



Pinellas County

Staff Report

File #: 18-454A, Version: 1

Subject:

Proposed amendments to the Clearwater Downtown Redevelopment Plan for the Clearwater Downtown Community Redevelopment Area. (Regular agenda item) (Companion to Item #12)

Recommended Action:

Approve a resolution amending the Clearwater Downtown Redevelopment Plan by repealing and replacing chapters 1 through 3 and appendices 2 through 6, deleting appendices 9 and 10, and reformatting chapter 4 without substantial content changes.

Strategic Plan:

Foster Continual Economic Growth and Vitality
4.2 Invest in communities that need the most

Deliver First Class Services to the Public and Our Customers
5.3 Ensure effective and efficient delivery of county services and support

Summary:

The City of Clearwater, by adoption of Ordinance No. 9103-18, has amended the Clearwater Downtown Redevelopment Plan (the Plan). The Plan is both the Community Redevelopment Area plan as well as a Special Area Plan that provides policy guidance for underlying land use and zoning for the various character districts. Any amendments to the Plan must be reviewed and approved by the Board of County Commissioners.

The Plan and supporting documents have also been submitted to Forward Pinellas for their review. The BCC, sitting as the Countywide Planning Authority will also review The Plan, as the Special Area Plan, as a companion agenda item on May 8, 2018.

Three of the Character Districts (Downtown Core, Prospect Lake, and Downtown Gateway) are within the CRA boundary. The Old Bay and South Gateway character districts are not part of the existing CRA and are not proposed to be included in the CRA. Character District-specific changes in the CRA-inclusive districts include:

1) Downtown Core:

- Density increase of 5 units (75 dwelling units (du) /acre, 95 hotel units (hu)/acre)

2) Prospect Lake (formerly Town Lake Residential District and Town Lake Business Park District):

- Previous regulations established a Floor Area Ratio (FAR) of 1.0, heights of 75', 30 du/acre or 40 hotel units per acre. Proposed regulations establish height, FAR and density based upon location within the district, as follows:

- For properties west of South Prospect Ave. and Knights Ave. the FAR is to 2.5 and the residential density is 75 du/acre.

- The FAR for the remainder of the district is 1.5 and the residential density is 50 du/acre.
- New regulations establish a maximum height of 35' for properties north of, and not fronting on Cleveland St., east of Martin Luther King, Jr. Ave.
- New regulations establish a maximum height of 55' for properties north of Laura St. west of Martin Luther King Jr. Ave.
- New standards were developed for Bed and Breakfasts to limit no more than 35 rooms/acre, not to exceed 10 rooms.

3) Downtown Gateway District:

- Increased potential heights to 35'- 55', depending upon location (height was previously based upon use and ranged from 25'-50')
- Increasing residential density from 30 to 35 du/acre, and increasing permitted intensity from .55 to 1.5 FAR for properties fronting Cleveland St. between Missouri and Hillcrest Ave's and those fronting on Gulf to Bay Blvd.

The amendments are implemented by repealing and replacing Chapters 1 through 3, updating goals, objectives, and policies; increasing density, intensity and revising heights; modifying Character District boundaries; and expanding the Old Bay Character District northward. Chapter 4 of the Plan, which focuses on the CRA, has not materially changed, however it has been reformatted for consistency with the rest of the Plan.

Background Information:

On March 1, 2018, the City of Clearwater Council adopted Ordinance No. 9103-18 on second reading. The City will submit additional information to the County no later than October 1, 2018 as required for their 15 year review of the redevelopment trust fund. Concurrent with that effort, the City is preparing amendments to Chapter 4 (Plan Implementation, CRA).

Fiscal Impact:

The proposed amendments will potentially increase assessed property values within the Clearwater Downtown Redevelopment Plan area / Community Redevelopment Area. At such time that the Redevelopment Trust Fund expires (2034), those increased County ad valorem tax revenues (increment paid to the City) will return to the County's general fund.

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

City of Clearwater

Attachments:

BCC Resolution
Clearwater Downtown Redevelopment Plan (Attachment A to Resolution)
City of Clearwater Staff report
City of Clearwater request letter
City of Clearwater Ordinance 9103-18