

# Clearwater Downtown Redevelopment Plan



**CLEARWATER**  
BRIGHT AND BEAUTIFUL • BAY TO BEACH

*Planning & Development Department*



# What is the Downtown Redevelopment Plan?

- Current version was adopted in 2004
- Special Area Plan & Community Redevelopment Area Plan
- Sets the Goals & Vision for the Downtown
- Establishes the Development Potential & Height
- Directs Private Development & City Actions

Clearwater Downtown  
Redevelopment Plan



Prepared by:  
Clearwater  
Planning Department  
Effective Date:  
February 3, 2004



# Organization of the Document

## Chapter 1 – Introduction

## Chapter 2 – Existing Conditions

*Updated Data & Analysis*

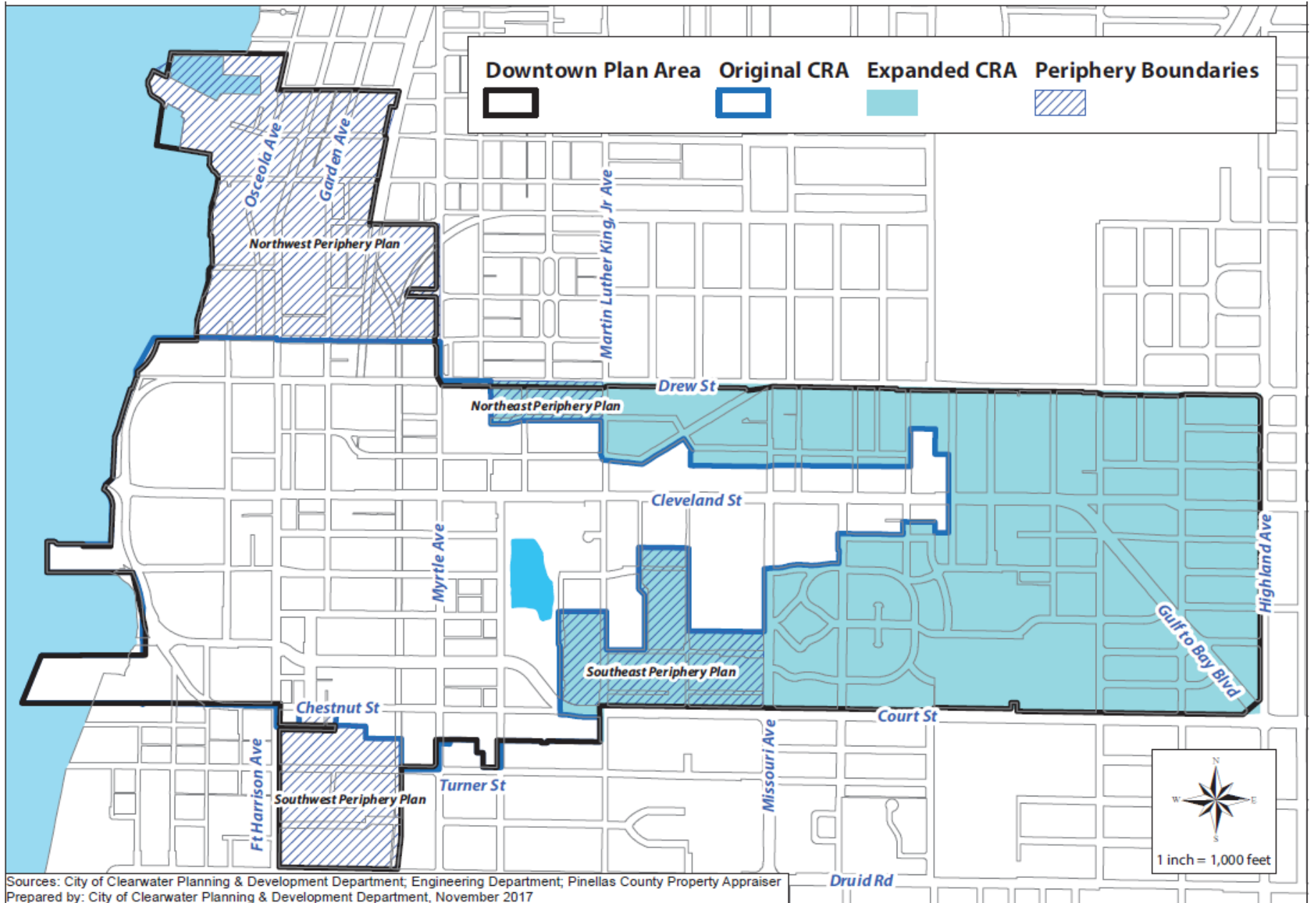
## Chapter 3 – Land Use / Redevelopment Plan

