

Clearwater Downtown Redevelopment Plan



CLEARWATER
BRIGHT AND BEAUTIFUL • BAY TO BEACH

Planning & Development Department



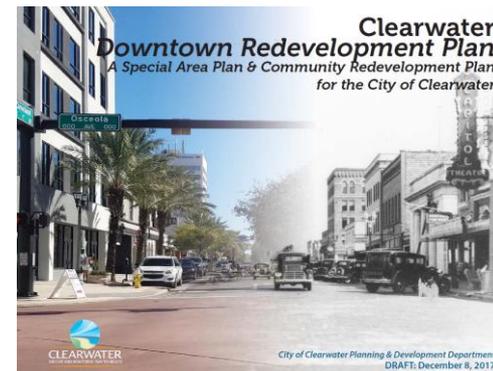
What is the Downtown Redevelopment Plan?

- Current version was adopted in 2004
- Special Area Plan & Community Redevelopment Area Plan
- Sets the Goals & Vision for the Downtown
- Establishes the Development Potential & Height
- Directs Private Development & City Actions

Clearwater Downtown
Redevelopment Plan



Prepared by:
Clearwater
Planning Department
Effective Date:
February 3, 2004



Organization of the Document

Chapter 1 – Introduction

Chapter 2 – Existing Conditions

Updated Data & Analysis

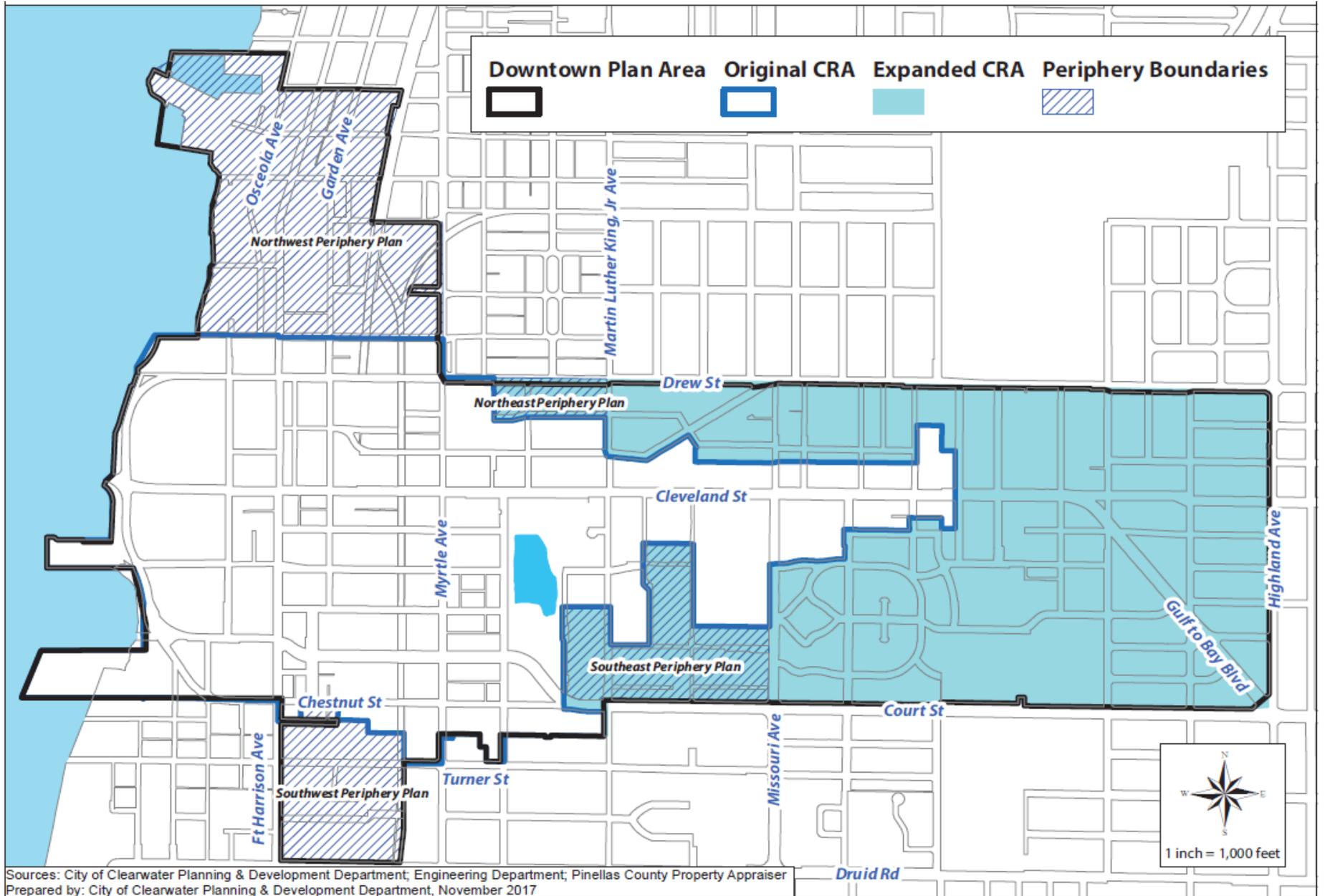
Chapter 3 – Land Use / Redevelopment Plan

