

CPA2025-10001

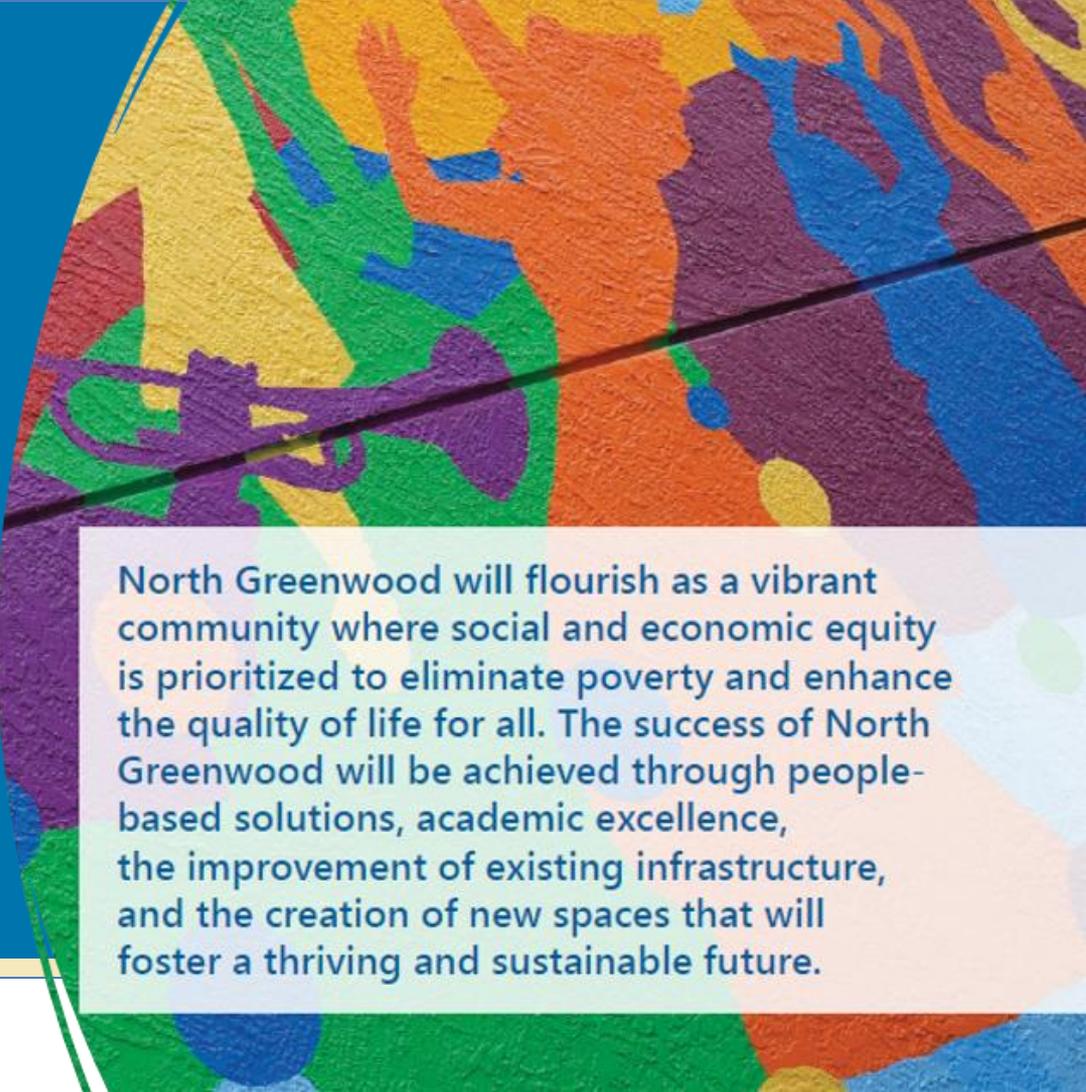
# Amendments to Clearwater 2045



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1. Clearwater 2045  
Amendments to Establish  
New Overlay & Bonuses  
(CPA2025-10001)
2. Future Land Use Map  
Amendment to Apply New  
Overlay (LUP2025-11005)
3. Community Development  
Code Amendments to  
Establish Overlay Standards
4. Zoning Atlas Amendment  
to Apply North Greenwood  
Overlay



North Greenwood will flourish as a vibrant community where social and economic equity is prioritized to eliminate poverty and enhance the quality of life for all. The success of North Greenwood will be achieved through people-based solutions, academic excellence, the improvement of existing infrastructure, and the creation of new spaces that will foster a thriving and sustainable future.