*Reaffirm Plan Vision, Guiding Principles, Goals, Objectives and Policies, Combine & Expand Character District Boundaries, Amend Density, Intensity and Height, Remove Design Guidelines*

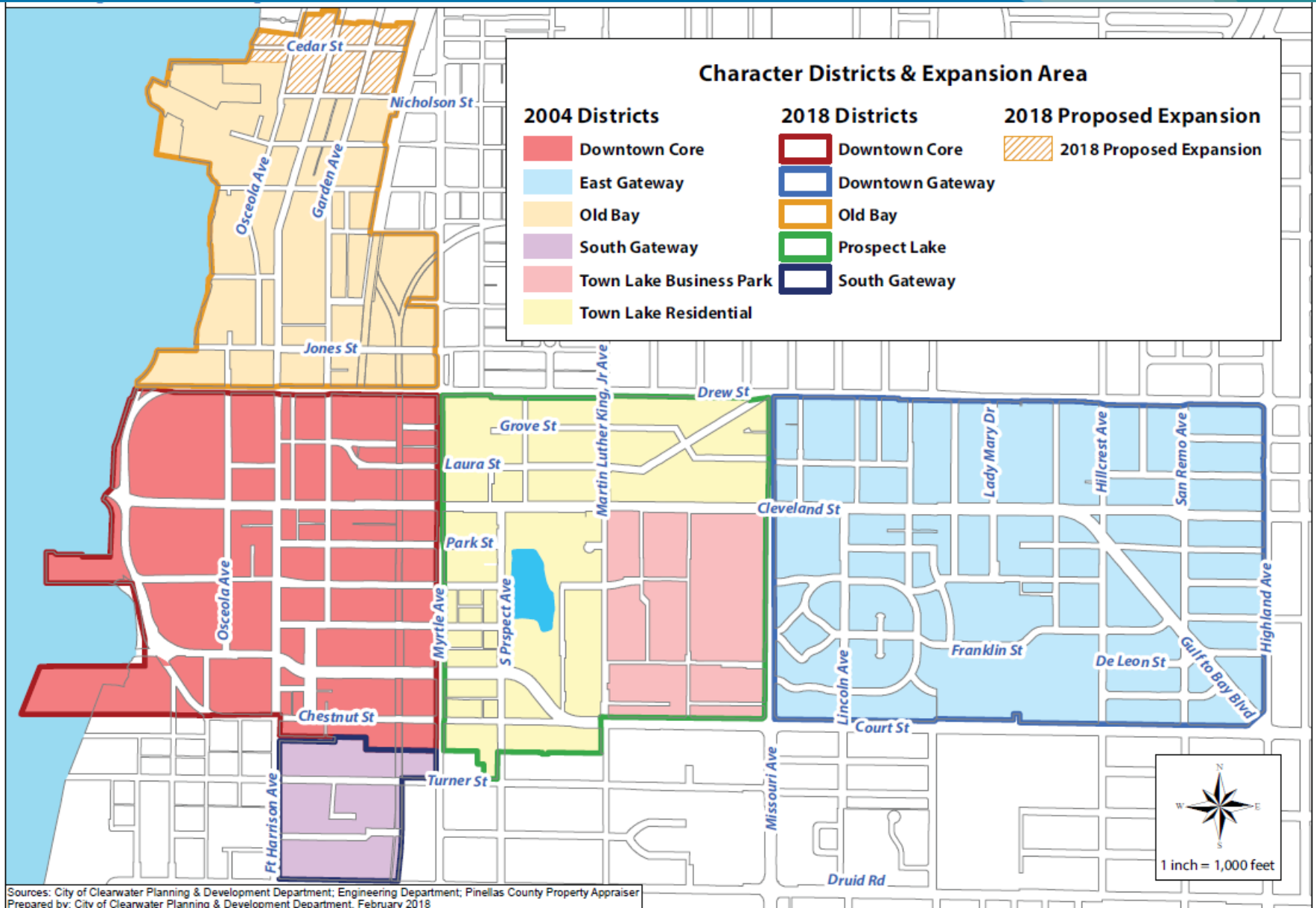
## Chapter 4 – Plan Implementation *(No changes)*

