

**ORDINANCE NO. 9143-18**

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY, BY CHANGING THE LAND USE DESIGNATIONS OF 968 PROPERTIES IN THE COMMUNITY REDEVELOPMENT AREA AS EXPANDED IN 2003 AND GENERALLY LOCATED SOUTH OF DREW STREET, EAST OF PROSPECT AVENUE, NORTH OF COURT STREET, AND WEST OF HIGHLAND AVENUE, WHICH ARE MORE SPECIFICALLY IDENTIFIED IN ATTACHED "EXHIBIT A," CONSISTING OF 172.488 ACRES MORE OR LESS, ALL WITHIN THE CITY OF CLEARWATER, FROM RESIDENTIAL URBAN (RU), RESIDENTIAL MEDIUM (RM), RESIDENTIAL HIGH (RH), RESIDENTIAL/OFFICE GENERAL (R/OG), RECREATION/OPEN SPACE (R/OS), INSTITUTIONAL (I), AND COMMERCIAL GENERAL (CG) TO CENTRAL BUSINESS DISTRICT (CBD) AS DEPICTED IN ATTACHED "EXHIBITS B-1 AND B-2;" AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the updated Clearwater Downtown Redevelopment Plan ("the Plan"), as adopted by City Council on March 1, 2018, establishes policy direction to amend the future land use designations and Zoning Atlas designations of the properties in the Prospect Lake and Downtown Gateway Character Districts that were not previously amended when the Plan and Community Redevelopment Area (CRA) boundaries were expanded in 2003, to be consistent with the remainder of the Downtown; and

WHEREAS, the amendment to the Future Land Use Element of the Comprehensive Plan of the City, as proposed by this ordinance, implements the Plan; and

WHEREAS, the amendment to the Future Land Use Element of the Comprehensive Plan of the City as set forth in this ordinance is found to be reasonable, proper and appropriate, and is consistent with the City's Comprehensive Plan; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLEARWATER, FLORIDA:

Section 1. The Future Land Use Element of the Comprehensive Plan of the City of Clearwater is amended by designating the land use category for the hereinafter described properties follows:

| <u>Property</u>                              | <u>Land Use Category</u>                                                                                                                                                                     |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| See attached Exhibit A for Legal Description | From: Residential Urban (RU), Residential Medium (RM), Residential High (RH), Residential/Office General (R/OG), Recreation/Open Space (R/OS), Institutional (I) and Commercial General (CG) |
|                                              | To: Central Business District (CBD)                                                                                                                                                          |

(LUP2017-09005)

Section 2. The City Council does hereby certify that this ordinance is consistent with the City's Comprehensive Plan.

Section 3. All ordinances or portions of ordinances in conflict with or inconsistent with this ordinance are hereby replaced to the extent of such inconsistency or conflict.

Section 4. This ordinance shall take effect contingent upon approval of the land use designation by the Pinellas County Board of Commissioners, where applicable, and thirty-one (31) days post-adoption. If this ordinance is appealed within thirty (30) days after adoption, then this ordinance will take effect only after approval of the land use designation by the Pinellas County Board of Commissioners and upon issuance of a final order determining this amendment to be in compliance either by the Department of Economic Opportunity (DEO) or the Administration Commission, where applicable, pursuant to section 163.3187, Florida Statutes. The Community Development Coordinator is authorized to transmit to Forward Pinellas, in its role as the Pinellas Planning Council, an application to amend the Countywide Plan in order to achieve consistency with the Future Land Use Element of the City's Comprehensive Plan as amended by this ordinance.

