

July 13, 2016

5C6. Case CW 01-25 (Change No. 9-2016) – City of Clearwater



SUMMARY

From: Activity Center (AC)
To: Activity Center (AC)
Area: 100.72 acres m.o.l.
Location: Generally bounded by Nicholson Street to the north, N. Myrtle Avenue to the east, Drew Street to the south, and Clearwater Harbor to the west

This proposed amendment is submitted by the City of Clearwater and seeks to amend the Old Bay Character District of the Clearwater Downtown Redevelopment Plan by: specifying where tourism-related development such as restaurants and hotels are allowed; specifying that neighborhood-scale restaurant and other commercial uses are desired along the Pinellas Trail; providing for an increase in the permitted floor area ratio from 0.5 to 1.0 for properties fronting North Fort Harrison Avenue and westward; differentiating between dwelling unit and hotel unit density and providing a maximum density of 50 hotel units per acre for properties equal to or greater than two acres that are located west of North Osceola Avenue and north of Seminole Boulevard; and adding policy support for the desired development patterns and uses of the North Marina Area Master Plan.

If approved, this amendment will allow the properties within this Activity Center (AC) to conform to the City of Clearwater's Old Bay Character District of the Clearwater Downtown Redevelopment Plan.

FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- A. The AC category recognizes the proposed use of the site, and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

LIST OF MAPS & ATTACHMENTS:

- Map 1 Locator Map
- Map 2 Site Map
- Map 3 Aerial Map
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map

Attachment 1 Forward Pinellas Staff Analysis

Attachment 2 City of Clearwater Ordinance

MEETING DATES:

Planners Advisory Committee, July 5, 2016 at 1:30 p.m.

Forward Pinellas, July 13, 2016 at 1:00 p.m.

Countywide Planning Authority, August 9, 2016 at 9:30 a.m.

ACTION: Board, in its role as the Pinellas Planning Council, recommend approval or denial of the amendment.

STAFF RECOMMENDATION: The staff recommends to the Board that it recommend approval of the requested amendment.

ADVISORY COMMITTEE RECOMMENDATION: The Planners Advisory Committee met on July 5, 2016 and voted 14-0 to approve this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: The Board met on July 13, 2016 and voted 12-1 to recommend approval of this amendment.