Reaffirm Plan Vision, Guiding Principles, Goals, Objectives and Policies, Combine & Expand Character District Boundaries, Amend Density, Intensity and Height, Remove Design Guidelines

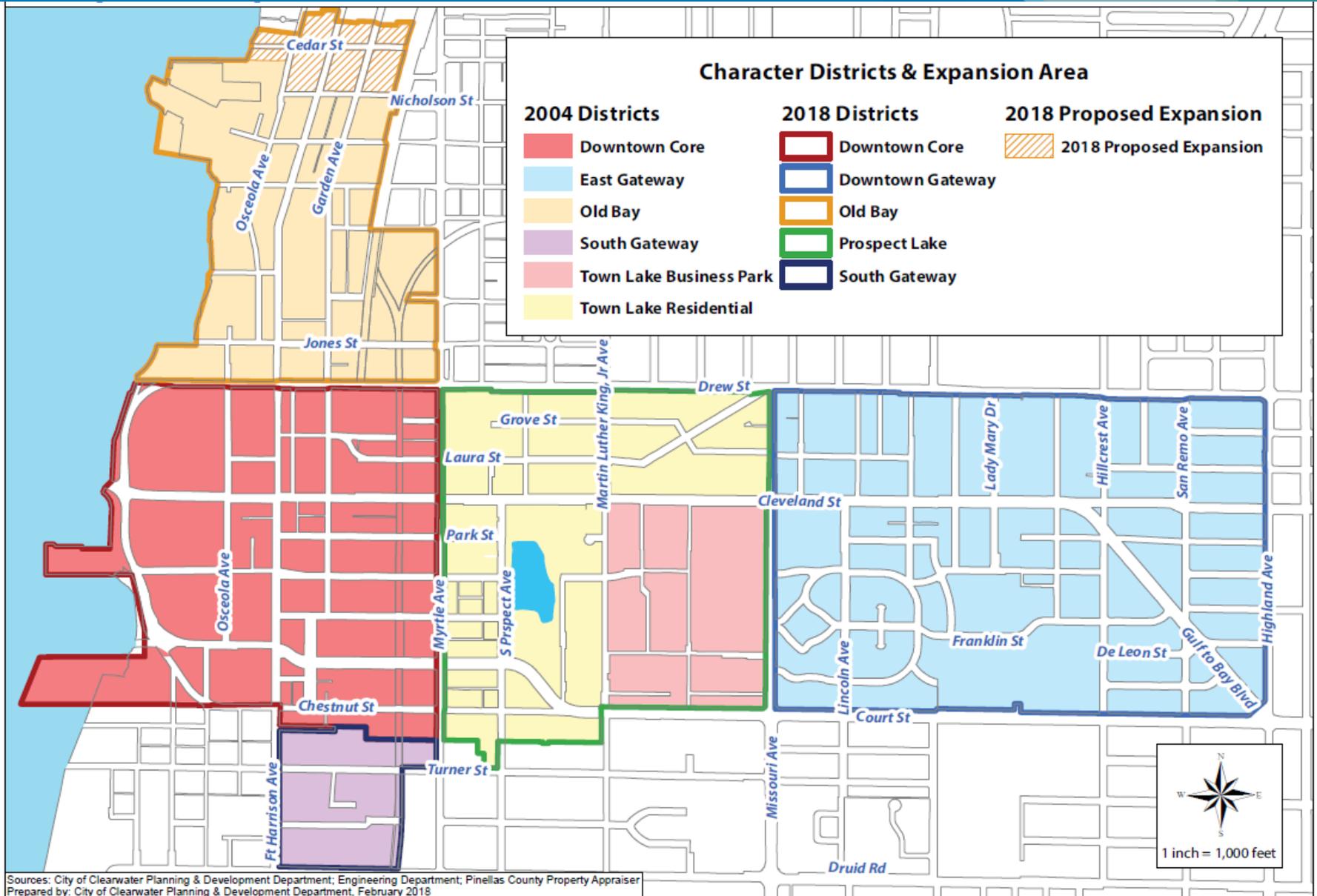
Chapter 4 – Plan Implementation *(No changes)*