PASSED ON FIRST READING  
AS AMENDED

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PASSED ON SECOND READING

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PASSED ON THIRD AND FINAL  
READING AND ADOPTED

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George N. Cretekos  
Mayor

Approved as to form:

Attest:

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Michael P. Fuino  
Assistant City Attorney

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Rosemarie Call  
City Clerk

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| Parcel ID Number        | Subject Property                | Current Countywide Land Use  | Proposed Countywide Land Use | Current Future Land Use                                      | Proposed Future Land Use        | Current Zoning                                 | Proposed Zoning |
|-------------------------|---------------------------------|------------------------------|------------------------------|--------------------------------------------------------------|---------------------------------|------------------------------------------------|-----------------|
| 14-29-15-77616-000-0140 | 1411 DREW ST                    | Activity Center (AC)         | Acitivity Center (AC)        | Residential Urban (RU)                                       | Central Business District (CBD) | Low Medium Density Residential (LMDR)          | Downtown (D)    |
| 15-29-15-00000-110-0200 | EVERGREEN AVE                   | Activity Center (AC)         | Acitivity Center (AC)        | Residential Medium (RM)                                      | Central Business District (CBD) | Medium Density Residential (MDR)               | Downtown (D)    |
| 15-29-15-00000-140-0100 | 1384 PIERCE ST                  | Activity Center (AC)         | Acitivity Center (AC)        | Residential/Office General (R/OG)                            | Central Business District (CBD) | Office (O)                                     | Downtown (D)    |
| 15-29-15-00000-140-0200 | COURT ST                        | Recreation/Open Space (R/OS) | Acitivity Center (AC)        | Recreation/Open Space (R/OS)                                 | Central Business District (CBD) | Open Space/Recreation (OS/R)                   | Downtown (D)    |
| 15-29-15-00000-140-0300 | 1350 COURT ST                   | Activity Center (AC)         | Acitivity Center (AC)        | Institutional (I)                                            | Central Business District (CBD) | Institutional (I)                              | Downtown (D)    |
| 15-29-15-00000-140-0310 | 1305 FRANKLIN ST                | Activity Center (AC)         | Acitivity Center (AC)        | Institutional (I)                                            | Central Business District (CBD) | Institutional (I)                              | Downtown (D)    |
| 15-29-15-00000-140-0400 | FRANKLIN ST                     | Activity Center (AC)         | Acitivity Center (AC)        | Institutional (I)                                            | Central Business District (CBD) | Institutional (I)                              | Downtown (D)    |
| 15-29-15-03060-001-0290 | GROVE ST                        | Activity Center (AC)         | Acitivity Center (AC)        | Residential/Office General (R/OG)                            | Central Business District (CBD) | Office (O)                                     | Downtown (D)    |
| 15-29-15-03060-001-0310 | GROVE ST                        | Activity Center (AC)         | Acitivity Center (AC)        | Residential/Office General (R/OG)                            | Central Business District (CBD) | Office (O)                                     | Downtown (D)    |
| 15-29-15-03060-001-0330 | GROVE ST                        | Activity Center (AC)         | Acitivity Center (AC)        | Residential/Office General (R/OG)                            | Central Business District (CBD) | Office (O)                                     | Downtown (D)    |
| 15-29-15-03060-001-0350 | GROVE ST                        | Activity Center (AC)         | Acitivity Center (AC)        | Residential/Office General (R/OG)                            | Central Business District (CBD) | Office (O)                                     | Downtown (D)    |
| 15-29-15-03060-001-0370 | 1167 GROVE ST                   | Activity Center (AC)         | Acitivity Center (AC)        | Residential/Office General (R/OG)                            | Central Business District (CBD) | Office (O)                                     | Downtown (D)    |
| 15-29-15-03060-001-0400 | 1175 GROVE ST                   | Activity Center (AC)         | Acitivity Center (AC)        | Residential/Office General (R/OG)                            | Central Business District (CBD) | Office (O)                                     | Downtown (D)    |
| 15-29-15-03060-001-0420 | 1177 GROVE ST                   | Activity Center (AC)         | Acitivity Center (AC)        | Residential/Office General (R/OG)                            | Central Business District (CBD) | Office (O)                                     | Downtown (D)    |
| 15-29-15-03060-001-0440 | 1183 GROVE ST                   | Activity Center (AC)         | Acitivity Center (AC)        | Residential/Office General (R/OG)                            | Central Business District (CBD) | Office (O)                                     | Downtown (D)    |
| 15-29-15-03060-001-0460 | 1187 GROVE ST                   | Activity Center (AC)         | Acitivity Center (AC)        | Residential/Office General (R/OG)                            | Central Business District (CBD) | Office (O)                                     | Downtown (D)    |
| 15-29-15-03060-001-0480 | 1191 GROVE ST                   | Activity Center (AC)         | Acitivity Center (AC)        | Residential/Office General (R/OG)                            | Central Business District (CBD) | Office (O)                                     | Downtown (D)    |
| 15-29-15-03060-001-0510 | 1197 GROVE ST                   | Activity Center (AC)         | Acitivity Center (AC)        | Residential/Office General (R/OG)                            | Central Business District (CBD) | Office (O)                                     | Downtown (D)    |
| 15-29-15-03060-002-0010 | GROVE ST                        | Activity Center (AC)         | Acitivity Center (AC)        | Commercial General (CG)                                      | Central Business District (CBD) | Commercial (C)<br>Office (O)                   | Downtown (D)    |