## Achieving the Vision

1. Establish Planned Redevelopment District (PRD) Overlay Future Land Use (FLU) Category
2. Add New PRD Overlay Bonus Within Other FLU Categories
3. Update North Greenwood Area Related Policies
4. Establish Policies to Support Existing CDC Provisions



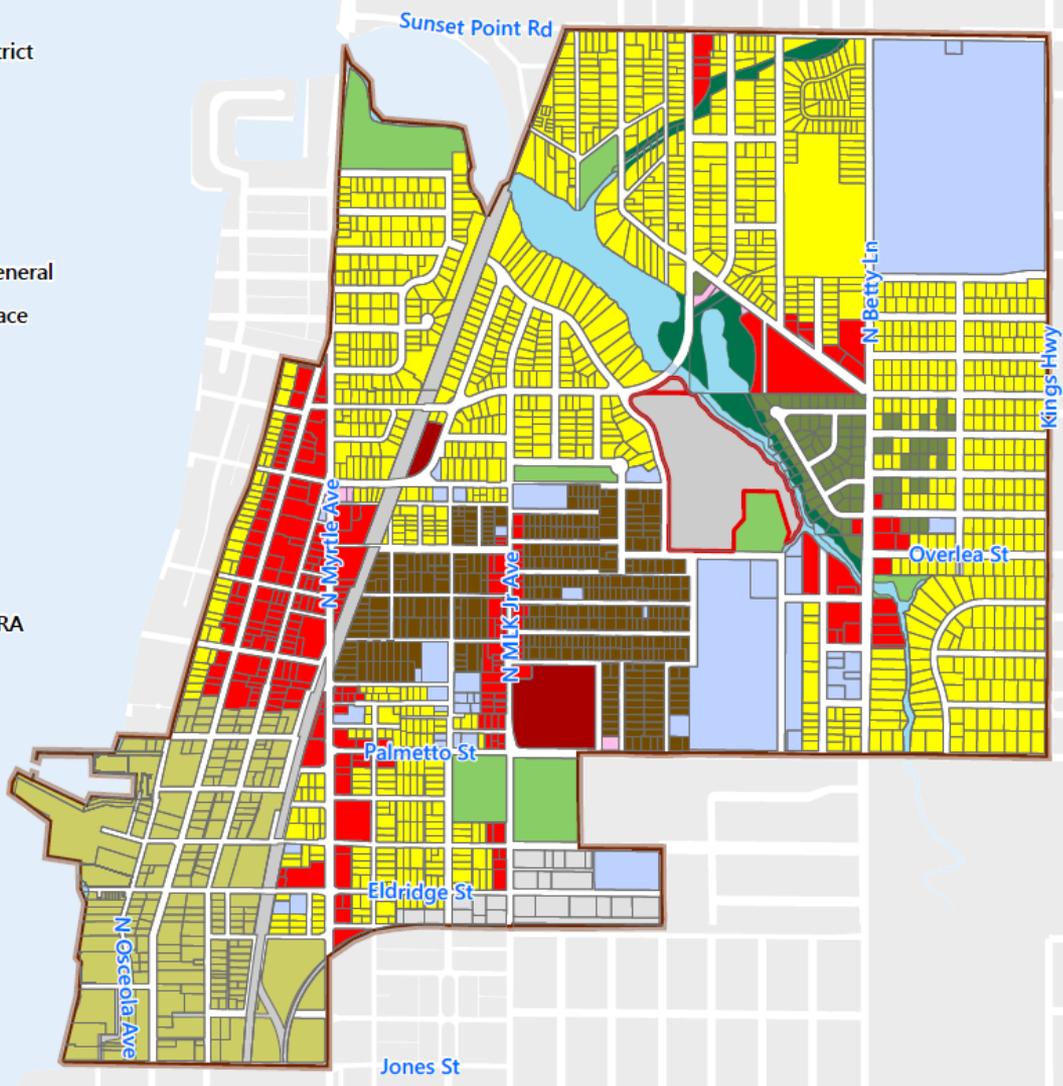
**CLEARWATER** | 2045  
Choose a bright and beautiful future.



Clearwater Comprehensive Plan | Adopted January 2024



- Central Business District
- Commercial General
- Institutional
- Industrial Limited
- Preservation
- Residential/Office General
- Recreation/Open Space
- Residential High
- Residential Low
- Residential Medium
- Residential Urban
- Transport/Utility
- Water
- North Greenwood CRA



# North Greenwood Future Land Use Map

# NEW OBJECTIVE QP 2.4 & POLICIES (ORD. PGS 4 & 5)

- Provide Density & Intensity Bonuses to Enable Missing Middle and Mixed-Use Developments
- PRD Overlay Requires Design & Development Criteria in CDC

## **Planned Redevelopment District (PRD) Overlay**

The Planned Redevelopment District (PRD) Overlay is intended to recognize areas appropriate for residential, commercial and mixed-use redevelopment in close, walkable, or bikeable proximity to Activity Centers and Multimodal Corridors. Qualifying projects that conform to the criteria set forth in the Community Development Code (CDC) may utilize the bonuses set forth below, consistent with provisions in the *Countywide Rules*. A secondary planning process may be required.

