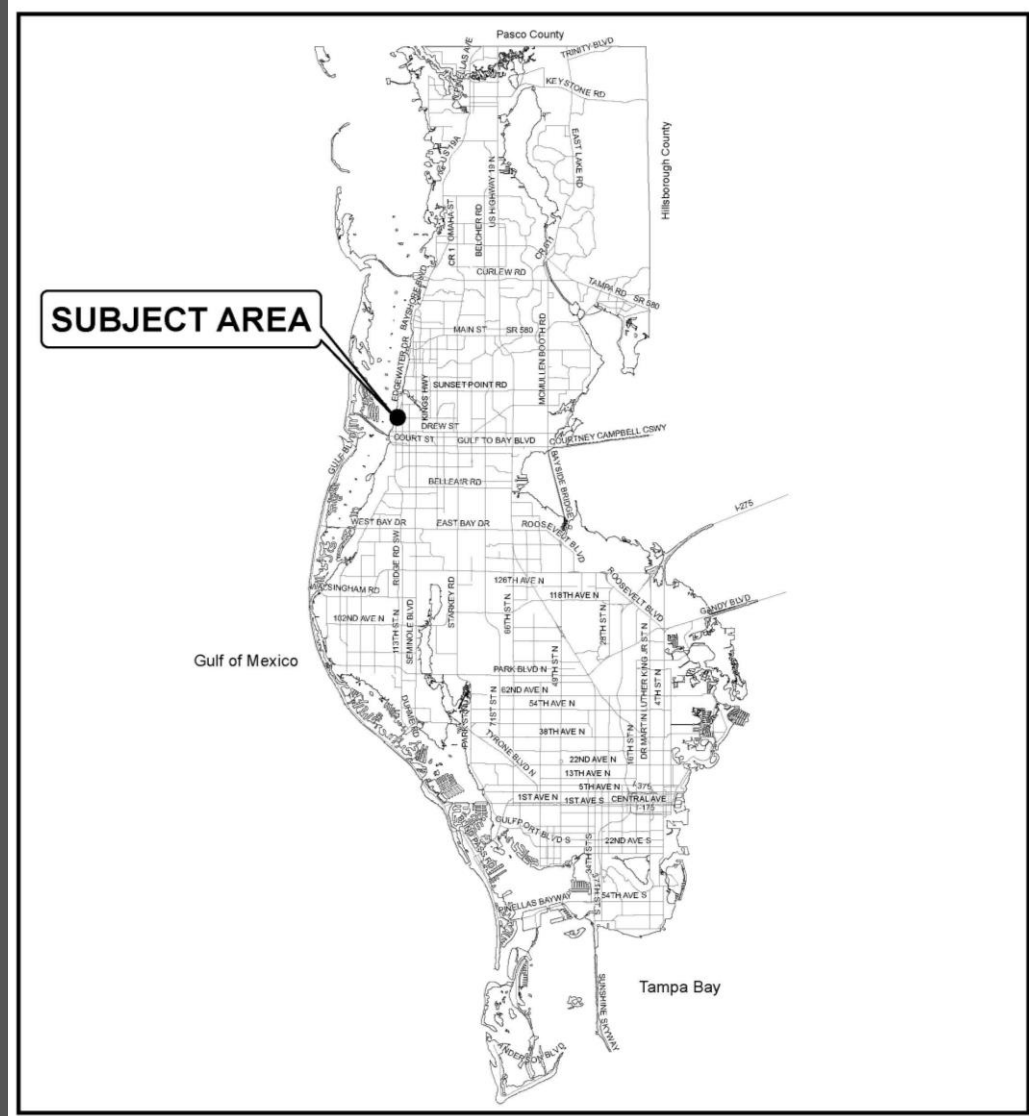
Case CW18-12

City of Clearwater

May 8, 2018

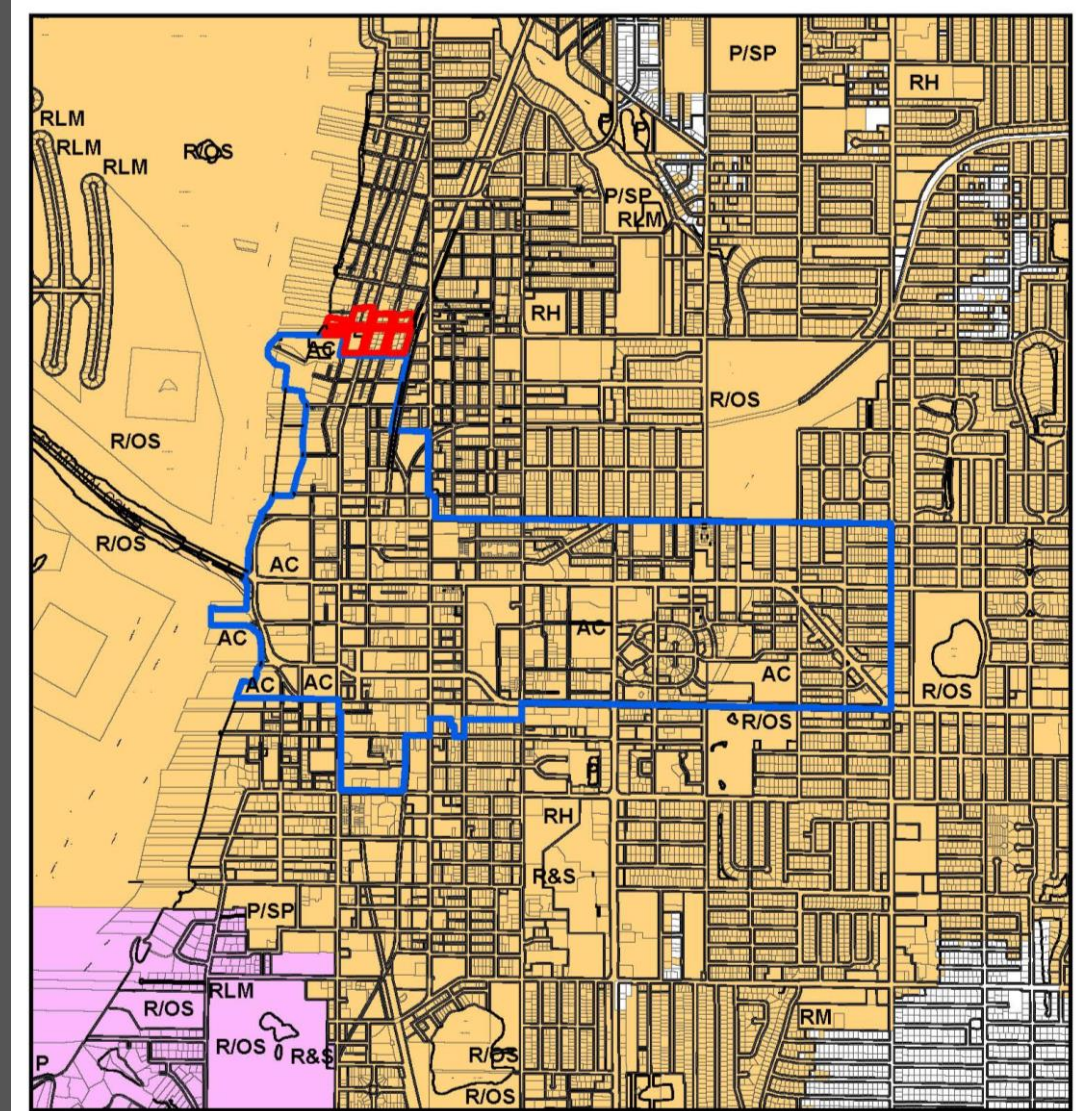
# General Location

- LOCATION: Generally located south of Palm Bluff Street, west of Highland Avenue, north of Druid Road, and east of Clearwater Harbor
- SIZE: 555.8 acres m.o.l.
- EXISTING USES: Various



