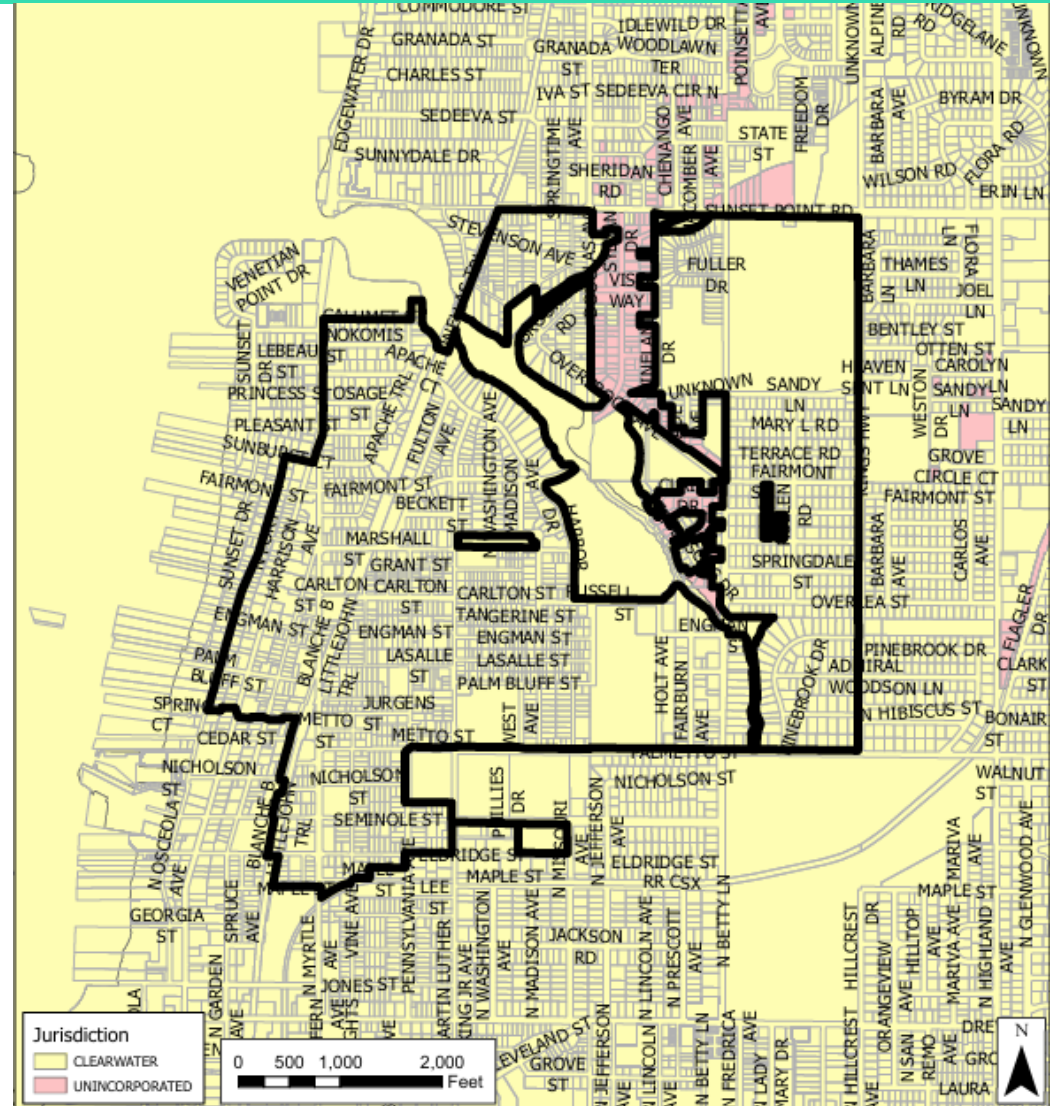
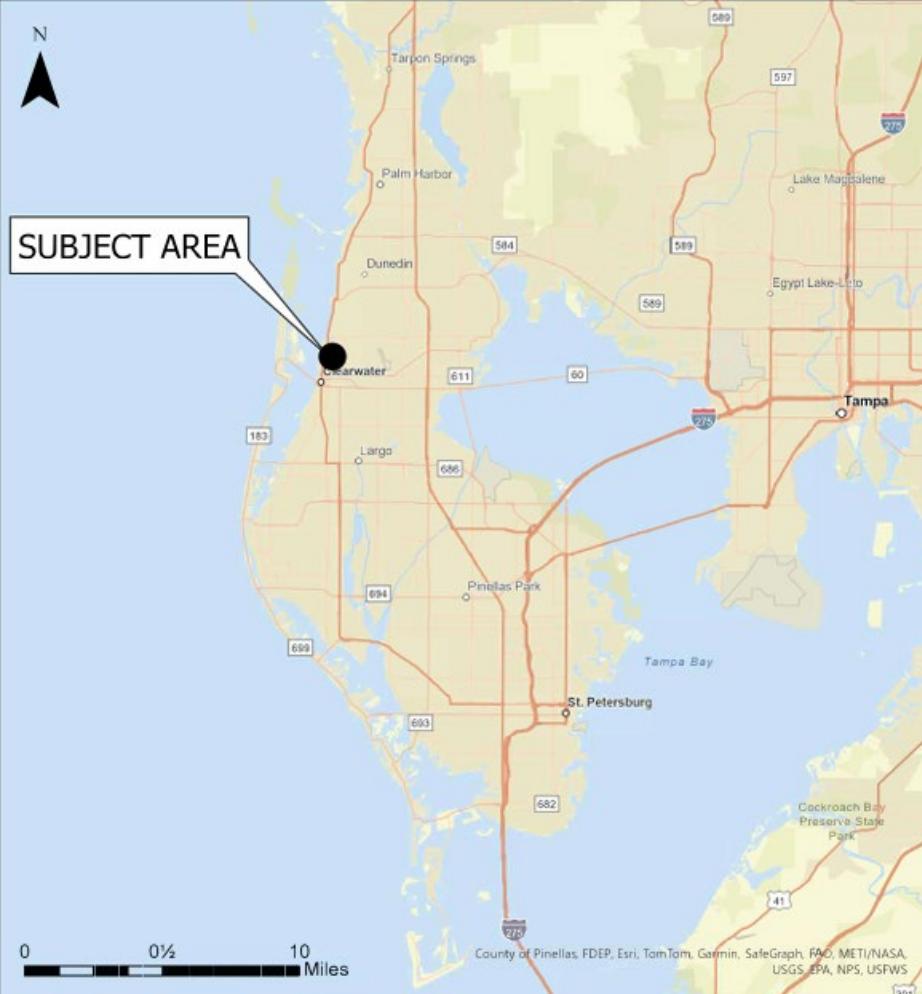


