

September 13, 2016

5C1. Case CW 16-23 – City of Clearwater



SUMMARY

From: Public/Semi-Public (P/SP), Preservation (P), & Recreation/Open Space (R/OS)
To: Public/Semi-Public (P/SP), Retail & Services (R&S), Preservation (P), Recreation/Open Space (R/OS), & Residential Low Medium (RLM)
Area: 131.05 acres m.o.l.
Location: 3400 Gulf to Bay Boulevard

This proposed amendment is submitted by the City of Clearwater and seeks to amend the City of Clearwater's Future Land Use Map from Public/Semi-Public (P/SP), Preservation (P), Recreation/Open Space (R/OS) categories to the Public/Semi-Public (P/SP), Retail & Services (R&S), Preservation (P), Recreation/Open Space (R/OS), and Residential Low Medium (RLM) categories for four parcels of land at 3400 Gulf to Bay Boulevard, located at approximately 900 feet east of Bayshore Boulevard, totaling 131.05 acres (parcel identification numbers: 16-29-16-00000-120-0100, 16-29-16-00000-140-0100, 16-29-16-00000-130-0200 and 16-29-16-00000-110-0100). This is a City of Clearwater initiated amendment, per mutual conditional termination of the Development Agreement (DVA2010-06001), which was passed and adopted on April 21, 2016 by City Council (Resolution 16-05).

The site currently contains an educational facility. The City would like to remove the encumbrances in place through the Development Agreement prior to purchasing the property from the college. If approved, this amendment will allow the City of Clearwater's Future Land Use Map to conform to the Countywide Plan Map.

The following is a timeline outlining the events that transpired:

- August 12, 2010 - City entered into the Development Agreement, which included a clause that stated that upon termination, the property shall return to its previous future land use and zoning designations.
- October 21, 2010 - Amendments to the City's Future Land Use Map and Zoning Atlas were approved by City Council.
- April 21, 2016 - City and property owner agreed to mutually terminate the Development Agreement (Resolution 16-05).

Therefore, the City of Clearwater has requested an amendment of the Countywide Plan Map to restore the designations that were in effect prior to the October 21, 2010 Future Land Use Map and Zoning Atlas amendments approval.

Overall, this amendment will affect approximately 131.05 acres as shown:

Existing (after 2010 update)

Preservation	84.79424
Public/Semi-Public	22.49326
Recreation/Open Space	1.327952
No category (water)	21.69404
Total	130.31

Proposed (restoring to prior designations)

Preservation	82.17164
Retail & Services	1.052359
Public/Semi-Public	19.98353
Residential Low Medium	3.410781
Recreation/Open Space	1.047939
No category (water)	22.87344
Total	130.54

(The acreage of 131.05 includes right-of-way, and the table totals do not.)

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
Map 6	Scenic/Noncommercial Corridor Map
Map 7	Coastal High Hazard Area Map

Attachment 1 Resolution No. 16-05 Terminating Development Agreement

MEETING DATES:

Planners Advisory Committee, August 29, 2016 at 1:30 p.m.

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

Countywide Planning Authority, October 11, 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 August 29, 2016 and voted 13-0 to approve this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: The Board met on September 13, 2016 and voted 12-0 to recommend approval of this amendment.