



Pinellas County

Staff Report

File #: 23-1001A, Version: 1

Subject:

Resolution amending the Clearwater Downtown Redevelopment Plan to allow for changes granting the Community Development Coordinator authority to approve allocations from the Public Amenities Incentive Pool and modify and expand the list of eligible amenities.

Recommended Action:

Approval of the resolution amending the Clearwater Downtown Redevelopment (CRA) Plan granting the following:

- Community Development Coordinator authority to approve allocations from the Public Amenities Incentive Pool. This change streamlines the approval process for approving allocations from the incentive pool.
- Modifies and expands the list of eligible amenities in the incentive pool to improve desired community outcomes consistent with plan goals and policies.
- The Clearwater Downtown Redevelopment Plan acts as both the City's CRA Plan and land use plan for the Downtown Clearwater area. As a result, any amendment to the land use plan must be approved by the Board of County Commissioners. This resolution amends land use provisions only and does not affect the provisions of the CRA Plan related to area, sunset date, tax increment contribution rates, or projects to be funded. Because of this, the County's adopted CRA Policy does not apply.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

4.4 Invest in infrastructure to meet current and future needs

4.6 Support a vibrant community with recreation, arts, and culture to attract residents and visitors

Summary:

This action amends the CRA Plan allowing the City of Clearwater more flexibility in how it administers the Public Amenities Incentive Pool (Pool) by streamlining the approval process for allocations of development entitlements in exchange for developers providing public amenities. The action also updates the potential list of public amenities eligible for development incentives.

Background Information:

The City established the Pool in 2004 as part of a major update to the CRA Plan. At the time, various constraints affecting redevelopment had been identified and the Pool was one means of supporting the private sector in their efforts to redevelop Downtown which concurrently provided benefits to the public when utilized.

The 2018 update to the Plan reaffirmed the vision for Downtown as the urban core and heart of the city. Generally, the 2018 Plan's updated goals, objectives, policies, and development potential

support a multimodal Downtown, preservation of neighborhood character, allow for greater development opportunities for existing lots, and encourage a variety of housing types. No changes were made to the Public Amenities Incentive Pool process or eligible amenities at that time.

More recently, the City's Planning and Development Department staff have been evaluating the Public Amenities Incentive Pool program to identify ways to further increase development in the Downtown Core. The CRA Plan amendments included with this item reflect the recommendations that have moved forward as part of that staff evaluation.

Fiscal Impact:

N/A - Although the amendment may increase new development activity within Downtown Clearwater, it is not possible to project any possible increase in revenue.

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

City of Clearwater

Attachments:

County Resolution amending the Clearwater Downtown Redevelopment Plan

Clearwater Ordinance 9663-23

Ordinance 9663-23 Staff Report