Appendices

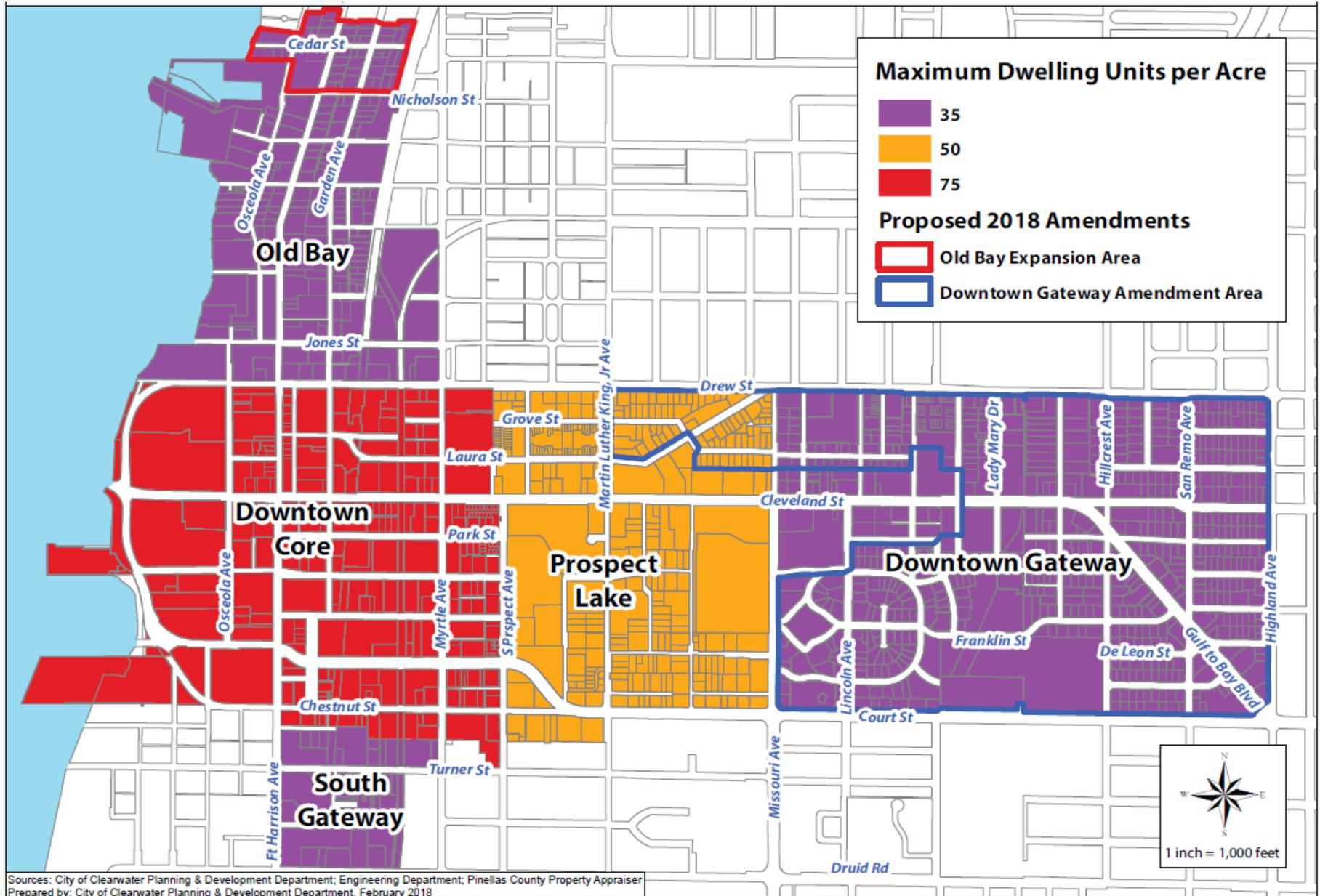
CRA Boundary



Downtown Planning Area



Summary of Density

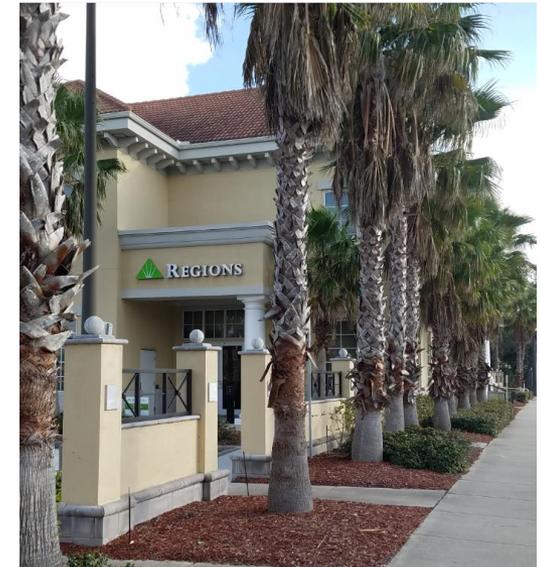


Sources: City of Clearwater Planning & Development Department; Engineering Department; Pinellas County Property Appraiser
 Prepared by: City of Clearwater Planning & Development Department, February 2018