## Appendices

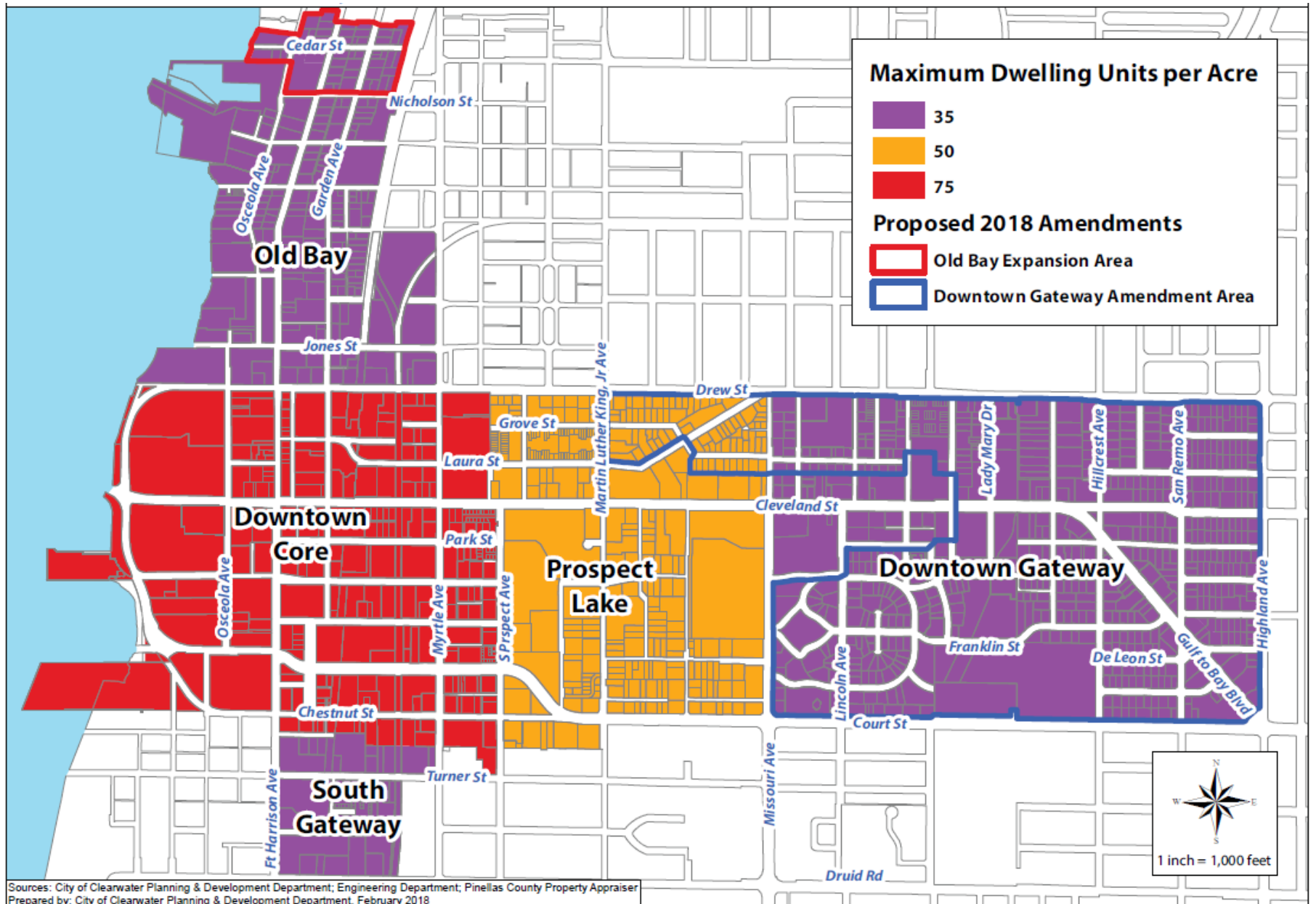
# CRA Boundary



# Downtown Planning Area



# Summary of Density



Sources: City of Clearwater Planning & Development Department; Engineering Department; Pinellas County Property Appraiser  
 Prepared by: City of Clearwater Planning & Development Department, February 2018