| 15-29-15-03060-002-0050 | 107 N MARTIN LUTHER KING JR AVE | Activity Center (AC)         | Acitivity Center (AC)        | Commercial General (CG)                                      | Central Business District (CBD) | Commercial (C)                                 | Downtown (D)    |
| 15-29-15-03060-002-0090 | NE CLEVELAND ST                 | Activity Center (AC)         | Acitivity Center (AC)        | Commercial General (CG)                                      | Central Business District (CBD) | Commercial (C)                                 | Downtown (D)    |
| 15-29-15-03060-002-0260 | 1126 NE CLEVELAND ST            | Activity Center (AC)         | Acitivity Center (AC)        | Commercial General (CG)                                      | Central Business District (CBD) | Commercial (C)                                 | Downtown (D)    |
| 15-29-15-03060-002-0290 | GROVE ST                        | Activity Center (AC)         | Acitivity Center (AC)        | Commercial General (CG)<br>Residential/Office General (R/OG) | Central Business District (CBD) | Commercial (C)<br>Office (O)                   | Downtown (D)    |
| 15-29-15-03060-002-0320 | 1140 NE CLEVELAND ST            | Activity Center (AC)         | Acitivity Center (AC)        | Commercial General (CG)                                      | Central Business District (CBD) | Commercial (C)<br>Office (O)                   | Downtown (D)    |
| 15-29-15-03060-002-0340 | 1142 NE CLEVELAND ST            | Activity Center (AC)         | Acitivity Center (AC)        | Commercial General (CG)                                      | Central Business District (CBD) | Commercial (C)                                 | Downtown (D)    |
| 15-29-15-03060-002-0341 | 1133 GROVE ST                   | Activity Center (AC)         | Acitivity Center (AC)        | Residential/Office General (R/OG)                            | Central Business District (CBD) | Office (O)                                     | Downtown (D)    |
| 15-29-15-03060-002-0360 | 1135 GROVE ST                   | Activity Center (AC)         | Acitivity Center (AC)        | Commercial General (CG)<br>Residential/Office General (R/OG) | Central Business District (CBD) | Commercial (C)<br>Office (O)                   | Downtown (D)    |
| 15-29-15-03060-002-0380 | 1143 GROVE ST                   | Activity Center (AC)         | Acitivity Center (AC)        | Residential/Office General (R/OG)                            | Central Business District (CBD) | Office (O)                                     | Downtown (D)    |
| 15-29-15-03060-002-0410 | 1127 GROVE ST                   | Activity Center (AC)         | Acitivity Center (AC)        | Residential/Office General (R/OG)                            | Central Business District (CBD) | Office (O)                                     | Downtown (D)    |
| 15-29-15-03060-002-0460 | * * * * *                       | Activity Center (AC)         | Acitivity Center (AC)        | Residential/Office General (R/OG)                            | Central Business District (CBD) | Office (O)                                     | Downtown (D)    |
| 15-29-15-03060-003-0010 | 1194 NE CLEVELAND ST            | Activity Center (AC)         | Acitivity Center (AC)        | Commercial General (CG)                                      | Central Business District (CBD) | Commercial (C)                                 | Downtown (D)    |
| 15-29-15-03060-003-0030 | 1171 DREW ST                    | Activity Center (AC)         | Acitivity Center (AC)        | Residential Medium (RM)                                      | Central Business District (CBD) | Medium Density Residential (MDR)               | Downtown (D)    |
| 15-29-15-03060-003-0050 | 1169 DREW ST                    | Activity Center (AC)         | Acitivity Center (AC)        | Residential Medium (RM)                                      | Central Business District (CBD) | Medium Density Residential (MDR)               | Downtown (D)    |
| 15-29-15-03060-003-0070 | 1163 DREW ST                    | Activity Center (AC)         | Acitivity Center (AC)        | Residential Medium (RM)                                      | Central Business District (CBD) | Medium Density Residential (MDR)               | Downtown (D)    |
| 15-29-15-03060-003-0100 | 1157 DREW ST                    | Activity Center (AC)         | Acitivity Center (AC)        | Residential Medium (RM)<br>Residential/Office General (R/OG) | Central Business District (CBD) | Medium Density Residential (MDR)<br>Office (O) | Downtown (D)    |
| 15-29-15-03060-003-0120 | 1153 DREW ST                    | Activity Center (AC)         | Acitivity Center (AC)        | Residential Medium (RM)<br>Residential/Office General (R/OG) | Central Business District (CBD) | Medium Density Residential (MDR)<br>Office (O) | Downtown (D)    |
| 15-29-15-03060-003-0140 | 1149 DREW ST                    | Activity Center (AC)         | Acitivity Center (AC)        | Residential Medium (RM)                                      | Central Business District (CBD) | Medium Density Residetial (MDR)                | Downtown (D)    |
| 15-29-15-03060-003-0160 | 1145 DREW ST                    | Activity Center (AC)         | Acitivity Center (AC)        | Residential Medium (RM)                                      | Central Business District (CBD) | Medium Density Residetial (MDR)                | Downtown (D)    |
| 15-29-15-03060-003-0180 | 1141 DREW ST                    | Activity Center (AC)         | Acitivity Center (AC)        | Residential Medium (RM)                                      | Central Business District (CBD) | Medium Density Residetial (MDR)                | Downtown (D)    |
| 15-29-15-03060-003-0200 | 1135 DREW ST                    | Activity Center (AC)         | Acitivity Center (AC)        | Residential Medium (RM)                                      | Central Business District (CBD) | Medium Density Residetial (MDR)                | Downtown (D)    |
| 15-29-15-03060-003-0220 | 1133 DREW ST                    | Activity Center (AC)         | Acitivity Center (AC)        | Residential Medium (RM)                                      | Central Business District (CBD) | Medium Density Residetial (MDR)                | Downtown (D)    |

