

LUP2025-11005

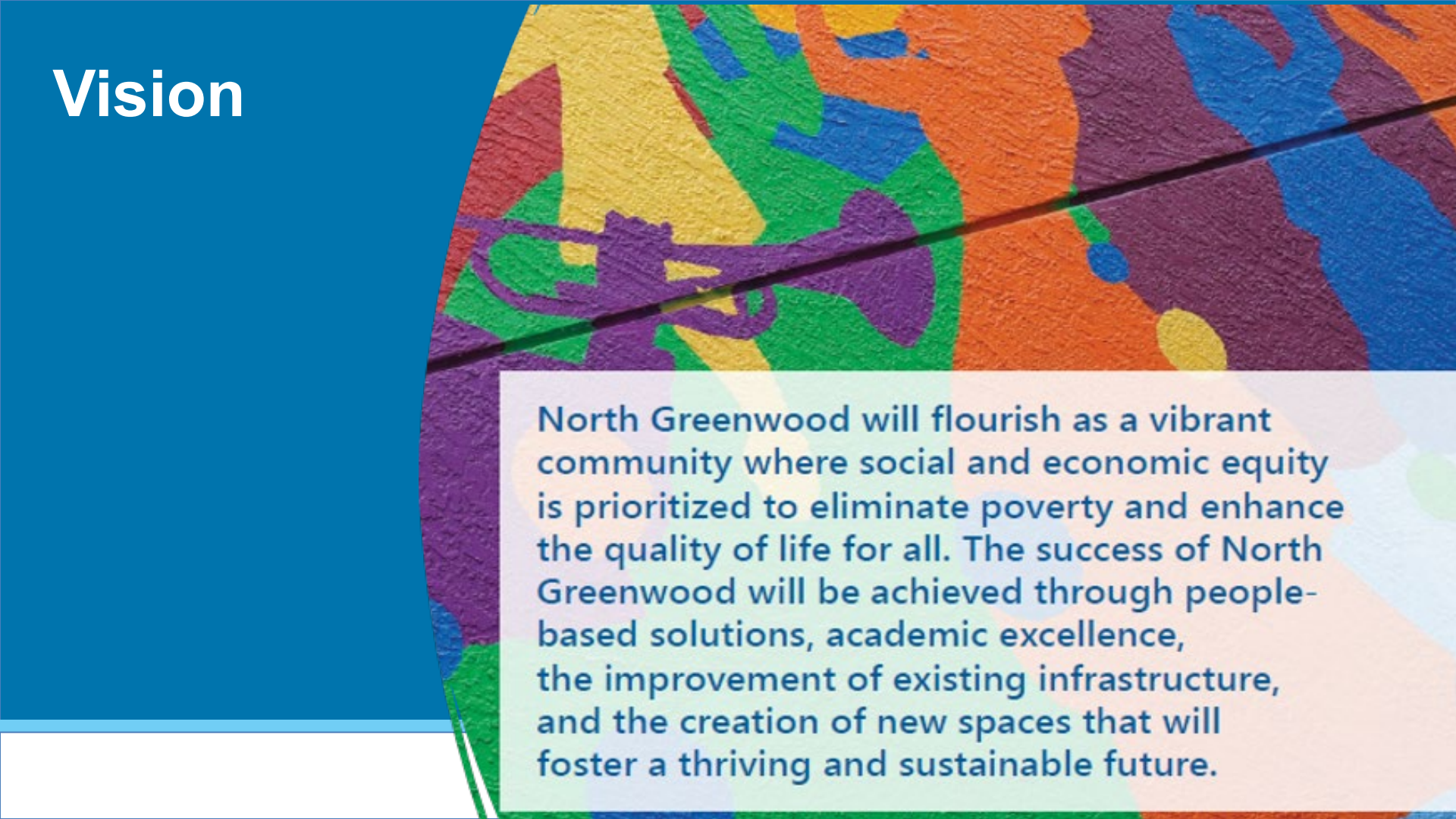
**Future Land Use Map
Amendment:
Planned
Redevelopment
District (PRD)
Overlay**



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Vision



North Greenwood will flourish as a vibrant community where social and economic equity is prioritized to eliminate poverty and enhance the quality of life for all. The success of North Greenwood will be achieved through people-based solutions, academic excellence, the improvement of existing infrastructure, and the creation of new spaces that will foster a thriving and sustainable future.

CRA Plan Outreach

- Property Owner and Occupant Mailing
- Project Website and Community Survey
- Faith Leadership Community Roundtable
- Night at the Library, Juneteenth Celebration, Youth Engagement Event
- Community Workshops