# Existing Character & Conditions



# Existing Character & Conditions

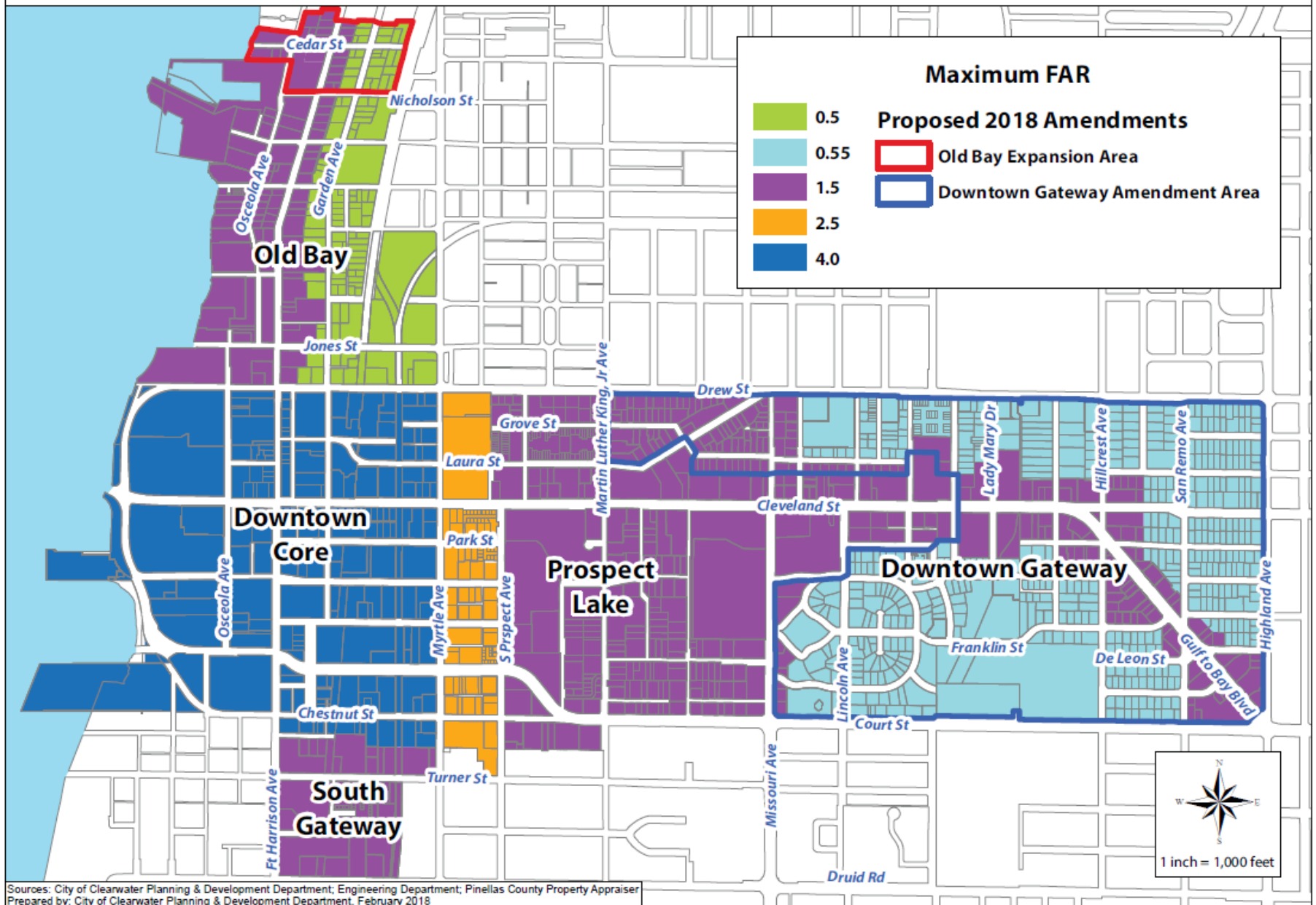




# Existing Character & Conditions



# Summary Intensity Changes



# Downtown Core – Intended Form



**149 du/ac**  
**3.97 FAR**  
**154 ft**  
(below)

(above)