Existing Character & Conditions



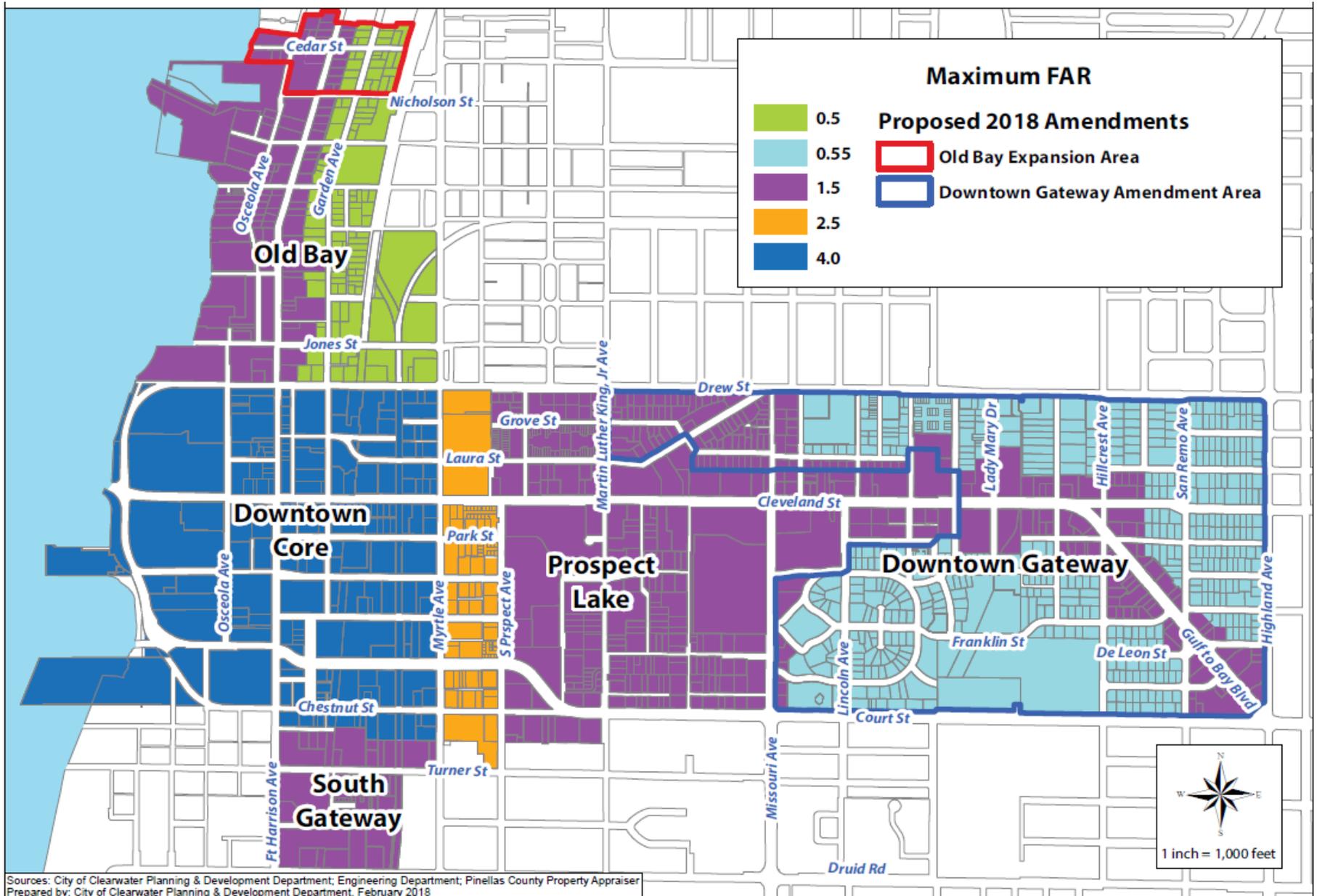
Existing Character & Conditions



Existing Character & Conditions



Summary Intensity Changes



Downtown Core – Intended Form



149 du/ac
3.97 FAR
154 ft
(below)

(above)

84 du/ac
+10K sf Retail
271 ft



Old Bay - Intended Form



25 du/ac
40 ft
(below)

(above)