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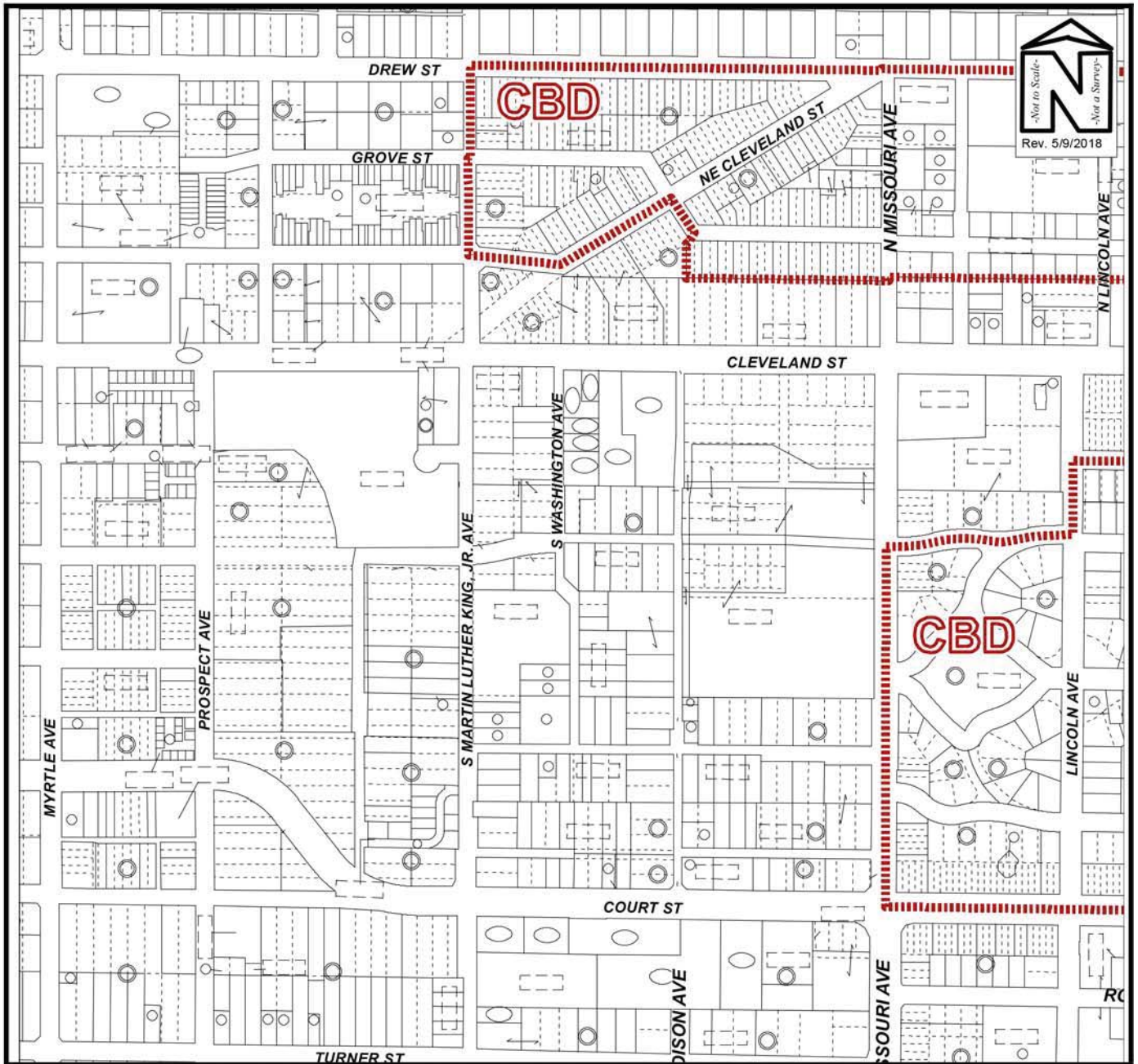