**84 du/ac**  
**+10K sf Retail**  
**271 ft**



# Old Bay - Intended Form



**25 du/ac**  
**40 ft**  
(below)

(above)

**24 du/ac**  
**6,389 sf Retail**  
**52 ft**



# Prospect Lake - Intended Form



**58 du/ac + 21K sf Retail, 62 ft**



(left) **23 du/ac, 26 ft**



(above) **40 du/ac + 9K sf Retail**  
**37 ft**

# Downtown Gateway- Intended Form



**15 du/ac**  
**25 ft**  
(below)

(above)

**25 du/ac**  
**+ 23K sf Retail**  
**40 ft**



# South Gateway –Intended Form



(above)  
**30 du/ac**  
**+ 11K sf Retail**  
**46 ft**

(left) **33 du/ac, 45 ft**

*Thank you*

Ellen Crandall  
Planning & Development  
Department

727-562-4836

[Ellen.Crandall@myclearwater.com](mailto:Ellen.Crandall@myclearwater.com)



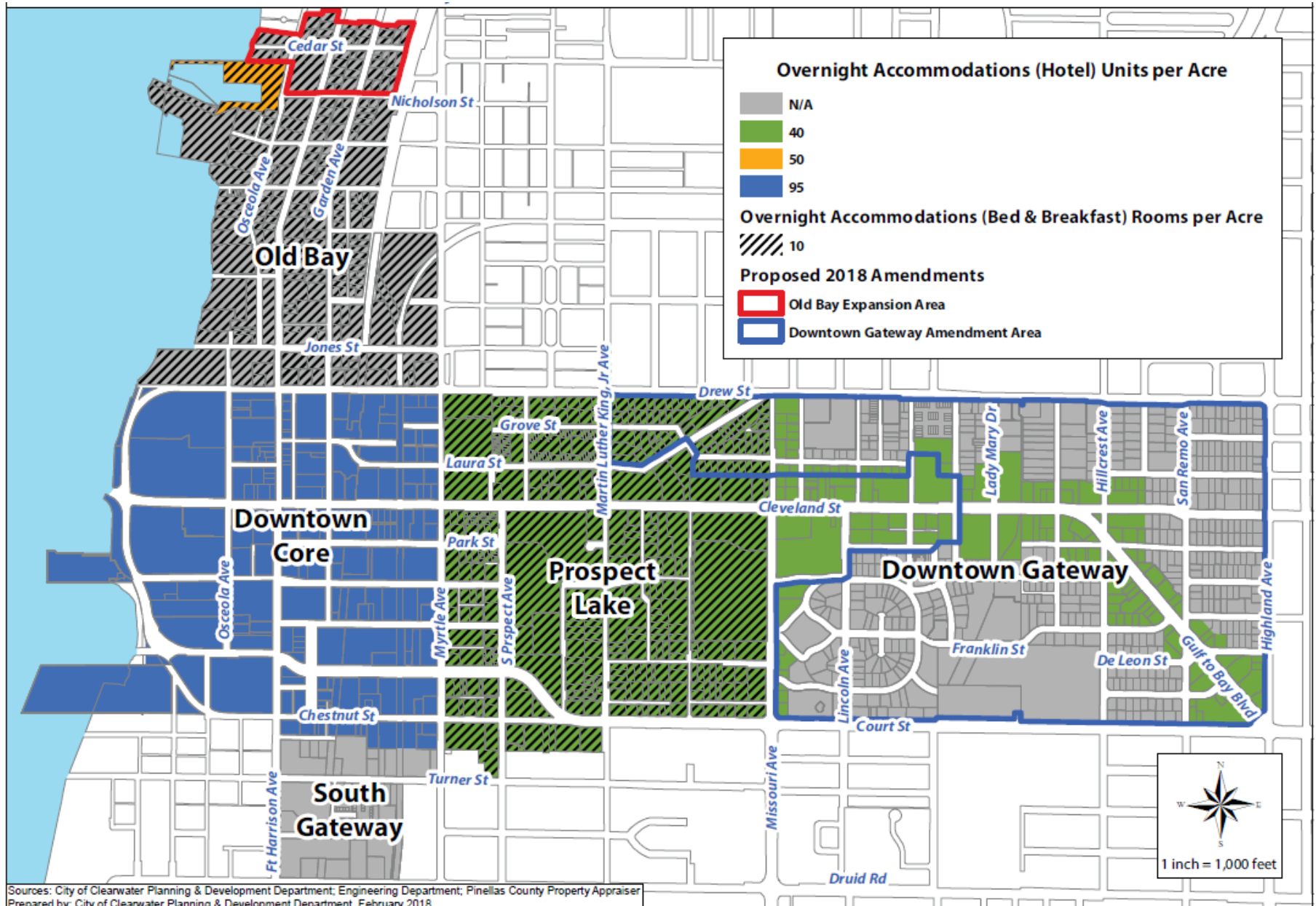
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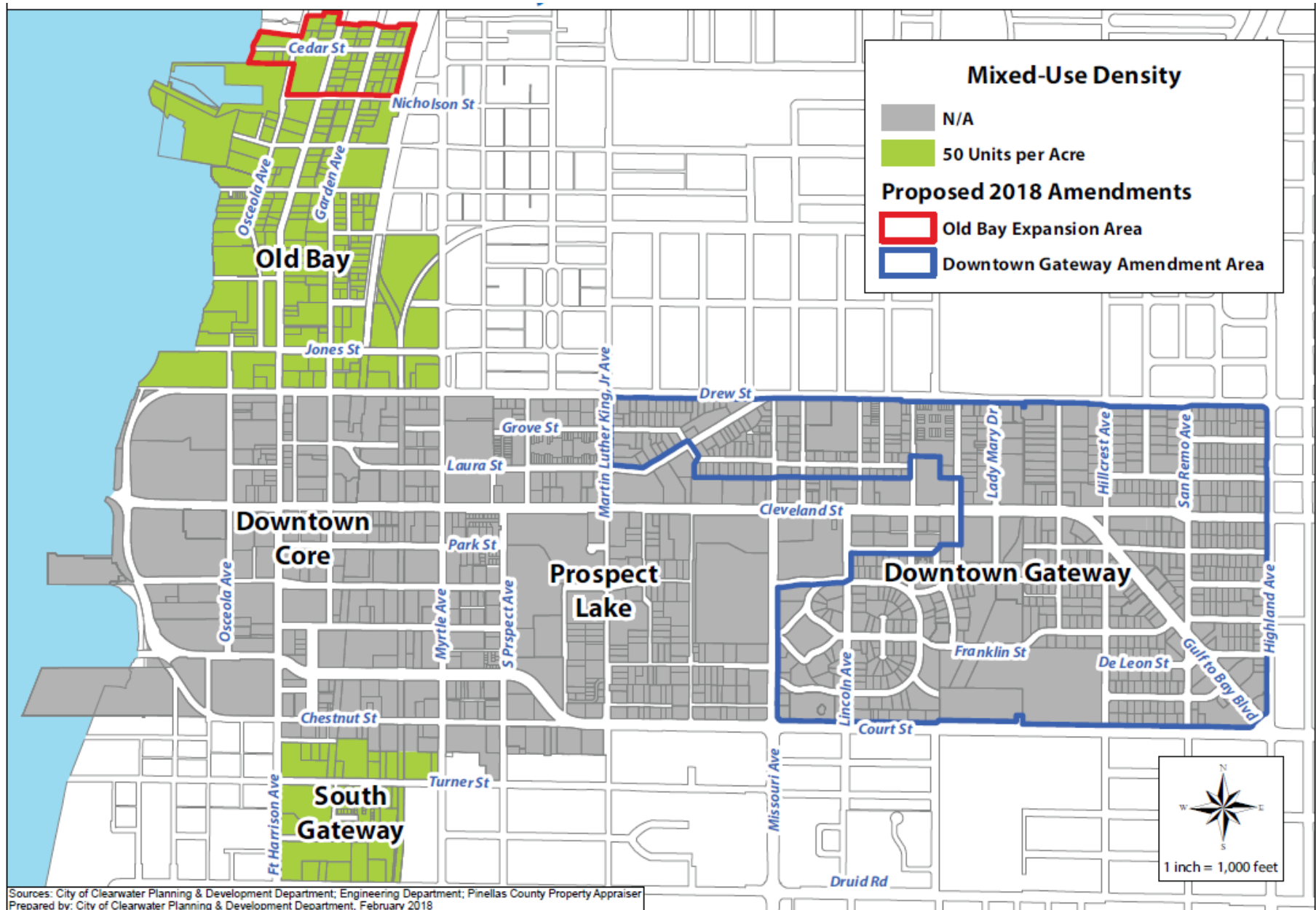
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# Maximum Hotel Density