24 du/ac
6,389 sf Retail
52 ft



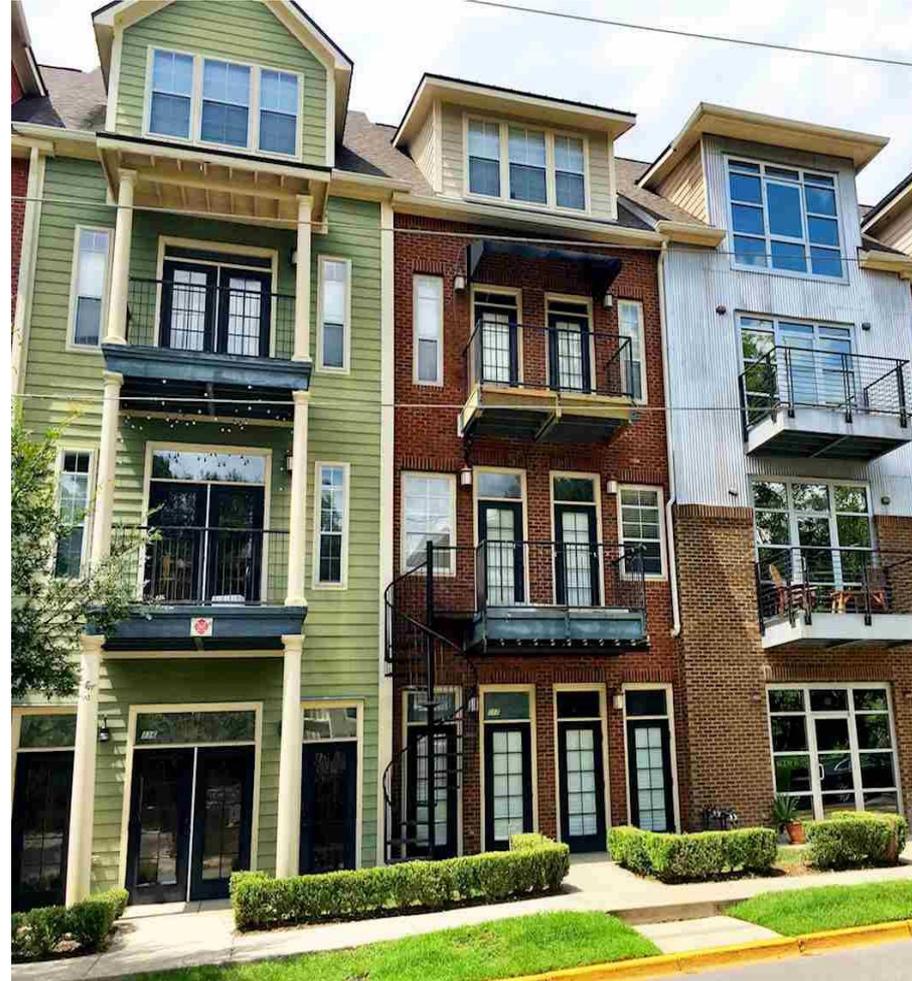
Prospect Lake - Intended Form



58 du/ac + 21K sf Retail, 62 ft



(above) **40 du/ac + 9K sf Retail**
(left) **23 du/ac, 26 ft**



37 ft

Downtown Gateway- Intended Form



15 du/ac
25 ft
(below)

(above)

25 du/ac
