



# Pinellas County

## Staff Report

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File #: 18-584A, Version: 1

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### **Subject:**

Case No. CW 18-12 - City of Clearwater

Countywide Plan Map amendment from Public/Semi-public, Retail Services, Residential Low Medium and Activity Center to Activity Center, regarding 555.8 acres more or less, generally located south of Palm Bluff Street, west of Highland Avenue, north of Druid Road, and east of Clearwater Harbor (regular amendment). (Companion to Item #13)

### **Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. 18-12, a proposal by City of Clearwater to amend the Countywide Plan Map from Public/Semi-Public, Retail Services, Residential Low Medium and Activity Center to Activity Center, regarding 555.8 acres more or less, generally located south of Palm Bluff Street, west of Highland Avenue, north of Druid Road, and east of Clearwater Harbor (regular amendment).

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

### **Summary:**

Forward Pinellas, in its role as the Pinellas Planning Council, voted 11-0, with one abstention, to recommend approval of the proposal and staff concurs with this recommendation. The Planners Advisory Committee unanimously recommended approval of this case (12-0).

### **Background Information:**

This proposed amendment is submitted by the City of Clearwater and seeks to amend the boundary, densities, intensities, and height allowances associated with the Special Area Plan (Clearwater Downtown Redevelopment Plan) which covers approximately 555.8 acres in Downtown Clearwater.

The first part of this request seeks to expand the boundaries of the Special Area Plan by approximately 10.9 acres and amend those property designations from Public/Semi-Public, Retail & Services, and Residential Low Medium to Activity Center. The Activity Center designation recognizes those areas of the county that have been identified and planned for in a special and detailed manner, serve as identifiable centers of business, public, and residential activity that are the focal point of a community, and are served by enhanced transit commensurate with the type, scale, and intensity of use.

The second part of this request seeks to amend the Special Area Plan (Clearwater Downtown Redevelopment Plan) by:

1) Increasing the maximum permitted density of the Downtown Core character district from 70 to 75 dwelling units per acre (UPA);

2) Amending the Old Bay character district to:

- Increase the boundaries of the Activity Center category by 10.9 acres, with the new area generally located between Nicholson St. to the south, the Pinellas Trail to the east, Clearwater Harbor to the west, and 340' south of Palm Bluff St. to the north.
- Increase the permitted density to 35 UPA for residential uses or 50 UPA for mixed use;
- Establish a permitted density of 35 rooms per acre for bed and breakfasts;
- For properties fronting on and westward of N. Ft. Harrison Ave., increase the permitted intensity from 1.0 to 1.5 floor area ratio (FAR);

3) Amending the South Gateway character district to:

- Increase the permitted density to 35 UPA for residential uses or 50 UPA for mixed use;
- Increase the permitted intensity from 1.0 to 1.5 FAR;

4) Amending the Prospect Lake character district to:

- Establish a permitted density of 35 rooms per acre for bed and breakfasts;
- For properties west of S. Prospect Ave. and Knights Alley, increase the permitted density to 75 UPA and the permitted intensity to 2.5 FAR;
- For the remainder of the district, increase the permitted density to 50 UPA and the permitted intensity to 1.5 FAR;

5) Amending the Downtown Gateway character district as follows:

- For properties fronting on Cleveland St. between Missouri to Hillcrest Aves., or on Gulf to Bay Blvd., increase the permitted intensity from 0.55 to 1.5 FAR; and
- For properties fronting on Missouri Ave., Cleveland St., or Gulf to Bay Blvd., increase the permitted density to 35 UPA.

The above amendments affecting the Downtown Core, Downtown Gateway and Prospect Lake character districts are changes to the portion of the Downtown Development Plan that also changes that affect the City's approved Community Redevelopment Area. Those changes will be reviewed as a companion agenda item (No. 18-454A) by Board of County Commissioners.

Forward Pinellas documentation is attached.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Renea Vincent, Director, Planning

Rodney Chatman, Planning Division Manager, Forward Pinellas

**Partners:**

City of Clearwater

**Attachments:**

Forward Pinellas Cover Memo

Ordinance

Forward Pinellas Staff Report

Case Maps  
Forward Pinellas Staff Analysis  
Application  
Disclosure of Interest  
Attachment C Boundary Map Narrative  
PowerPoint Presentation/Site Visit Photos  
Draft PAC Minutes  
Affidavit of Publication