

July 11, 2018

6A2. Case CW 18-17 – City of Clearwater



SUMMARY

From: Activity Center
To: Activity Center
Area: 10.9 acres m.o.l.
Location: Generally Located North of Nicholson Street, West of the Pinellas Trail, East of Clearwater Harbor, and Within 285 Feet North Of Cedar Street

This proposed amendment is submitted by the City of Clearwater and seeks to implement recommendations from the North Marina Area Master Plan by amending the Clearwater Downtown Redevelopment Plan governing the Activity Center to consolidate three local future land use designations on the local future land use map in the Old Bay Character District into one designation, Central Business District. The amendment area includes 47 parcels totaling approximately 10.8 acres and, if approved, would allow for a greater mix of uses, 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 by;

- Amending the Old Bay Character District to;
 - Increase the maximum permitted density to 35 dwelling units per acre or 50 dwelling units per acre for mixed use;
 - Increase the maximum permitted density for temporary lodging (overnight accommodations) uses to 50 units per acre for properties north of Seminole Street and west of Osceola Avenue and two acres or greater, excluding properties fronting on Cedar Street;
 - Increase the maximum permitted density for temporary lodging (bed & breakfast) uses to 35 rooms per acre, not to exceed 10 rooms;
 - Increase the maximum permitted intensity to a 0.50 floor area ratio (FAR) for properties eastward of properties fronting on North Fort Harrison Avenue; and
 - Increase the maximum permitted intensity to a 1.5 FAR for properties fronting along North Fort Harrison Avenue and westward.

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 recognizes the proposed use of the area, and is consistent with the criteria for utilization of this categories.
- 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:

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| Map 1 | Locator Map |
| Map 2 | Site Map |
| Map 3 | Aerial Map |
| Map 4 | Current Countywide Plan Map |

Map 5 Proposed Countywide Plan Map
Map 6 Coastal High Hazard Area Map
Map 7 Activity Center Map

Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

Planners Advisory Committee, July 2, 2018 at 1:30 p.m.
Forward Pinellas, July 11, 2018 at 1:00 p.m.
Countywide Planning Authority, August 7, 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 July 2, 2018 meeting, the Planners Advisory Committee voted 8-0 to recommend approval of this amendment.

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