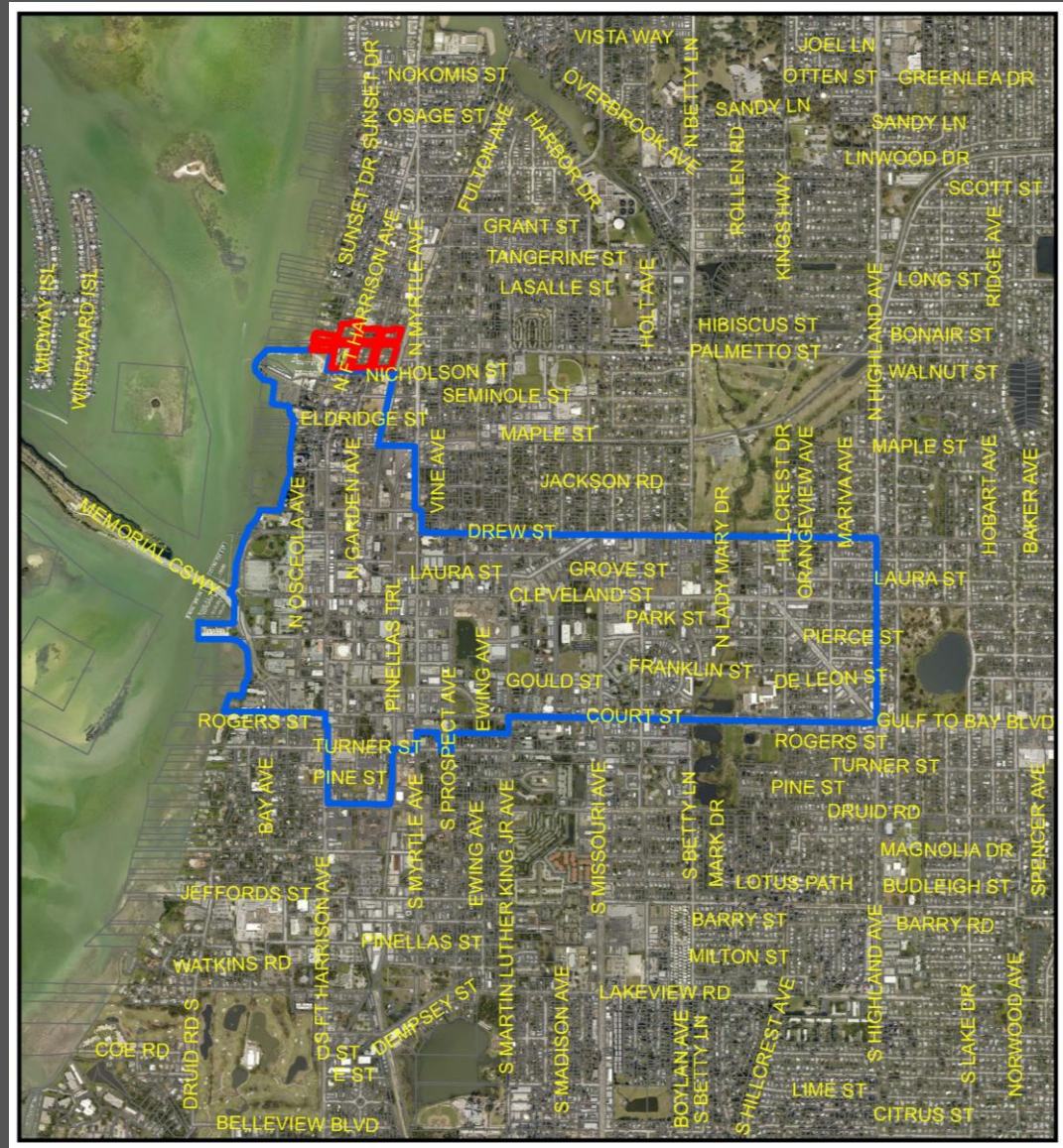
# Jurisdiction

- Amendment area is located in the City of Clearwater



# Area Characteristics

- Uses surrounding the Activity Center are a mix of residential, commercial, office, and recreational/open space



# Additional Information

This proposed amendment seeks to amend the boundary, densities, intensities, and height allowances associated with the Special Area Plan (Clearwater Downtown Redevelopment Plan).

- The first part of the request seeks to expand the Special Area Plan boundaries by 10.9 acres to the north and amend the designations of those properties to Activity Center.
- The second part of this request seeks to amend the Special Area Plan by amending the intensity, density and maximum heights for all Character Districts within the Downtown Planning Area.