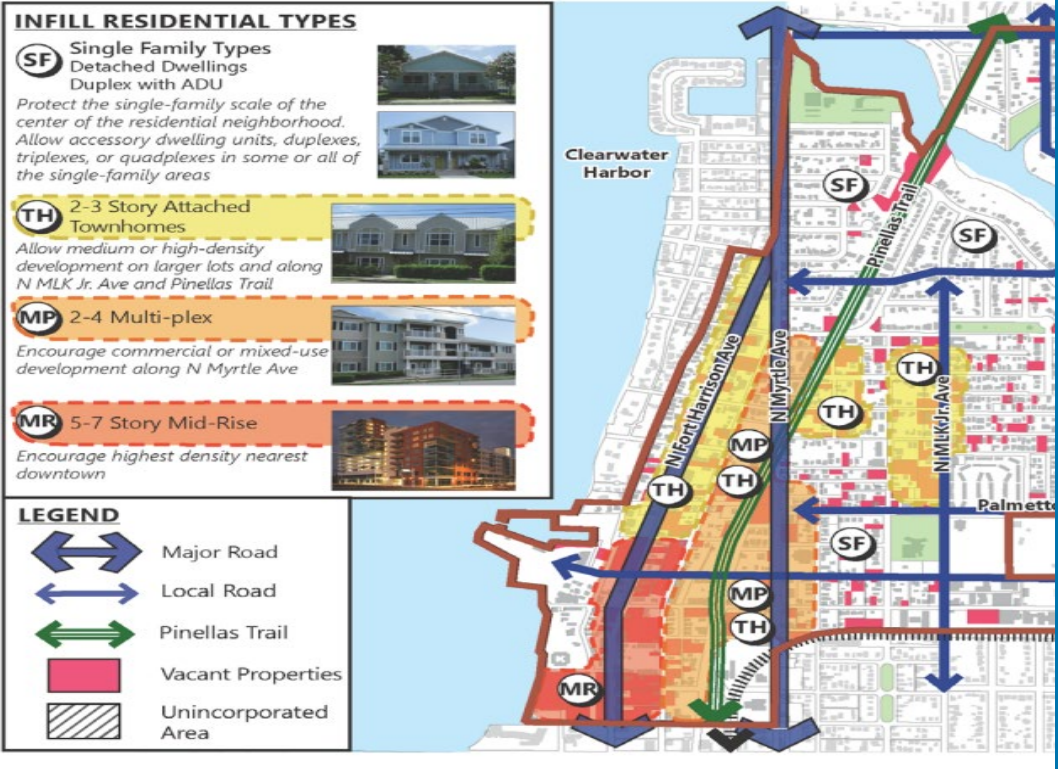


CRA Plan Goals

- Public Safety
- Mobility
- Poverty Reduction
- Housing Affordability
- Quality of Life
- Invest in Youth



Figure 55 Infill Residential Development



Land Use and Zoning Next Steps

North Greenwood Community Redevelopment Area Plan

Table 14 Emphasis Area Recommendations

Area Wide Recommended Land Use Change and F			
Land Use, Zoning, and Design			
Project Description	Project Lead	Estimated Total Cost	Funding Source
Continue to prohibit short term rentals	P&D	Staff Time	General Fund
Limit lot assembly in single-family areas	P&D	Staff Time	General Fund
Update 1995 Residential Infill Study and establish design guidelines or new zoning district that addresses existing "small" lots and allows additional density to support missing middle housing	P&D	Staff Time	General Fund



1. Clearwater 2045 Amendments to Establish New Overlay & Bonuses (CPA2025-10001)
2. Future Land Use Map Amendment to Apply New Overlay (LUP2025-11005)
3. Community Development Code Amendments to Establish Overlay Standards
4. Zoning Atlas Amendment to Apply North Greenwood Overlay

Land Use and Zoning

Community Meetings

- Stakeholder Listening Sessions
- Community Kick Off Meeting
- "Game of Zones" Workshop
- Citizen Advisory Committee (CAC) updates



Planned Redevelopment District (PRD) Overlay

- Additional layer of rules on top of Future Land Use and Zoning
- Recognizes areas for residential, commercial, and mixed-use redevelopment
- Property owners opt in to receive development potential bonus
- New development is required to meet development and design standards

Proposed Planned Redevelopment District (PRD) Overlay

- Ordinance No. 9860-26
- Companion Case:
CPA2025-10001

Planned Redevelopment District (PRD) Overlay

The Planned Redevelopment District (PRD) Overlay is intended to recognize areas appropriate for residential, commercial and mixed-use redevelopment in close, walkable, or bikeable proximity to Activity Centers and Multimodal Corridors. Qualifying projects that conform to the criteria set forth in the Community Development Code (CDC) may utilize the bonuses set forth below, consistent with provisions in the *Countywide Rules*. A secondary planning process may be required.

Maximum Development Potential for Qualifying Development:

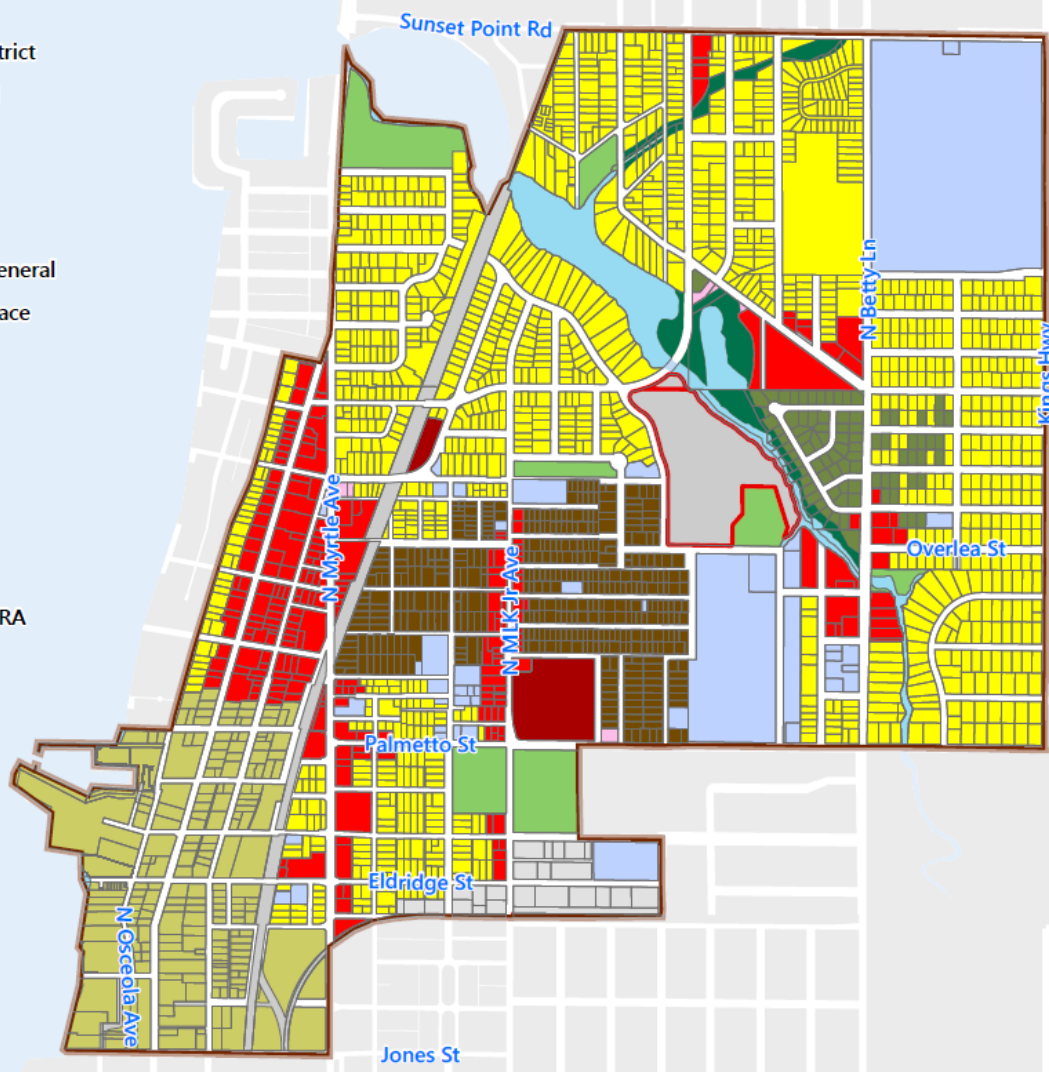
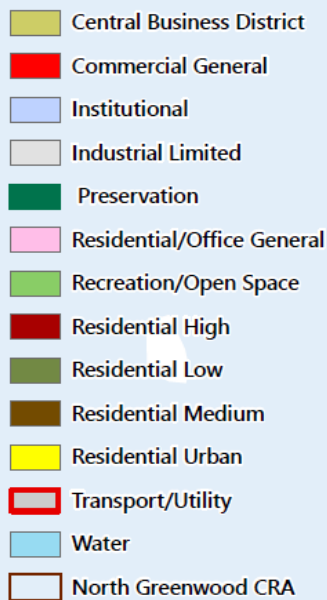
Residential Bonus*: Up to 40 units per acre and up to 1.1 FAR

