



Planning & Development Department Zoning Atlas Amendment Application

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:	\$775	Rezoning Only
	\$0	If submitted concurrently with corresponding Future Land Use Map Amendment (FLUM Amendment fee inclusive of rezoning)

PROPERTY OWNER(S)

(PER DEED): See Attachment A - REZ Section II

MAILING ADDRESS: See Attachment A - REZ Section II

PHONE NUMBER: See Attachment A - REZ Section II

EMAIL: See Attachment A - REZ 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 - REZ Section II

REASON FOR REQUESTED See Attachment A - REZ Section III

AMENDMENT:



Planning & Development Department Zoning Atlas Amendment Application

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 - REZ Section I
REQUESTED: See Attachment A - REZ Section I

ZONING DISTRICT

PRESENT: See Attachment A - REZ Section I
REQUESTED: See Attachment A - REZ 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

USE(S):

Existing (currently on site
or previous use if vacant): Vacant

Proposed Future Land
Use(s) (if applicable): N/A
*(units, rooms or beds per acre or non-
residential square footage)*

Proposed (new use, if any;
plus existing if to remain): Parks/Environmental Park

ZONING DISTRICTS FOR ALL ADJACENT PROPERTY:

North: LMDR;P; OS/R
South: OS/R
East: I; P
West: P; MDR; MHP; LMDR; OS/R

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
**Zoning Atlas Amendment Application
Submittal Package Checklist**

IN ADDITION TO THE COMPLETED ZONING ATLAS AMENDMENT APPLICATION, ALL ZONING ATLAS AMENDMENT APPLICATIONS SHALL INCLUDE A SUBMITTAL PACKAGE THAT INCLUDES 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.
- A copy of deed restrictions applicable to the property to which the City is a party.
- Information demonstrating that the proposed amendment complies with the criteria set forth in Section 4-602.F. The attached Zoning Atlas Amendment Standards for Review sheet shall be used to provide these responses.
- Note: Any request for Zoning Atlas amendment which is inconsistent with the Comprehensive Plan Future Land Use Map designation must be accompanied by an Application for a Future Land Use Map Amendment (separate application).

- A Traffic Impact Study is not required as part of the application for an amendment to the Zoning Atlas (REZ). 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 Zoning Atlas 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 ZONING ATLAS AMENDMENT.

1. The proposed amendment is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan and furthers the purposes of the Community Development Code and other City ordinances and actions designed to implement the Plan.

See Attachment A - REZ Section IV.1

2. The available uses to which the property may be put are appropriate to the property which is subject to the proposed amendment and compatible with existing and planned uses in the area.

See Attachment A - REZ Section IV.2

3. The amendment does not conflict with the needs and character of the neighborhood and city.

See Attachment A - REZ Section IV.3

4. The amendment will not adversely or unreasonably affect the use of other property in the area.

See Attachment A - REZ Section IV.4

5. The amendment will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonably or disproportionate manner.

See Attachment A - REZ Section IV.5

6. The district boundaries are appropriately drawn with due regard to the locations and classifications of streets, ownership lines, existing improvements and the natural environment.

See Attachment A - REZ Section IV.6



Planning & Development Department
Zoning Atlas 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 - REZ Section III
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
Zoning Atlas 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:
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 - REZ Section III
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.

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 DAY OF 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.



Notary Public Signature
My Commission Expires:

Notary Seal/Stamp



Attachment A - REZ

SECTION I

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

Item	Present	Requested
Zoning	Preservation (P) Open Space/Recreation (OS/R) Commercial (C) Low Density Residential (LDR) Institutional (I)	Preservation (P) (no change) Open Space/Recreation (OS/R) (no change) Open Space/Recreation (OS/R) Preservation (P) Open Space/Recreation (OS/R)
FLU	Water Preservation (P) Recreation/Open Space (R/OS) Commercial General (CG) Residential Low (RL) Institutional (I)	Water (no change) Preservation (P) (no change) Recreation/Open Space (R/OS) (no change) Recreation/Open Space (R/OS) Preservation (P) Recreation/Open Space (R/OS)
Countywide Plan Map	Preservation (P) Recreation/Open Space (R/OS) Retail & Services (R&S) Residential Low Medium (RLM)	Preservation (P) (no change) Recreation/Open Space (R/OS) (no change) Recreation/Open Space (R/OS) 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 proposed amendment is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan and furthers the purposes of the Community Development Code and other City ordinances and actions designed to implement 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.