### **Maximum Development Potential for Qualifying Development:**

Residential Bonus\*: Up to 40 units per acre and up to 1.1 FAR

Nonresidential Bonus: Up to 1.05 FAR

Mixed-Use Bonus\*: Up to a 1.5 FAR for all uses

ISR Bonus\*: Up to 0.90

\*not to exceed maximum bonus permitted in Future Land Use Category

### **Consistent Countywide Plan Category:**

Planned Redevelopment District (PRD)

### **Consistent Zoning District(s):**

Low Density Residential (LDR)

Low Medium Density Residential (LMDR)

Medium Density Residential (MDR)

Medium High Density Residential (MHDR)

High Density Residential (HDR)

Commercial (C)

Office (O)

Institutional (I)

Industrial, Research & Technology (IRT)

# ADD TO FLU CATEGORIES

(ORD. PGS 6 - 15)

- Density Bonus: 40 Units Per Acre (UPA) in RL, RU, RLM, RM, RH
- Nonresidential/Mixed-Use Bonus:
  - 1.1 FAR in R/OG (New)
  - 1.1 FAR in CG (Expanded)
  - 1.0 FAR in I (Expanded)
  - Clarified in IL
- ISR Bonus: +0.10

## Residential Medium (RM)

The Residential Medium category is intended to recognize areas appropriate for residential and residential equivalent uses in a moderately intensive residential manner in close proximity to major employment centers. These areas serve as a transition between less urban and more urban residential and mixed-use areas, and have a range of urban services and transit service available.

### Maximum Development Potential:

Residential:	15 UPA
<u>Residential Bonus*</u> :	<u>40 UPA</u>
Nonresidential:	0.50 FAR
ISR:	0.75
<u>ISR Bonus*</u> :	<u>0.85</u>

*\*For qualifying development in the Planned Redevelopment District (PRD) Overlay.*

## Commercial General (CG)

The Commercial General category is intended to recognize areas designed to provide community or regional commercial goods and provide for employment uses. Residential uses can be located in these areas when appropriate and consistent with the objective of encouraging a mix of uses. These areas are typically found along major corridors or intersections of major corridors.

### Maximum Development Potential:

Residential:	24 UPA
Overnight Accommodations:	40 UPA
Nonresidential:	0.55 FAR
Nonresidential/ <u>Mixed-Use</u>	1.1 FAR
Bonus*:	
ISR:	0.90

*\*For Office and Research & Development Uses in a Target Employment Center (TEC) or qualifying mixed-use development in the Planned Redevelopment District (PRD) Overlay.*

# AMEND OBJECTIVE & POLICIES, ADD POLICIES (ORD. PGS 3 - 4)

- Reference New North Greenwood Community Overlay District (Modified QP 1.3)
- Apply PRD Overlay to Most of North Greenwood (New QP 1.3.7)
- Establish North Greenwood Community Overlay District in CDC (New QP 1.3.8)
- Reference Bonus Density (Modified QP 1.3.5)



*Larkins Funeral Home | Park Theater  
(1947)*



**Duplex- Tampa (parking in rear)**

## NEW POLICIES *(ORD. PG 5)*

- Allow Conforming Structures on Nonconforming Residential Lots
- Provide for Termination of Status of Nonconformity for Uses / Structures



# Proposed Ordinance Changes (Redlined)

- Remove PRD from Industrial Limited (IL) Category
- Remove IRT District from PRD Overlay Category

## Industrial Limited (IL)

The Industrial Limited category is intended to recognize areas appropriate for a broad range of employment uses, such as light/medium manufacturing, research and development, and wholesale uses along with overnight accommodations. These areas allow for internal service areas and have access to transportation and utility facilities.

### Maximum Development Potential:

Overnight Accommodations:	50 UPA
Overnight Accommodations Bonus <sup>1</sup> :	75 UPA
Nonresidential:	0.65 FAR
Nonresidential Bonus <sup>1</sup> :	1.5 FAR
Nonresidential Bonus <sup>2</sup> :	1.3 FAR
ISR:	0.85

1. Development potentials subject to applicable Alternative Temporary Lodging provisions of the Countywide Rules.

2. For Manufacturing, Office, and Research & Development Uses in a TEC.

3. Development within the Planned Redevelopment District (PRD) Overlay must conform to criteria set forth in the Community Development Code (CDC).

## Planned Redevelopment District (PRD) Overlay

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Questions?



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