+ 23K sf Retail
40 ft



South Gateway –Intended Form



(above)
30 du/ac
+ 11K sf Retail
46 ft

(left) **33 du/ac, 45 ft**

Thank you

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Department

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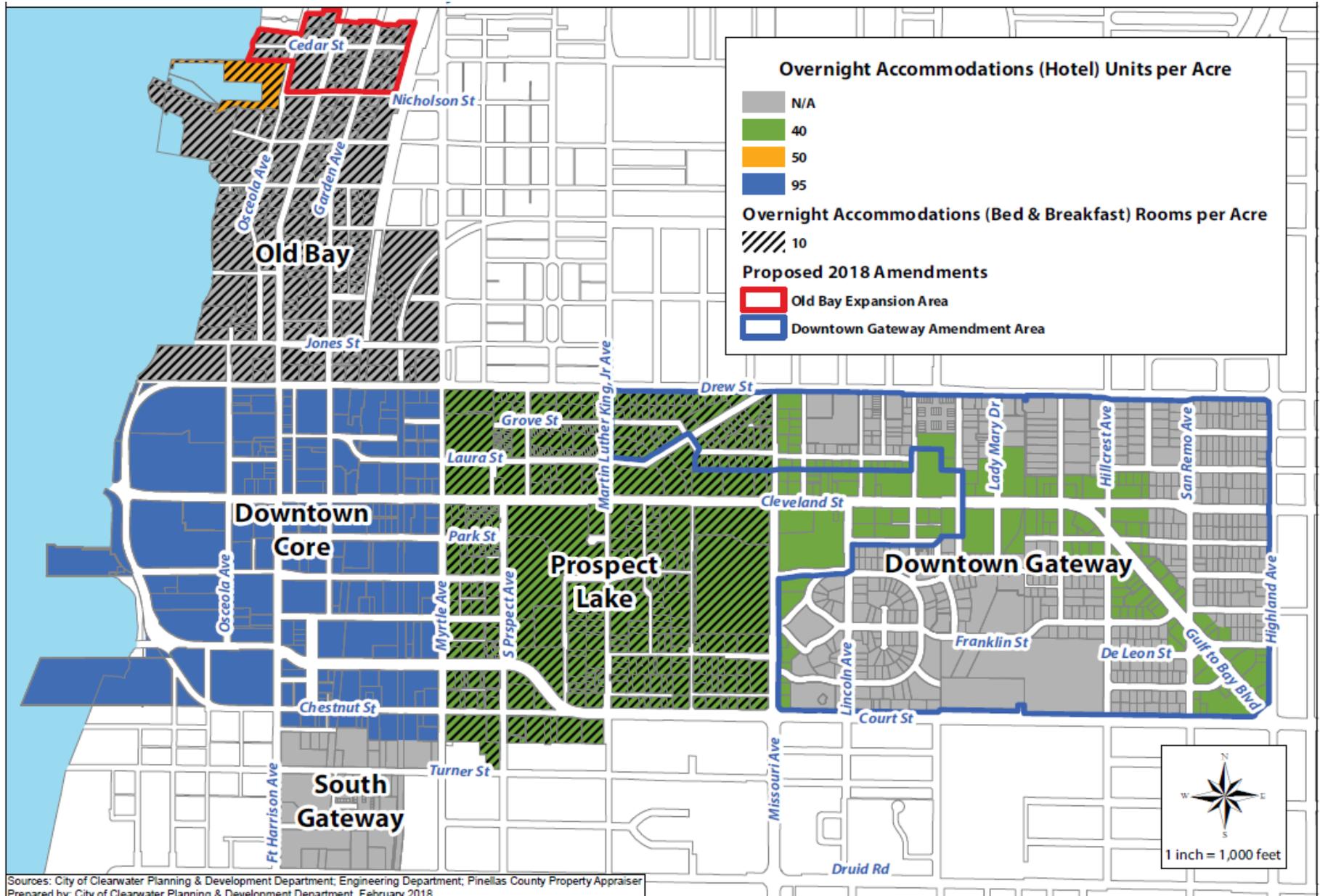


