

ORDINANCE NO. 9103-18

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, RELATING TO THE CLEARWATER DOWNTOWN REDEVELOPMENT PLAN REPEALING CHAPTER 1 INTRODUCTION, CHAPTER 2 EXISTING CONDITIONS, CHAPTER 3 LAND USE/REDEVELOPMENT PLAN, APPENDIX 2 DOWNTOWN MILESTONES, APPENDIX 3 EXISTING LAND USE CLASSIFICATIONS AND METHODOLOGY, APPENDIX 4 DEMOGRAPHICS METHODOLOGY AND ESTIMATES, APPENDIX 5 UTILITIES MAPS, APPENDIX 6 LAND USE DISTRIBUTION BY CHARACTER DISTRICT, APPENDIX 7 BUILD-OUT SCENARIOS, APPENDIX 9 DESIGN GUIDELINES GLOSSARY, APPENDIX 10 REPRESENTATIVE DOWNTOWN ARCHITECTURE; AND ADOPTING NEW CHAPTER 1 INTRODUCTION; ADOPTING NEW CHAPTER 2 EXISTING CONDITIONS, UPDATING DATA AND ANALYSIS OF EXISTING CONDITIONS AND IMPLEMENTATION OF PROJECTS; ADOPTING NEW CHAPTER 3 LAND USE/REDEVELOPMENT PLAN, UPDATING THE VISION, GUIDING PRINCIPLES, GOALS, OBJECTIVES, AND POLICIES, CONSOLIDATING DOWNTOWN CHARACTER DISTRICT BOUNDARIES, EXPANDING THE DOWNTOWN PLANNING AREA BOUNDARY NORTHWARD OF THE OLD BAY CHARACTER DISTRICT, AND AMENDING DENSITY, INTENSITY AND HEIGHT ENTITLEMENTS; ADOPTING NEW APPENDIX 2 DOWNTOWN MILESTONES AND NEW APPENDIX 7 BUILD-OUT SCENARIOS, UPDATING VERBIAGE; ADOPTING NEW APPENDIX 3 EXISTING LAND USE CLASSIFICATIONS, METHODOLOGY AND DISTRIBUTION BY CHARACTER DISTRICT, UPDATING DATA AND METHODOLOGY; ADOPTING NEW APPENDIX 4 DEMOGRAPHICS METHODOLOGY AND ESTIMATES, UPDATING DATA, METHODOLOGY AND MAPS AND ADOPTING NEW MAP; ADOPTING NEW APPENDIX 5 UTILITIES MAPS AND NEW APPENDIX 6 COMMUNITY REDEVELOPMENT AREA BOUNDARIES AND PERIPHERY PLANS MAP, UPDATING MAPS AND ADOPTING NEW MAPS; AND PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, has recognized the Clearwater Downtown Redevelopment Plan as an adopted Special Area Plan, pursuant to Section 6.5.4.3 of The Countywide Rules and the City of Clearwater ("the City") has the authority pursuant to The Countywide Rules to amend a Special Area Plan adopted prior to August 7, 2015; and

WHEREAS, Resolution No. 81-67, adopted on August 6, 1981, declared that a blighted area exists within a specified boundary in Downtown Clearwater and that there is a need for a Community Redevelopment Agency to carry out redevelopment activities in this blighted area; and

WHEREAS, the City Commission, via Ordinance No. 2576-81, adopted a Community Redevelopment Plan for the Community Redevelopment Area on December 17, 1981; and

WHEREAS, the City Commission approved a major revision to the Clearwater Downtown Redevelopment Plan in 1995; and

WHEREAS, the Clearwater Downtown Redevelopment Plan, which serves as both Special Area Plan and Community Redevelopment Plan for the City's Community Redevelopment Area, was amended to expand the geographic scope of the City's Community Redevelopment Area via Ordinance No. 7153-03, which was adopted on September 18, 2003 and has subsequently approved amendments thereto; and

WHEREAS, the Pinellas County Board of County Commissioners approved the City's Community Redevelopment Plan adopted by Ordinance No. 7231-04 on December 16, 2003 and has subsequently approved amendments thereto; and

WHEREAS, the Countywide Planning Authority approved the updated and amended Clearwater Downtown Redevelopment Plan as the Special Area Plan for Downtown Clearwater on February 3, 2004 and has subsequently approved amendments thereto; and

WHEREAS, the requirements of Florida Statutes, Chapter 163, have been met; and

WHEREAS, the City has invested significant time and resources in studying Downtown Clearwater; and

WHEREAS, a revitalized Downtown must be achieved to maintain a strong and healthy City; and

WHEREAS, Downtown Clearwater is still in need of revitalization; and

WHEREAS, Downtown is desired to be a place for people, with accessibility choices, with memorable and dynamic attractions and a built environment of high quality design; and

