

# NOTICE OF AMENDMENT OF COUNTYWIDE PLAN MAP

Forward Pinellas, in its role as the Pinellas Planning Council, and the Board of County Commissioners acting pursuant to its Countywide Planning Authority (CPA), will conduct public hearings on proposed map amendments to the Countywide Plan Map pursuant to the Countywide Plan, as amended, and as set forth in the listing below.

613736

## Tampa Bay Times Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Pinellas County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Amendments** was published in **Tampa Bay Times: 3/24/18**, in said newspaper in the issues of **B Pinellas**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as a second class mail matter at the post office in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature of Affiant

Sworn to and subscribed before me this 03/24/2018.

Signature of Notary Public

Personally known \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_

**Case CW 18-01 - Submitted by Pinellas County - 0.3 acres m.u.**  
From: Recreation/Open Space  
To: Residential Low Medium  
Location: Derryville East side of Pine St., 2007 north of Wilcox Rd.  
The current Recreation/Open Space category is intended to recognize areas appropriate for public and private open spaces and recreational facilities that serve the community or region. The proposed Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre.

**Case CW 18-02 - Submitted by City of Safety Harbor - 7.8 acres m.u.**  
From: Residential Low Medium and Preservation  
To: Public/Semi-Public and Preservation  
Location: 4th Street Detention Plant Northwest corner of Pine St. and Dr. L.L. King, Jr. St. N.W.  
The current Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre. The proposed Public/Semi-Public category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features. The current and proposed Preservation category is intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area.

**Case CW 18-07 - Submitted by City of Clearwater - 0.4 acres m.u.**  
From: Residential Low Medium  
To: Office  
Location: 1524 South Highland Avenue  
The current Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre. The proposed Office category is used to depict areas that are developed or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential office mixed-use development.

**Case CW 18-08 - Submitted by City of Clearwater - 0.1 acres m.u.**  
From: Office  
To: Public/Semi-Public  
Location: 729 Oakville Street  
The current Office category is used to depict areas that are developed or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential office mixed-use development. The proposed Public/Semi-Public category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features.

**Case CW 18-09 - Submitted by City of Clearwater - 7.4 acres m.u.**  
From: Recreation/Open Space  
To: Public/Semi-Public  
Location: 1800 Old Coachman Road  
The current Recreation/Open Space category is intended to recognize areas appropriate for public and private open spaces and recreational facilities that serve the community or region. The proposed Public/Semi-Public category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features.

**Case CW 18-10 - Submitted by City of Clearwater - 1.1 acres m.u.**  
From: Residential High and Residential Low Medium  
To: Office  
Location: 1528 Lakewood Road  
The current Residential High category is used to depict areas that are primarily well-suited for high-density residential uses at a maximum density of 20 dwelling units per acre. The current Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre. The proposed Office category is used to depict areas that are developed or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential office mixed-use development.

**Case CW 18-11 - Submitted by City of Dunedin - 2.4 acres m.u.**  
From: Residential Low Medium  
To: Residential Medium  
Location: 801 Main Street  
The current Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre. The proposed Residential Medium category is used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre.

**Case CW 18-12 - Submitted by City of Clearwater - 858.8 acres m.u.**  
From: Public/Semi-Public, Retail & Services, Residential Low Medium and Activity Center  
To: Activity Center  
Location: Generally located south of Palm Bluff Street, west of Highland Avenue, north of Dunbar Road, and east of Clearwater Harbor  
The current Public/Semi-Public category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features. The current Retail & Services category is used to depict areas developed with a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses. The current Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre. The current and proposed Activity Center category is used to recognize those areas of the county that have been identified and planned for a special and detailed routine, serve as identifiable centers of business, public, and residential activity that are the focal point of a community, and are served by enhanced transit commensurate with the type, scale, and intensity of use.

- The City of Clearwater proposes to amend the Clearwater Downtown Redevelopment Plan by:
- Increasing the maximum permitted density of the Downtown Core character district from 70 to 75 dwelling units per acre (UPA);
  - Amending the Old City character district:
    - 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;
    - Change 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 not to exceed 10 rooms;
    - For properties fronting on and westward of N. Pl. Hanson 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;
  - Containing the Town Lake Residential and Town Lake Business Character Districts into the Prospect Lake character district, and amending the structure to:
    - Establish a permitted density of 35 rooms per acre for bed and breakfasts not to exceed 10 rooms;
    - 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 Measero to Hillcrest Aves., or on Gulf to Bay Blvd., increase the permitted intensity from 0.5 to 1.5 FAR; and
    - Increase the permitted density to 35 UPA.



The details of the proposed amendments are available at the Forward Pinellas office, 315 Court St., 2nd Floor, Clearwater, FL 33756-5137. In addition, you may call Forward Pinellas at (727) 464-4520 or email your questions to [forwardpinellas@clearwaterfl.gov](mailto:forwardpinellas@clearwaterfl.gov). Interested parties are invited to attend the hearings to present facts or express views on the cases outlined in this advertisement.

The public is hereby advised that the effect of any proposed amendment may significantly impact the type and intensity of use of the subject property and may be of interest to neighboring property owners. Forward Pinellas will make an advisory recommendation to the CPA for approval, approval with modification or conditions, denial with alternative recommendations, or concurrence of the items. The recommendation by Forward Pinellas and the action of the CPA may amend the Countywide Plan Map from the existing

Persons are advised that, if they decide to appeal any decision made at the meeting/hearing, they will need a written record of the proceedings and, for each purpose, they may need to ensure that a written record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

If you are a person with a disability who needs accommodation in order to participate in the proceeding, you are invited, at no cost to you, to the provision of certain assistance. Within two (2) working days of your receipt of this notice, please contact the office of human rights, 420 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727) 464-4062 (vocal/TTY).

3/24/18 613736-1