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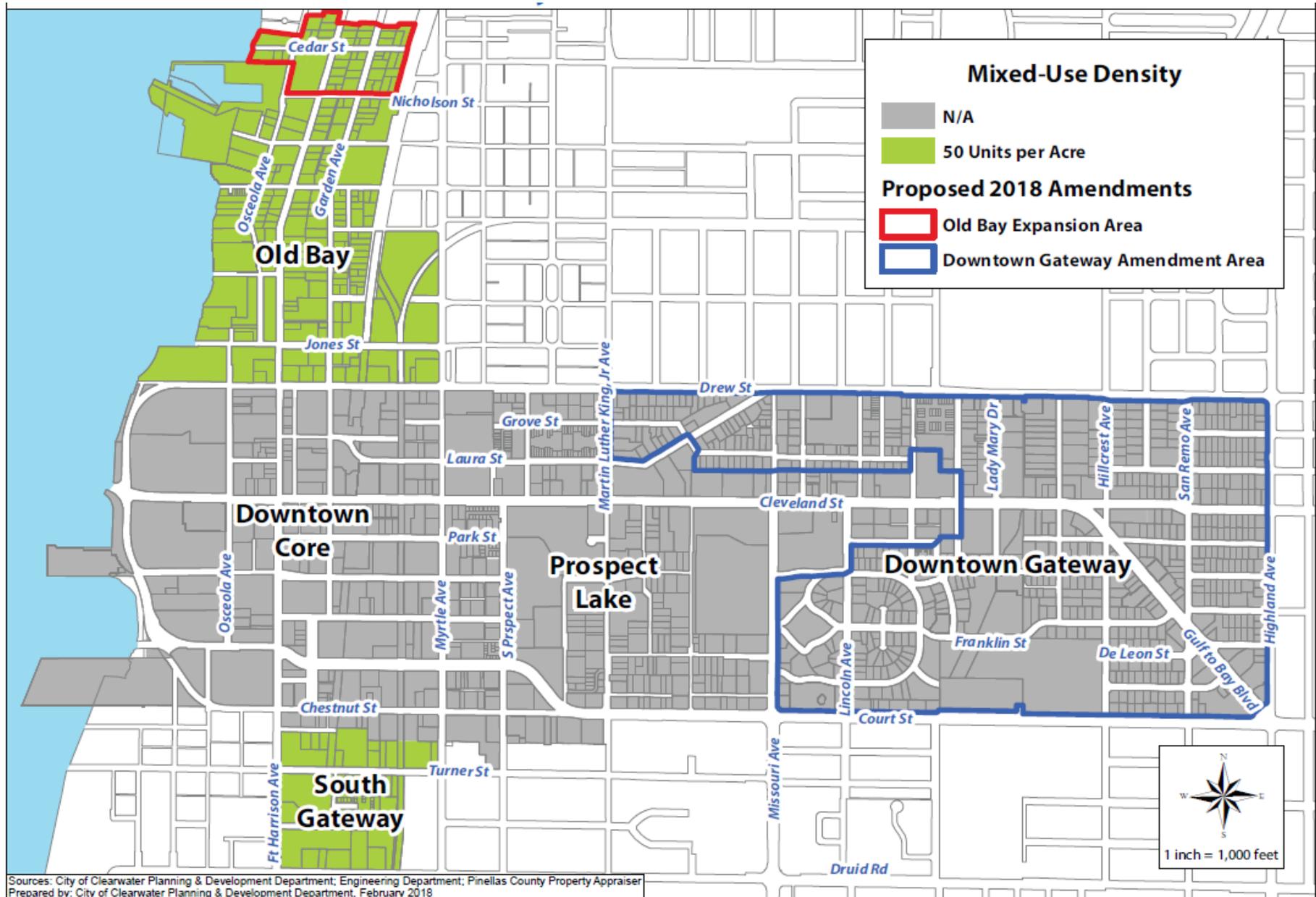
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Maximum Hotel Density