Nonresidential Bonus: Up to 1.05 FAR

Mixed-Use Bonus*: Up to a 1.5 FAR for all uses

ISR Bonus*: Up to 0.90

**not to exceed maximum bonus permitted in Future Land Use Category*



Future Land Use Map (Current) 659.98 acres

Residential

- 338.24 acres
- 51.4% of CRA

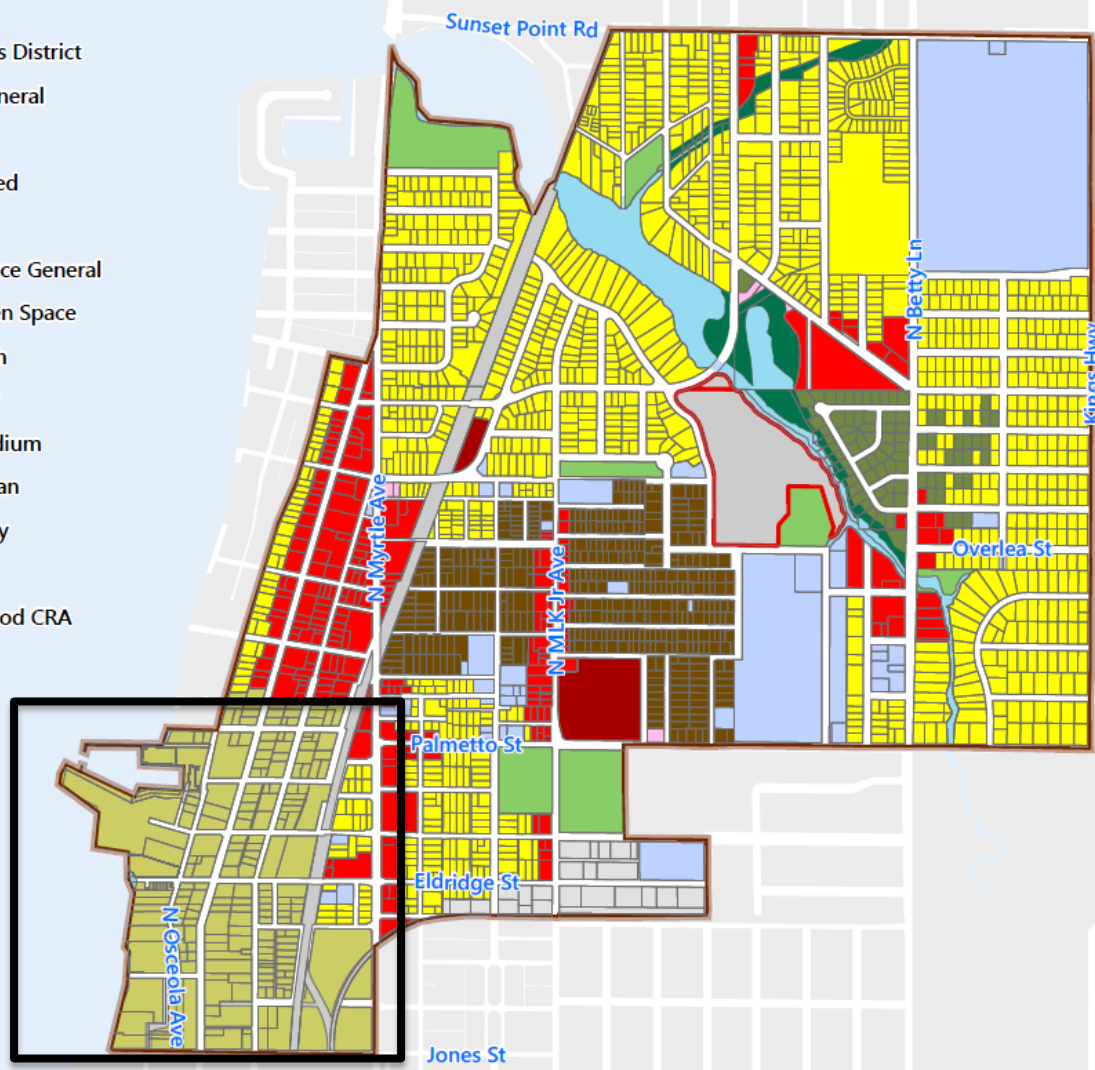
Nonresidential:

- 259.02 acres
- 39.07% of CRA

Environmental/ Recreation:

- 62.72 acres
- 9.53% of CRA

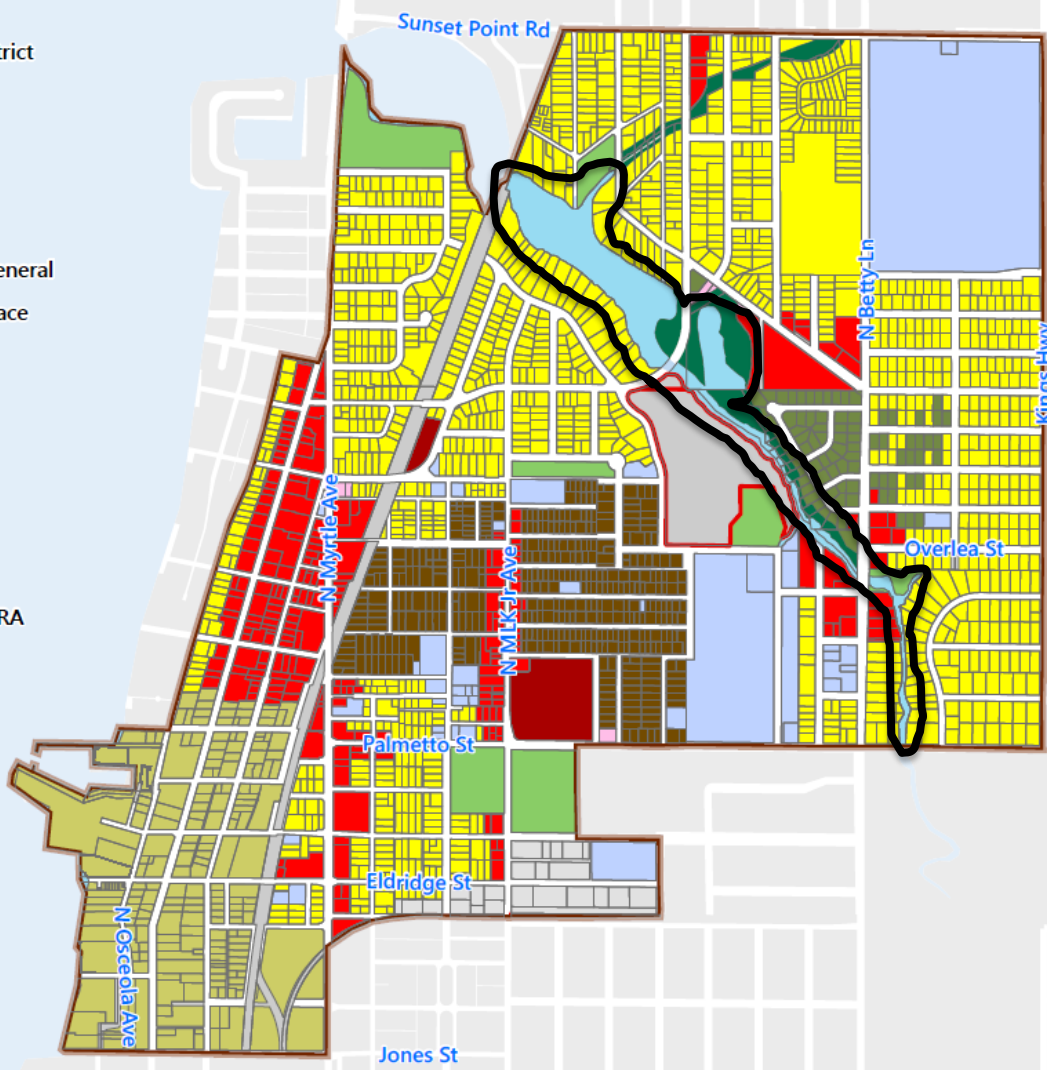
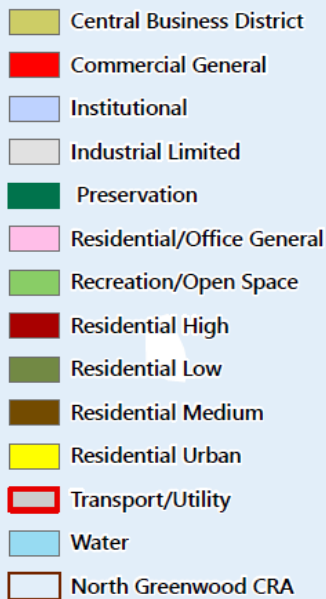
- Central Business District
- Commercial General
- Institutional
- Industrial Limited
- Preservation
- Residential/Office General
- Recreation/Open Space
- Residential High
- Residential Low
- Residential Medium
- Residential Urban
- Transport/Utility
- Water
- North Greenwood CRA



