

**September 12, 2018**

**6C2. Case CW 18-20 – City of Clearwater**



**SUMMARY**

From: Activity Center  
To: Activity Center  
Area: 0.4 acre m.o.l.  
Location: 1000 Court Street

This proposed amendment is submitted by the City of Clearwater and seeks to amend a site totaling approximately 0.4 acres from Activity Center to Activity Center (used to recognize those areas of the county that have been identified and planned for in a special and detailed manner, 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 governing the Activity Center to change the local land use designation of a parcel from Commercial General to Central Business District, to be consistent with the remainder of the properties in the Prospect Lake Character District. The proposed amendment will allow a mix of uses at higher densities and intensities which will support infill development and the redevelopment of underutilized sites, provide opportunities for additional housing as well as commercial and mixed use development, and support a variety of transportation modes.

The subject property lies within the Prospect Lake Character District of the Clearwater Downtown Redevelopment Plan. This parcel is currently a veterinary office and was accidentally not advertised within Ordinance 9143-18 which amended all other properties on the local map in the district to Central Business District. This amendment will correct that oversight and is being acted upon by Forward Pinellas and the Countywide Planning Authority because of the resulting effects on density, intensity, and uses within the Activity Center. If approved, this amendment will be consistent with the City of Clearwater’s Comprehensive Plan.

**FINDINGS**

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

- A. The Activity Center category is appropriate for the proposed use of the property, 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 Location Map
- Map 2 Current Countywide Plan Map & Jurisdictional Map
- Map 3 Aerial Map
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map
- Map 6 Coastal High Hazard Area (CHHA)
- Map 7 Activity Center Map

Attachment 1 Forward Pinellas Staff Analysis

**MEETING DATES:**

Planners Advisory Committee, September 4, 2018 at 1:30 p.m.  
Forward Pinellas, September 12, 2018 at 1:00 p.m.  
Countywide Planning Authority, October 9, 2018 at 9:30 a.m.

**ACTION:** Board, in its role as the Pinellas Planning Council, to recommend approval or denial of the requested amendment to the Countywide Planning Authority.

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

**ADVISORY COMMITTEE RECOMMENDATION:** At its September 4, 2018 meeting, the Planners Advisory Committee voted 11-0 to recommend approval of this amendment.

**FORWARD PINELLAS BOARD RECOMMENDATION:** The Board met on September 12, 2018 and voted 11-0 to recommend approval of this amendment