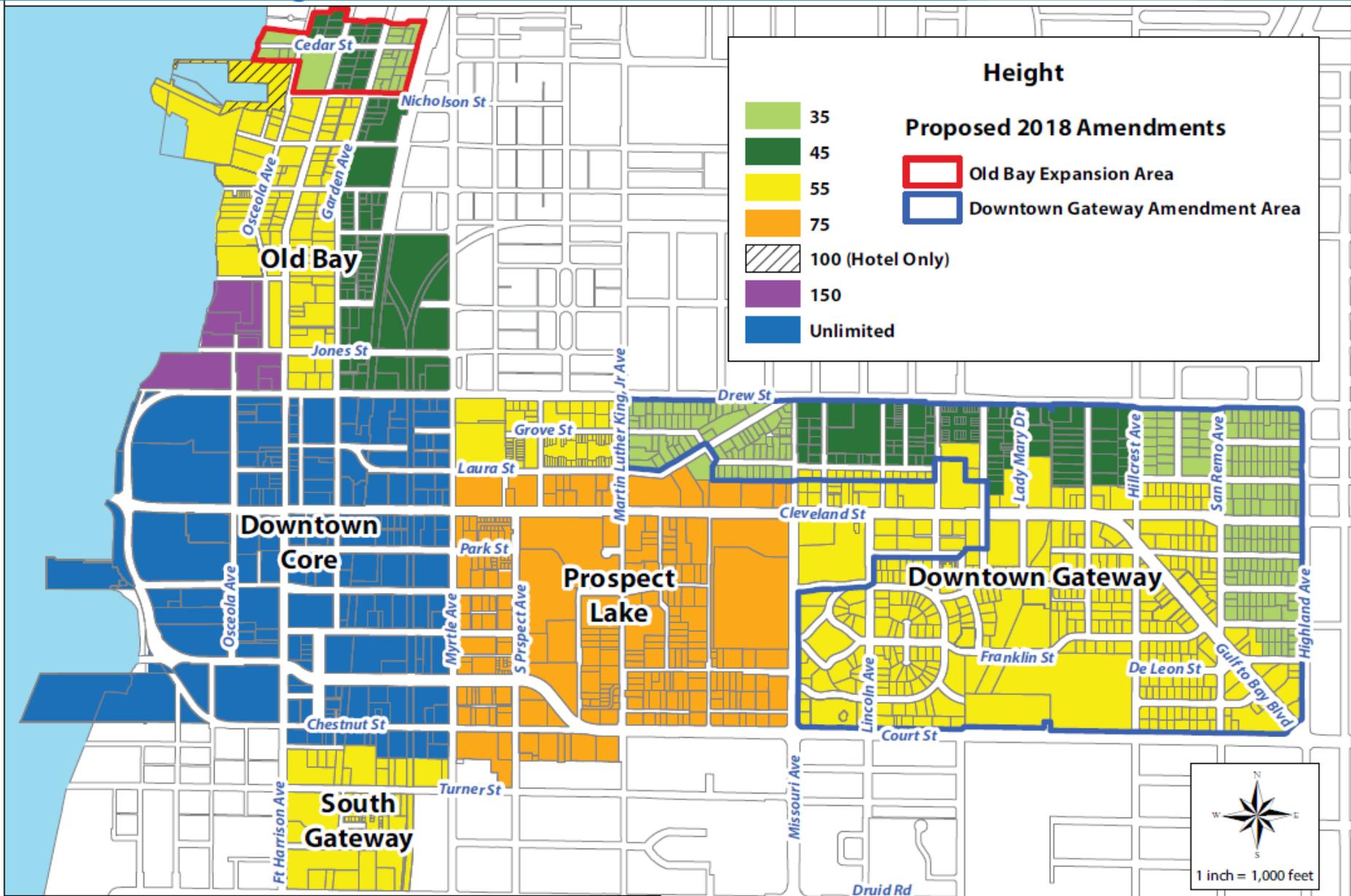


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Maximum Mixed Use Density



Maximum Height



Old Bay Expansion