Countywide Planning Authority Countywide Plan Map Amendment

Case CW 26-08 – Clearwater

August 11, 2026

Location



Local Government Request

Subject Property

- 461.2 - acre site m.o.l.
- Generally bounded by Sunset Point Road to the north, Kings Highway to the east, Palmetto Street / CSX Railway / Jones Street to the south, and North Osceola Avenue / North Fort Harrison Avenue / Clearwater Harbor to the west, within the North Greenwood Community Redevelopment Area

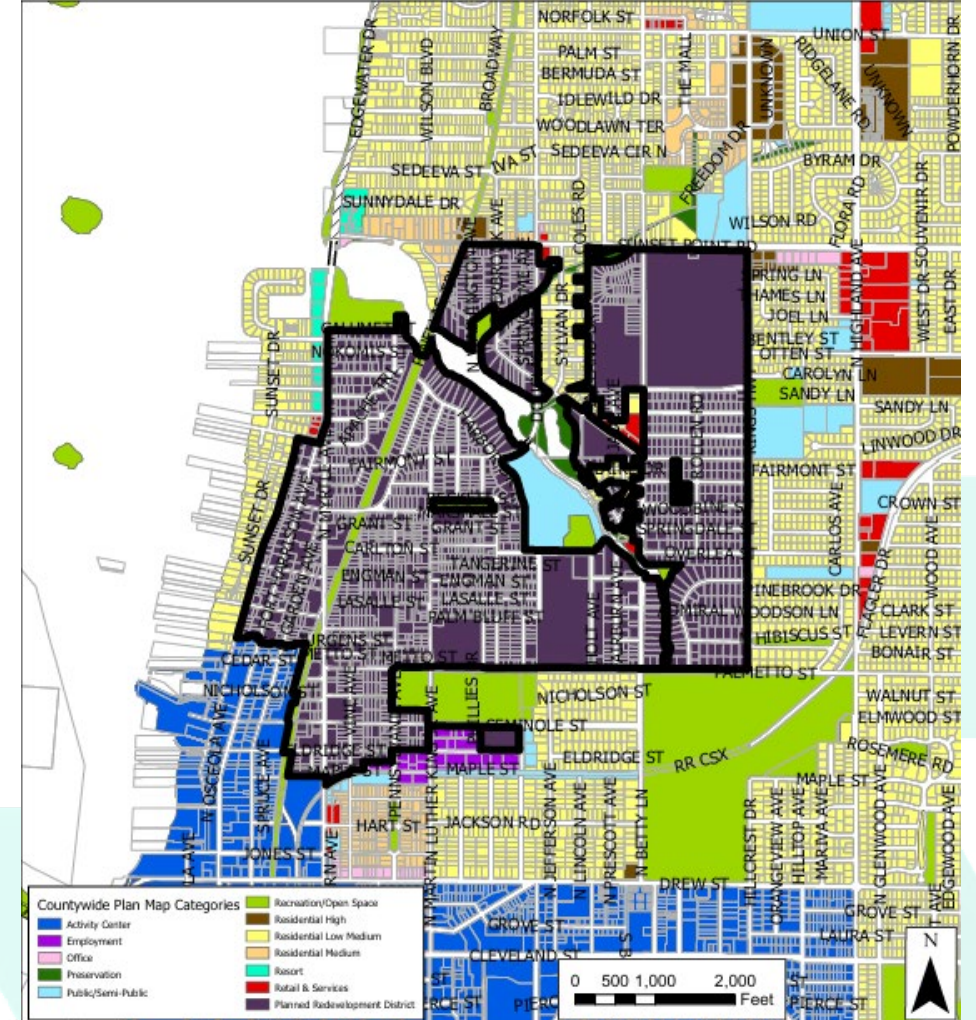
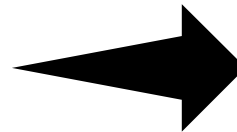
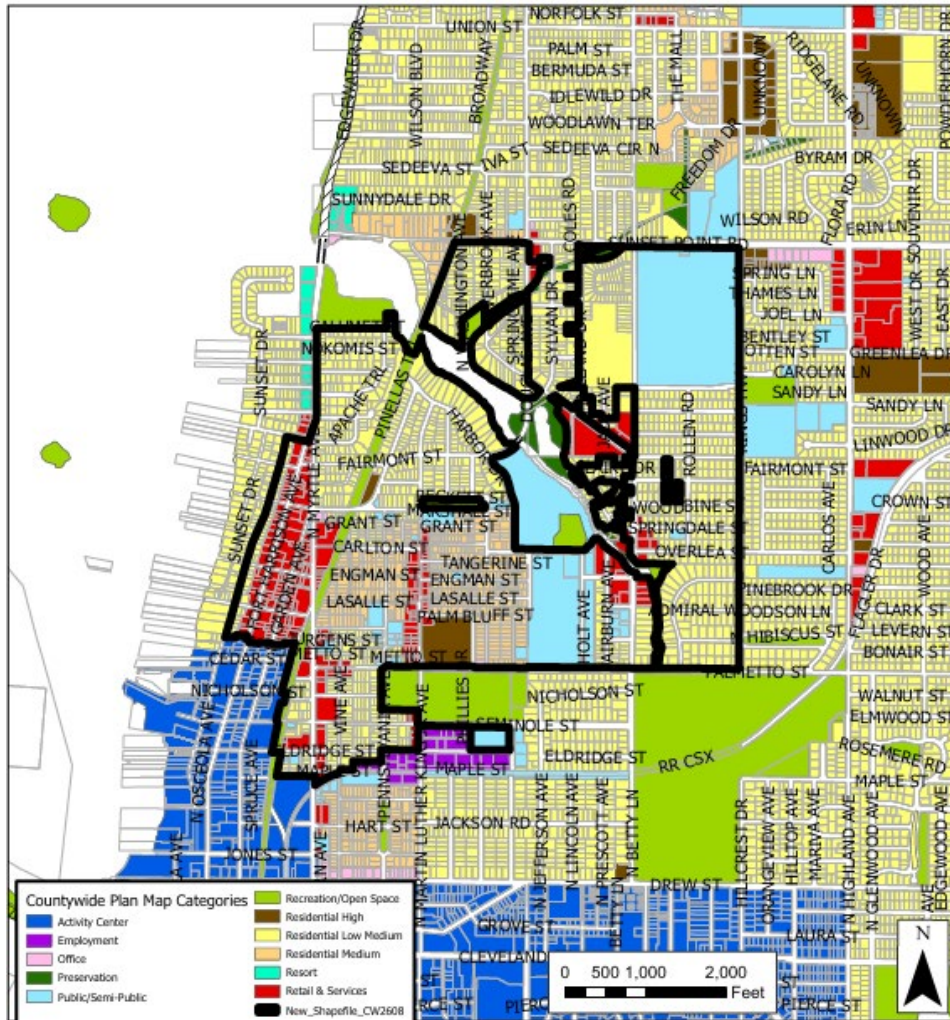
Existing & Proposed Countywide Plan Map Category (future land use): Residential Low Medium, Residential Medium, Residential High, Retail & Services, Public/Semi-Public, Office

Proposed Countywide Plan Map Category (future land use): Planned Redevelopment District

Proposed PRD Overlay Framework:

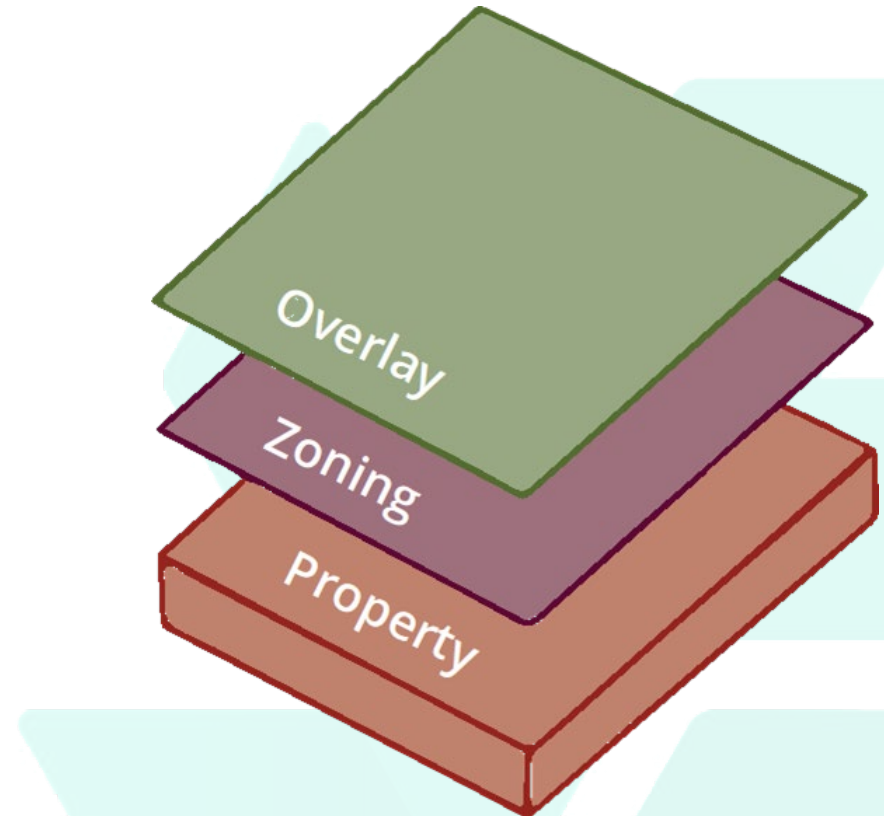
- Adds a Planned Redevelopment District (PRD) Overlay to eligible properties within the North Greenwood CRA
- Allows future qualifying redevelopment projects to utilize bonus density and intensity incentives, subject to the adoption of future City of Clearwater implementation standards

Countywide Plan Map Designation



Overlay Structure

- **A zoning overlay is a special set of rules** applied to a specific geographic area, layered on top of the base zoning
- **Overlays do not replace base zoning** but work alongside it to guide development in targeted ways
- They help communities implement planning goals without rewriting the entire zoning code



Background Information

- Implements recommendations from the adopted North Greenwood CRA Plan
- **Creates a coordinated redevelopment framework through an optional overlay**
- Supports:
 - Mixed-use infill redevelopment
 - Missing-middle housing
 - Pedestrian-oriented redevelopment
- Future redevelopment subject to:
 - Community Development Code standards
 - Qualifying criteria for bonus provisions



Overlay Framework & Bonus Structure

Proposed Bonus Standards

Proposed Bonus Standard	Maximum Proposed
Residential Density	40 UPA
Nonresidential Intensity	1.05 FAR
Mixed-Use Intensity	1.5 FAR

- The proposed maximums remain below the Countywide Rules thresholds for the Planned Redevelopment District category
 - 45 UPA and nonresidential
 - Mixed-use intensities up to 2.0 FAR
- Proposed **optional overlay bonus structure** is intended to balance redevelopment opportunities with neighborhood compatibility and transition objectives

Public Comment

- Forward Pinellas received public comments through emails, phone calls, and other correspondence regarding the proposed amendment
- Several inquiries were informational in nature and focused on understanding the purpose of the proposed Planned Redevelopment District (PRD) Overlay and its potential implications
- Optional overlay is supported by:
 - Clearwater City Council
 - North Greenwood Community Redevelopment Area (CRA) Citizens Advisory Committee
 - Clearwater Urban Leadership Coalition



Recommendation

Proposed Countywide Plan Map Amendment Findings

- Amendment establishes a coordinated redevelopment framework within the North Greenwood CRA
- Supports mixed-use infill redevelopment, housing diversification, and multimodal connectivity
- Consistent with the purpose and standards of the Planned Redevelopment District category
- Supports redevelopment within an existing urbanized area served by existing infrastructure and transit
- Transportation and shelter capacity impacts can be adequately addressed through existing regulatory and mitigation processes

Staff finds that the proposal supports coordinated redevelopment and reinvestment within the North Greenwood Community Redevelopment Area, remains consistent with the Countywide Rules and Countywide Plan Strategies, and recommends approval

Forward Pinellas Board and Planners Advisory Committee recommend approval