WHEREAS, the City desires to draw residents and visitors to the Downtown waterfront, catalyze greater Downtown activity and investment and better connect the waterfront to the rest of Clearwater; and

WHEREAS, the Clearwater Downtown Redevelopment Plan is the guiding plan and regulatory document for the Downtown Planning Area and recently completed supporting documents such as Imagine Clearwater, the North Marina Area Master Plan, the Comprehensive Boating Plan, and the East Gateway District Vision Plan need to be integrated into the Clearwater Downtown Redevelopment Plan; and

WHEREAS, it is advisable to reaffirm and update the Vision, Guiding Principles, Goals, Objectives and Policies of the Clearwater Downtown Redevelopment Plan to capture the intent of the recently completed supporting documents; and

WHEREAS, recent developments have demonstrated the need for additional entitlements, to make redevelopment more economically feasible; and

WHEREAS, the need to create additional opportunities for commercial and office development and to allow for unified corridors with similar intensity and density support an increase of intensity in key areas of Downtown; and

WHEREAS, the City desires to increase overall housing production in Downtown, which is a component of addressing housing affordability concerns; and

WHEREAS, the City desires to encourage additional diversity in the Downtown housing stock in order to create more options for home buyers, particularly first-time home owners or seniors looking to downsize or for more affordable price points, while preserving neighborhood character and compatibility with a downtown neighborhood; and

WHEREAS, these proposed amendments to the Clearwater Downtown Redevelopment Plan will afford greater redevelopment opportunity through increased density and intensity for the continued revitalization of the Downtown Planning Area by private enterprise and is consistent with the needs of the City as a whole; and

WHEREAS, the North Marina Area Master Plan study area included both the northern portion of the Old Bay Character District and 41 parcels (9.671 acres) northward of the district, which are outside of the Old Bay Character District and Downtown Planning Area; and

WHEREAS, it is advisable to expand the Downtown Planning Area and the Old Bay Character District to be inclusive of the entire North Marina Area Master Plan study area upon adoption of the Clearwater Downtown Redevelopment Plan; and

WHEREAS, these proposed amendments repeal and replace Chapters 1 through 3 and appendices 2 through 6, and delete appendices 9 and 10 from the Clearwater Downtown Redevelopment Plan; Chapter 4 and appendices 1, 7 and 8 are substantively unaffected by this ordinance, other than reformatting, and could be updated when the Board of County Commissioners completes its Tax Increment Finance 15-year review around October 2018; and

WHEREAS, the Community Redevelopment Agency has reviewed the proposed amendments to the Clearwater Downtown Redevelopment Plan, as detailed in Exhibit "A," and recommends approval to the City Council; and

WHEREAS, the proposed amendments to the Clearwater Downtown Redevelopment Plan, as detailed in Exhibit "A," were reviewed by the Community Development Board, which is the local planning agency for the City of Clearwater for purposes of the Local Government Comprehensive Planning and Land Development Regulation Act, and the Community Development Board found the Proposed Plan to be consistent with the Comprehensive Plan of the City; and

WHEREAS, the proposed amendments to the Clearwater Downtown Redevelopment Plan conform to the City's general comprehensive plan; and

WHEREAS, public input was gained through presentations and discussions in 2016 with Downtown Boards, organizations, and citizens; and at community meetings on April 26, 2017 and May 31, 2017, where attendees reaffirmed the proposed vision, guiding principles and increased entitlements for Downtown; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
CLEARWATER, FLORIDA:

Section 1. Delete Appendices 9 and 10 from the current Clearwater Downtown Redevelopment Plan, and Chapters 1 through 3 and Appendices 2 through 6 of the current Clearwater Downtown Redevelopment Plan are repealed and shall be replaced by Exhibit "A," which is hereby adopted; Chapter 4 and Appendices 1, 7 and 8 are substantively unaffected by this ordinance other than their reformatting and are included in Exhibit "A."

Section 2. The City Manager or designee shall forward the proposed Clearwater Downtown Redevelopment Plan amendments, as detailed in Exhibit "A," to any agency required by law or rule to review or approve same.

Section 3. Should any part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

Section 4. This ordinance shall take effect immediately upon adoption, subject to the approval by the Pinellas County Board of County Commissioners and the Countywide Planning Authority.

PASSED ON FIRST READING
AS AMENDED

February 13, 2018

PASSED ON SECOND AND FINAL
READING AND ADOPTED

March 1, 2018

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George N. Cretekos
Mayor

Approved as to form:

Attest:

Pamela K. Akin
Pamela K. Akin
City Attorney

Rosemarie Call
Rosemarie Call
City Clerk