- Goal PPP 2. Parks Facilities:* Ensure that trails, open spaces, and parks and recreation facilities are located throughout the city.
- Objective PPP 2.1:* To maintain an adequate level of service (LOS) for existing and future populations.
- Objective PPP 2.2:* Continue to increase the supply of trails, open spaces, and parks and recreation facilities in areas needing additional facilities.
- Policy PPP 2.2.3:* Continue to locate new community parks adjacent to arterial streets and/or transit routes whenever possible.
- Goal PPP 3. Natural Features Preservation:* Preserve and expand natural features of the city.
- Objective PPP 3.1:* Preserve natural open space areas which constitute aesthetic or ecological community assets.
- Policy PPP 3.1.1:* 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.
- Policy PPP 3.1.3:* Continue to enhance and maintain existing or create new access to waterbodies.
- Policy PPP 3.1.4:* Coordinate recreation planning with other plans concerning water quality, stormwater management, fish and wildlife management, and environmental education.
- Objective PPP 3.2:* Preserve, enhance, and maintain the city's existing and future trails, open space, and park and recreation facilities.
- Policy PPP 3.2.1:* 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 general purposes of the Community Development pursuant to CDC Section 1-103:

- A. It is the purpose of this Development Code to implement the Comprehensive Plan of the city; to promote the health, safety, general welfare and quality of life in the city; to guide the orderly growth and development of the city; to establish rules of procedure for land development approvals; to enhance the character

of the city and the preservation of neighborhoods; and to enhance the quality of life of all residents and property owners of the city.

- B. It is the purpose of this Community Development Code to create value for the citizens of the City of Clearwater by:
 - 1. Allowing property owners to enhance the value of their property through innovative and creative redevelopment;
 - 2. Ensuring that development and redevelopment will not have a negative impact on the value of surrounding properties and wherever practicable promoting development and redevelopment which will enhance the value of surrounding properties; and

- C. It is the further purpose of this Development Code to promote economic development, neighborhood revitalization, and regional cooperation to sustain efforts through which development will protect regionally significant water and other environmental resources.

- D. It is the further purpose of this Development Code to make the beautification of the city a matter of the highest priority and to require that existing and future uses and structures in the city are attractive and well-maintained to the maximum extent permitted by law.

- E. It is the further purpose of this Development Code to:
 - 1. Provide for adequate light, air and privacy; secure safety from fire, flood and other damage; prevent overcrowding of the land and undue congestion of population; and improve the quality of life for the citizens of the city;
 - 2. Protect the character and the social and economic stability of all parts of the city through the establishment of reasonable standards which encourage the orderly and beneficial development of land within the city;
 - 3. Protect and conserve the value of land throughout the city and the value of buildings and improvements upon the land, and minimize the conflicts among the uses of land and buildings;
 - 4. Provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the city, with particular regard for safe and efficient vehicular and pedestrian traffic movement;
 - 5. Preserve the natural resources and aesthetic character of the community for both the resident and tourist population consistent with the city's economic underpinnings;
 - 6. Provide for open spaces through efficient project design and layout that addresses appropriate relationships between buildings on the project site and adjoining properties, including public rights-of-way and other public places;

7. Protect and improve the quality of water resources and wetlands in both interior and coastal areas and preserve floodplains, drainageways, and other natural areas having beneficial hydrological characteristics and functions;
9. Establish permitted uses corresponding with the purpose and character of the respective zoning districts and limit uses within each district to those uses specifically authorized;
10. Establish use limitations for specified uses consistent with the zoning district in which they are allowed and the particular characteristics of such specified uses;

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.

The proposed zoning and Future Land Use classification amendments are consistent with and further the following Recommendations and Action Plan items in the Parks & Recreation Master Plan:

- | | |
|---------------------------------|--|
| Landscaping and Beautification: | Improve the consistency of landscaping and beautification across the city and include native planting, rewilding and xeriscaping strategies. |
| Renovate Cooper's Bayou Park: | Expand parking and expand access to Cooper's Point through the construction of a boardwalk system and look-out tower |

2. The available uses to which the property may be put are appropriate to the property which is subject to the proposed amendment 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, site-appropriate boardwalks. The site is intended to blend seamlessly with the existing Coopers Bayou Park immediately adjacent to the west.

3. The amendment does not conflict with the needs and character of the neighborhood and city.

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 site is undeveloped and intended to be used as a park with limited structural development mostly limited to informational signage, unpaved trails and, as appropriate and feasible, boardwalks. The park would be accessible 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. The amendment will not adversely or unreasonably affect the use of other property in the 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.

5. The amendment will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonably or disproportionate manner.

The amendment is anticipated to have no impact on any public facility including traffic-carrying capacities of any adjacent street.

6. The district boundaries are appropriately drawn with due regard to the locations and classifications of streets, ownership lines, existing improvements and the natural environment.

The proposed boundaries are consistent with the existing Preservation and Open Space/Recreation zoning districts. 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.