# Cedar St. and Ft. Harrison Ave.



# North Ward Elementary (closed)



# Empty lot off of Cedar St. and Ft. Harrison Ave.





# Commercial property to the west of Ft. Harrison Ave.



# Single-family home in the expansion area

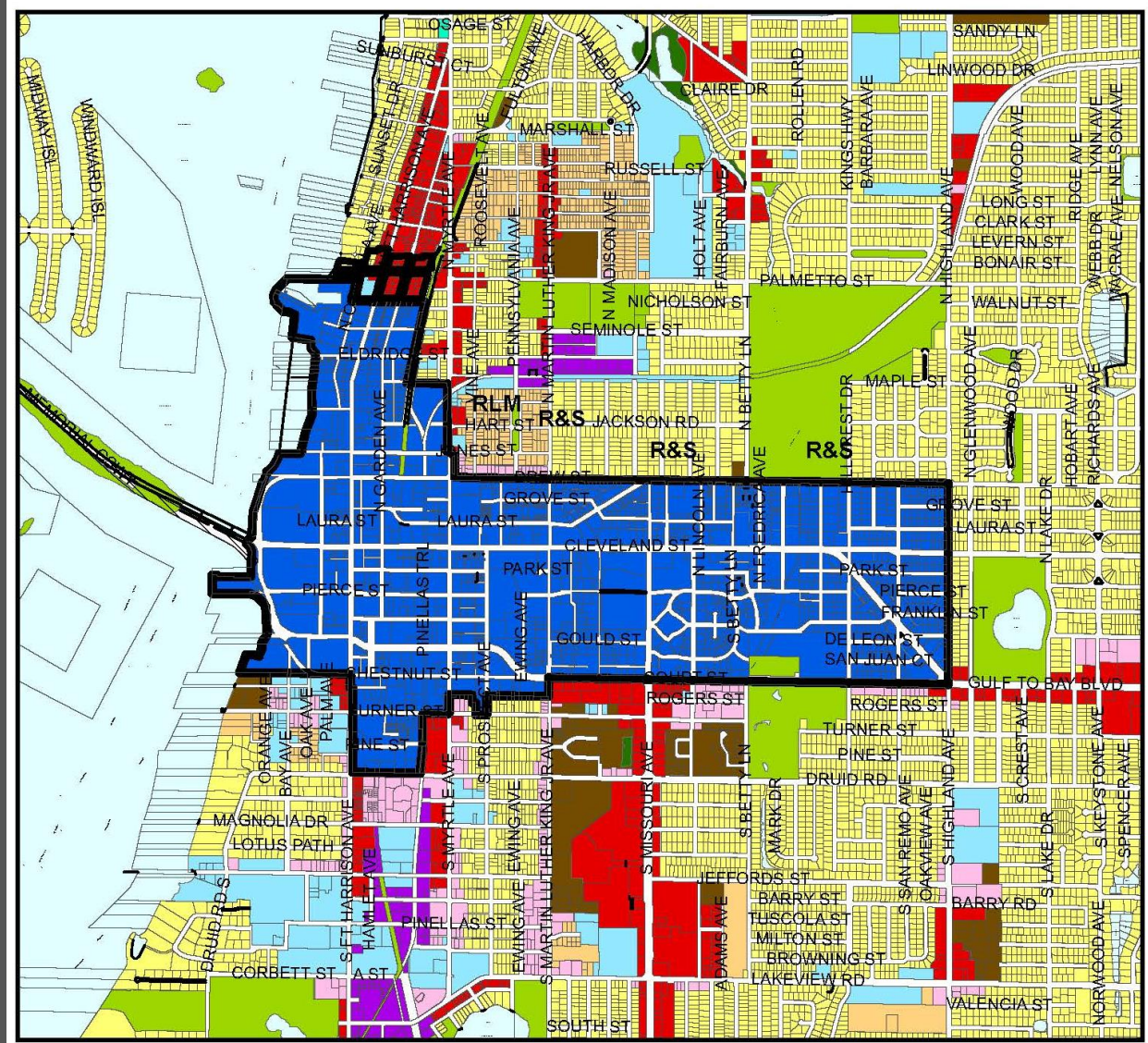


# Commercial property for sale in the expansion area



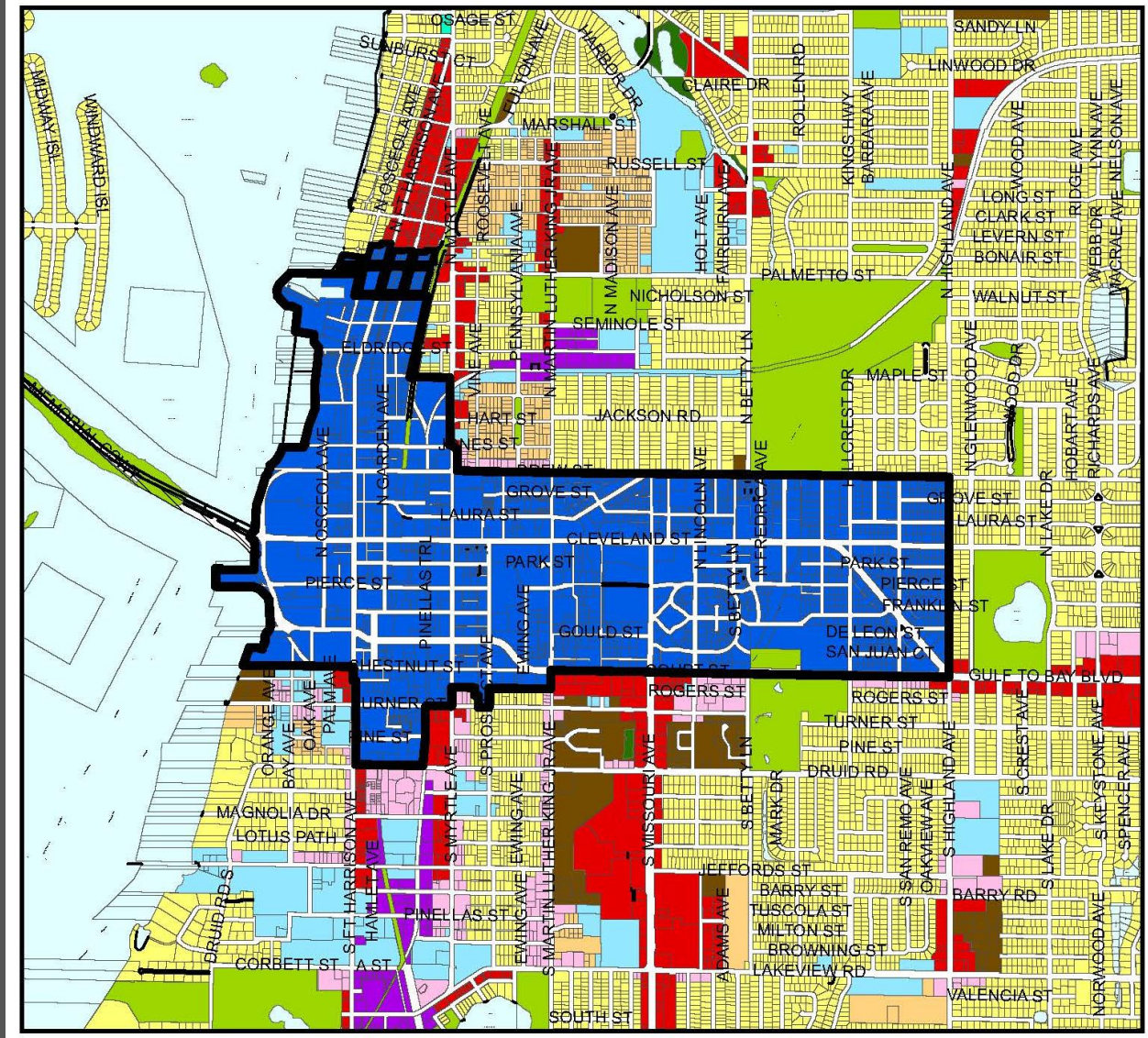
# Expansion Area Current Categories

- Currently categorized as Public/Semi-Public, Retail & Services, Residential Low Medium and Activity Center



# Expansion Area Proposed Categories

- This amendment seeks to change the category from Public/Semi-Public, Retail & Services, Residential Low Medium and Activity Center to Activity Center



# Recommendation

- Consistent with the Countywide Rules, and reviewed against the relevant Countywide Considerations:
  - Consistent with the utilization of this category; and
  - Will not significantly impact other Countywide Considerations.
- Staff recommends approval