Amendments Exclude:

Central Business District

- 73.66 acres
- 11.2% of CRA

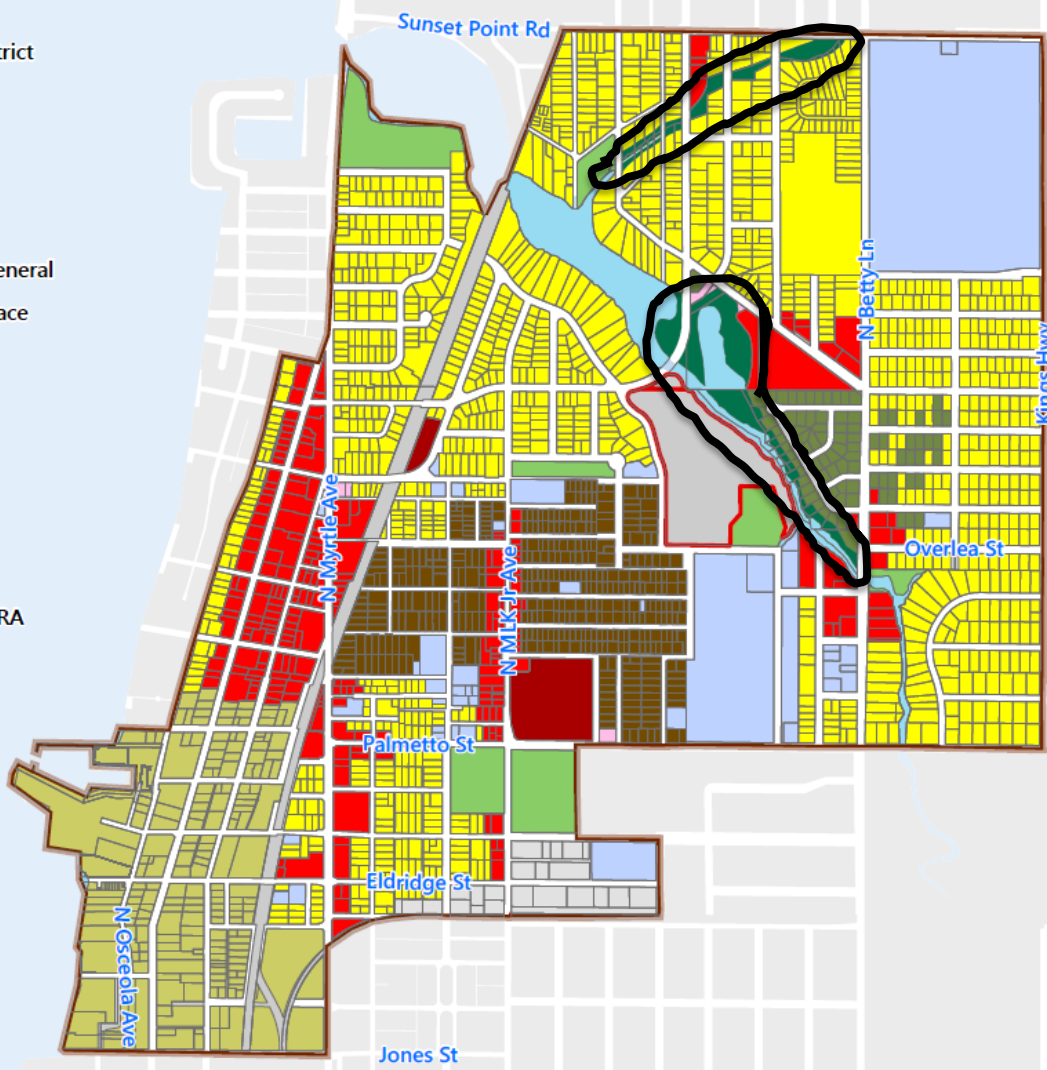
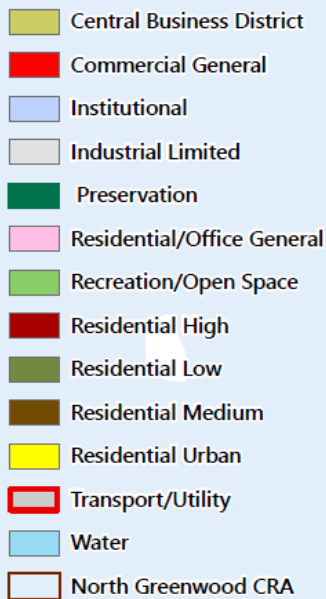