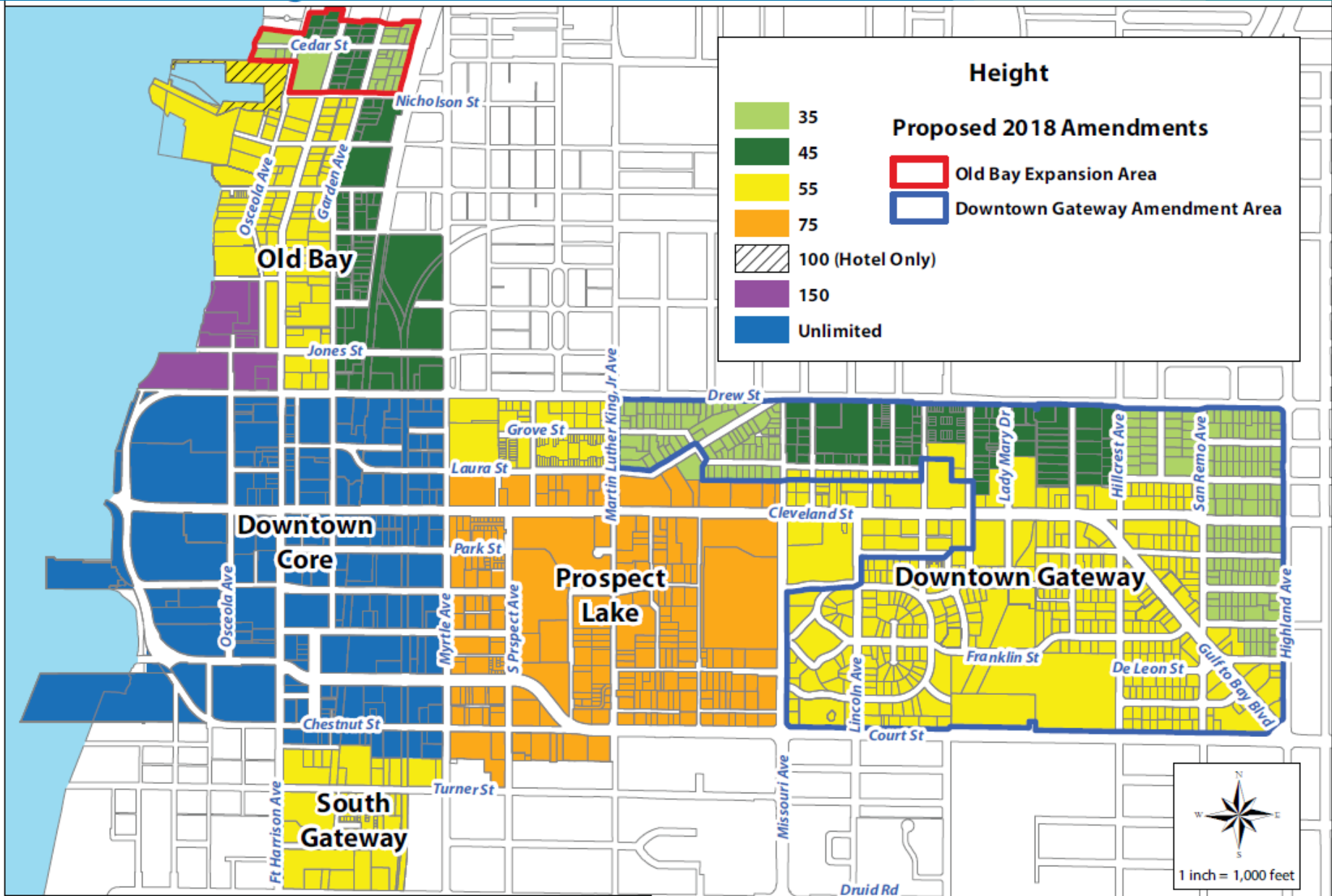


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# Maximum Mixed Use Density



# Maximum Height



# Old Bay Expansion