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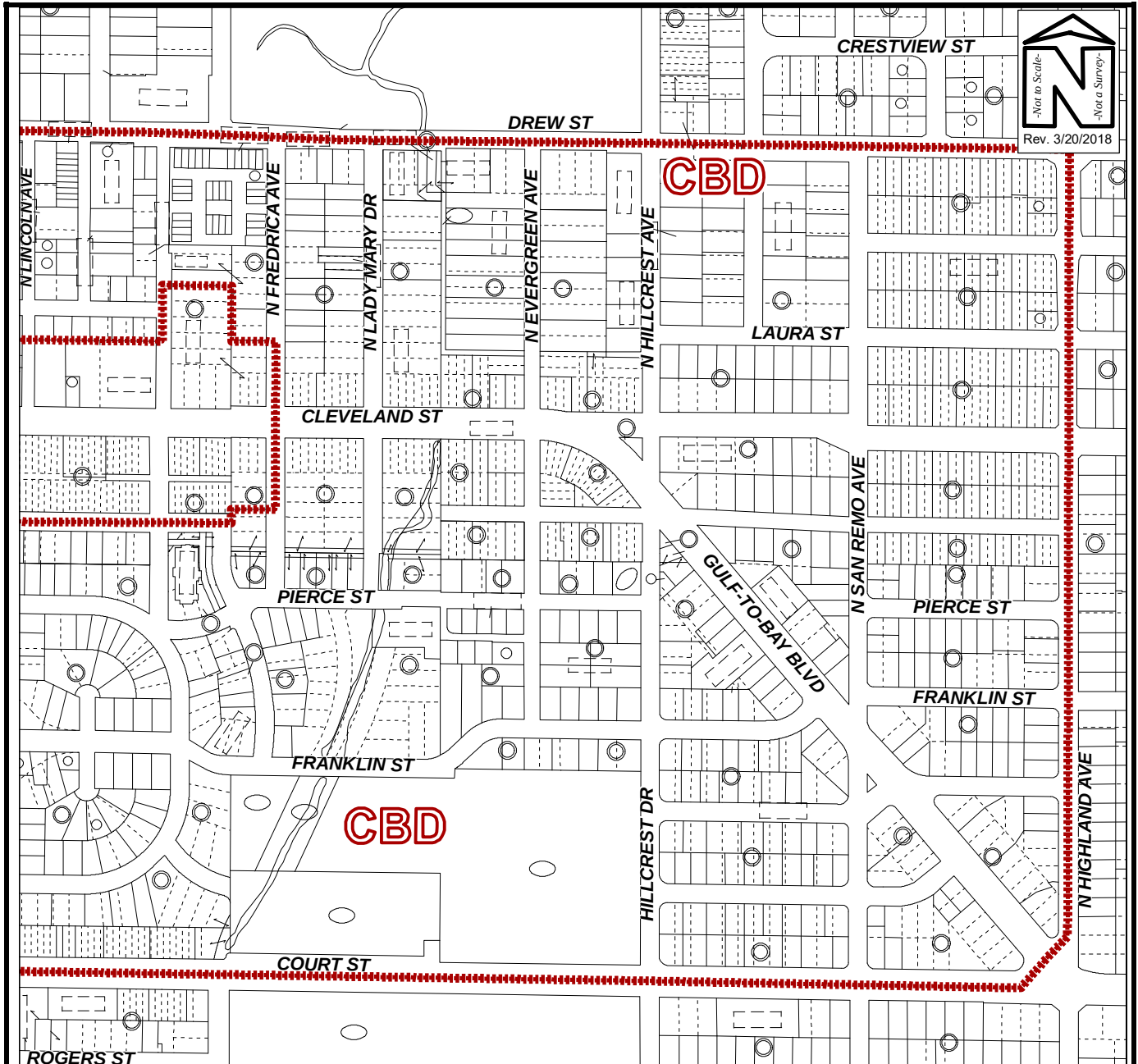
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## FUTURE LAND USE MAP 1 of 2