Amendments Exclude:

Central Business District

Water

- 24.04 acres
- 3.65% of CRA



Amendments Exclude:

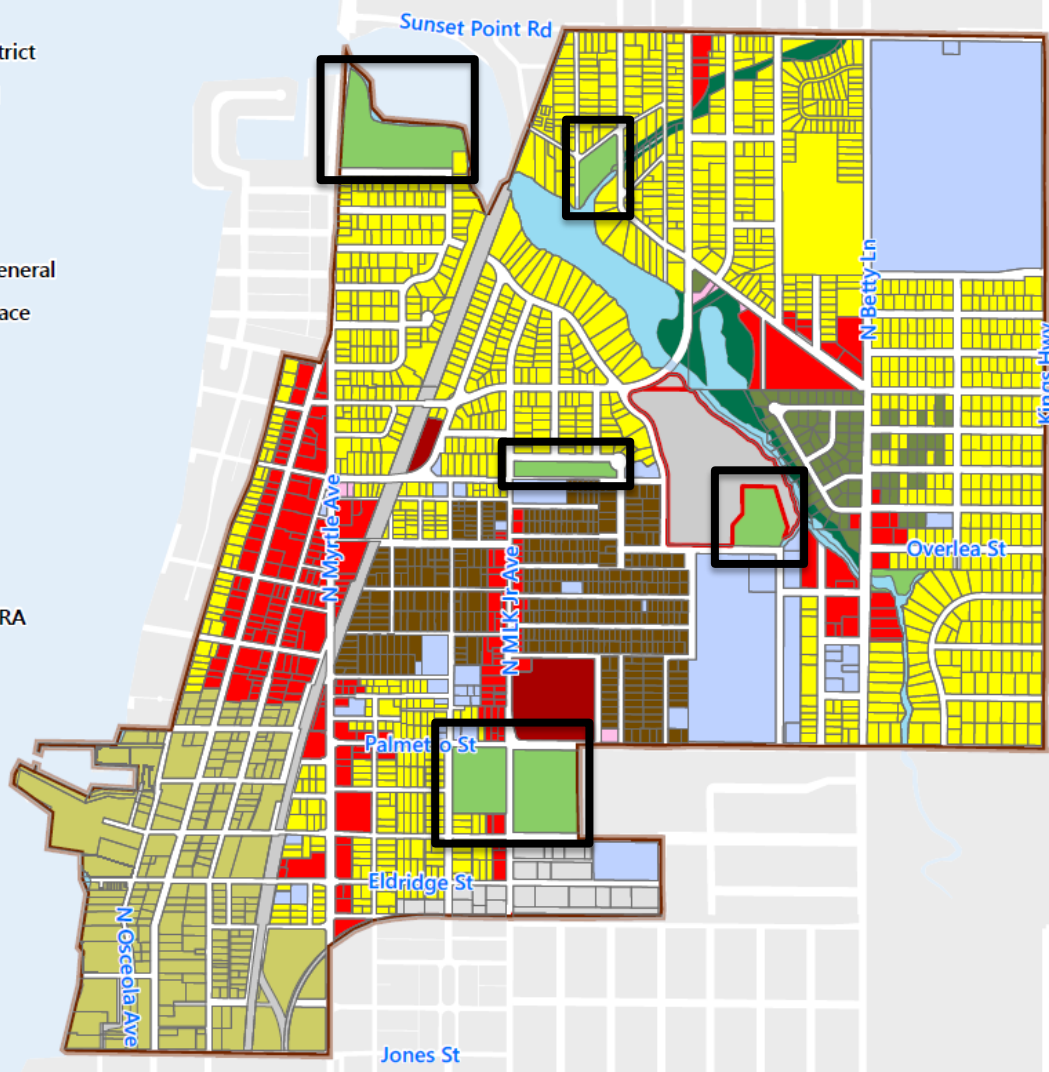
Central Business District

Water

Preservation

- 11.06 acres
- 1.68% of CRA

- Central Business District
- Commercial General
- Institutional
- Industrial Limited
- Preservation
- Residential/Office General
- Recreation/Open Space
- Residential High
- Residential Low
- Residential Medium
- Residential Urban
- Transport/Utility
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Amendments Exclude:

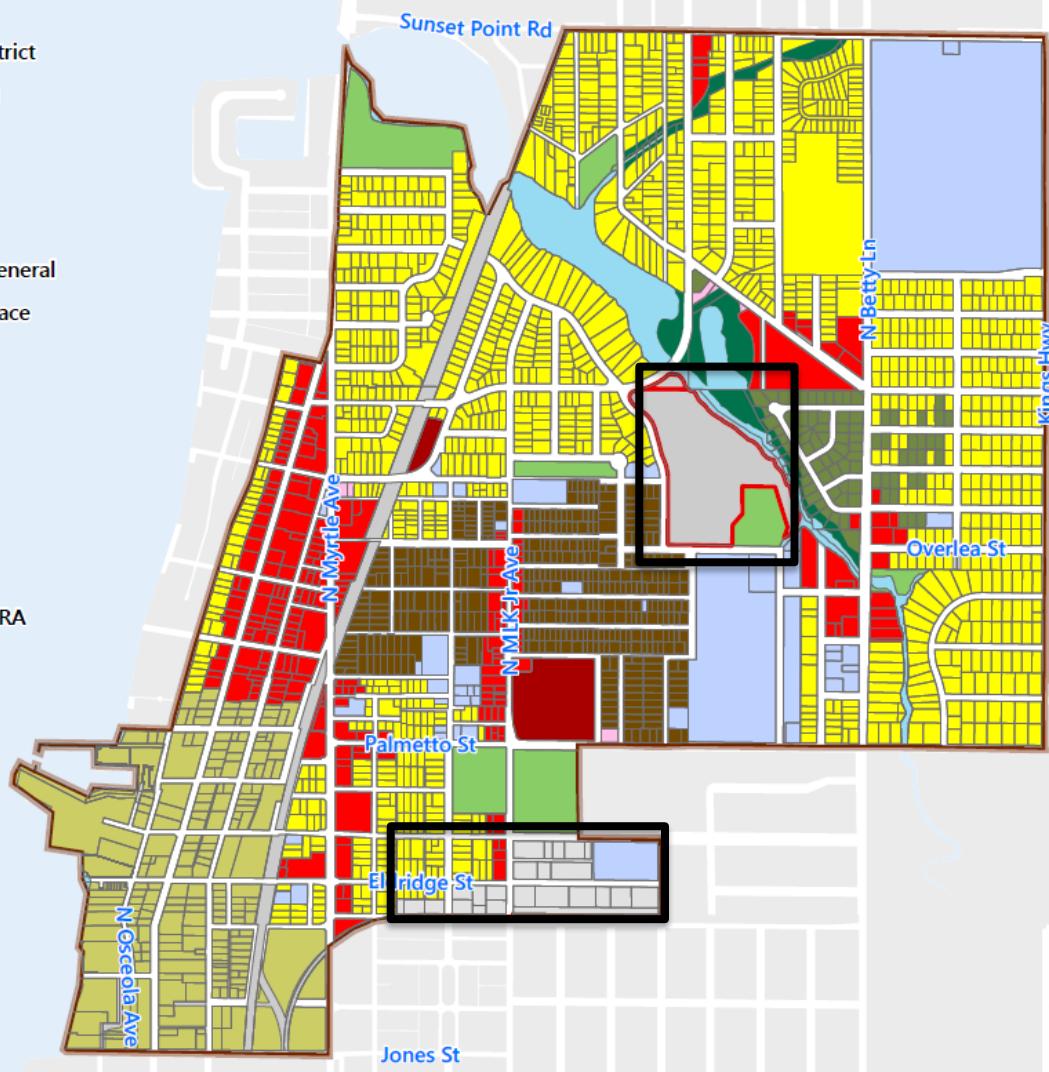
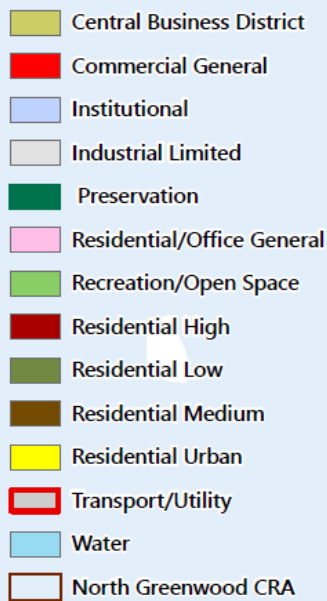
Central Business District

Water

Preservation

Recreation/Open Space

- 27.62 acres
- 4.2% of CRA



Additional Recommendations for Exclusion:

Industrial Limited

- 11.38 acres
- 1.73%

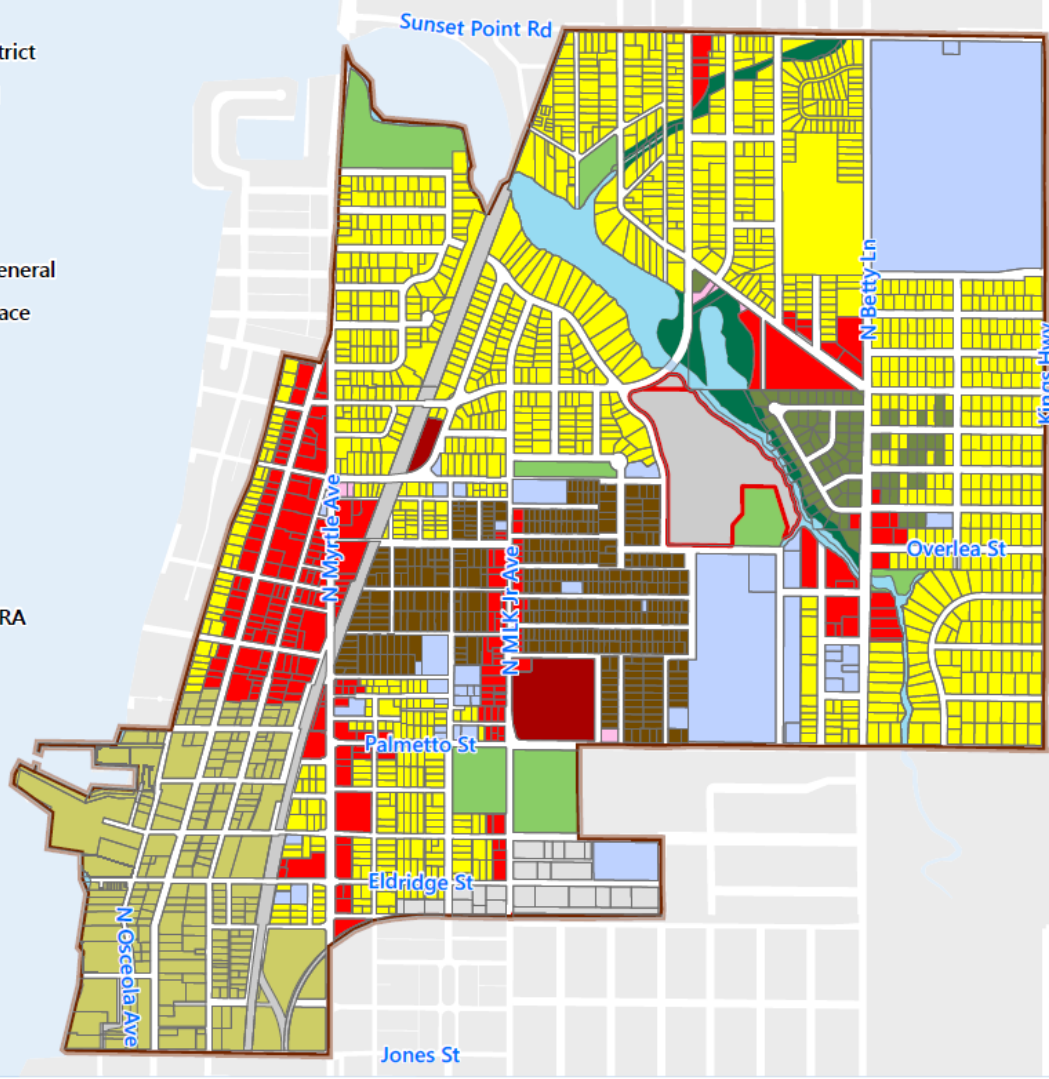
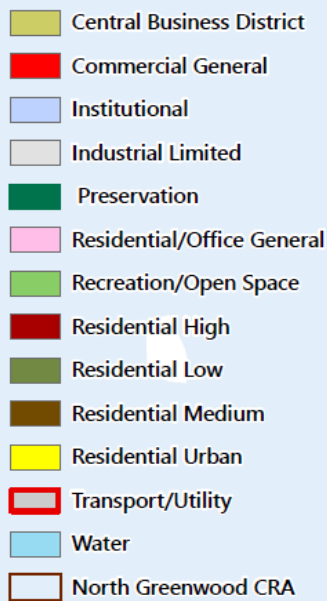
Transportation/Utility

- 18.26 acres
- 2.78%

Planned Redevelopment District (PRD) Overlay Applied to:

- Residential Low (RL)
- Residential Urban (RU)
- Residential Medium (RM)
- Residential High (RH)
- Residential Office/General (R/OG)
- Commercial General (CG)
- Institutional (I)





Future Land Use Map (Current) 659.98 acres

PRD Overlay

- 493.96 acres
- 74.76% of CRA

Excluded Property:

- 166.02 acres
- 25.24% of CRA

Community Meeting 6/30/26

- Property Taxes
- Marshall Street wastewater plant
- Gentrification
- Affordable Housing Requirements
- Ability to rebuild
- Impervious Surface requirements



Recommended Conclusions of Law

- Furthers Implementation of & Consistent with Clearwater 2045
- Consistent with Countywide Rules
- Will Not Adversely Impact Use of Property in Area
- Public Facilities & Services Available Consistent with LOS
- Will Not Adversely Impact Natural Resources

Questions?



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