|                           |                                 |                       |                                |
|---------------------------|---------------------------------|-----------------------|--------------------------------|
| Owner(s): Multiple Owners |                                 | Case:                 | LUP2017-09004<br>REZ2017-09005 |
| Site: Multiple Addresses  |                                 | Property Size(Acres): | 172.488                        |
| Land Use                  |                                 | PIN:                  | See attached                   |
| From:                     | R/OG, RM, CG<br>RU, RH, I, R/OS |                       |                                |
| To:                       | CBD                             | Atlas Page:           | 287A, 287B, 288A               |



## FUTURE LAND USE MAP 2 of 2

|                           |                                             |                                                     |                                |
|---------------------------|---------------------------------------------|-----------------------------------------------------|--------------------------------|
| Owner(s): Multiple Owners |                                             | Case:                                               | LUP2017-09004<br>REZ2017-09005 |
| Site: Multiple Addresses  |                                             | Property Size(Acres):                               | 172.488                        |
| From:                     | Land Use<br>R/OG, RM, CG<br>RU, RH, I, R/OS | Zoning<br>LMDR, MDR, MHDR,<br>HDR, C, O, I, OS/R, D | PIN:<br>See attached           |
|                           | To: CBD                                     | D                                                   |                                |
|                           |                                             | Atlas Page:                                         | 287A, 287B, 288A               |