

*RESPONSE TO COMMENTS RAISED REGARDING
CITY OF CLEARWATER 16-3ESR (ORD. 8923-16)
COMPREHENSIVE PLAN AMENDMENT*

The Florida Department of Economic Opportunity (DEO) provided the following comment (excerpted) as part of its review of the proposed amendment package:

The Future Land Use Element proposed Policy A.1.2.3 provides for several criteria through which residential density could be increased in the City's Coastal Storm Area ... This provides a policy framework for which the City can increase population densities in the CHHA creating an adverse impact on this important state resource because none of the criteria listed in Policy A.2.3 ensure that amendments within the CHHA will meet the provision of Section 163.3178(8)(a)3., F.S., pertaining to adequate mitigation to address increasing residential density within the CHHA. The City should revise Policy A.1.2.3 to ... require amendments to the future land use map ... demonstrate they meet the requirements of Section 163.3178(8)(a)3., F.S., before approval.

City of Clearwater Response:

Proposed Policy A.1.2.3 has been amended to include the requirement that any amendment within the coastal storm area meet the requirements of Section 163.3178(8)(a)3., F.S.

A.1.2.3 The City shall deny an amendment to its Future Land Use Map within the coastal storm area which results in an increase of residential density or intensity unless it meets the requirements of Section 163.3178(8)(a)3., F.S. and upon a balancing of the following criteria, as are determined applicable and significant to the subject amendment, consistent with Section 4.2.7 of The Countywide Rules.

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The Florida Department of Economic Opportunity (DEO) also provided two technical assistance comments as part of its review of the proposed amendment package:

1. The Future Land Use Element proposed Policy A.7.2.5 indicates annexed parcels located within the proposed US 19 Corridor redevelopment area will be designated with the appropriate proposed US 19 Corridor land use category upon annexation The policy should be revised to clarify that the property's land use designation will be through an amendment to the Future Land Use Map ...
2. The Future Land Use Element Policy A.5.1.1 was revised to refer to Map 14 for identifying the Regional and Neighborhood Activity Centers as areas appropriate for intensive growth and an integrated pattern of development. However, the map does not show the two Activity Centers as referenced in the Policy. Revise Map 14 to show the Regional and Neighborhood Centers.

City of Clearwater Response:

Proposed Policy A.7.2.5 has been revised to include the recommended language, which is consistent with the process taken when a property is annexed into the City of Clearwater. A future land use category is designated through an amendment to the Future Land Use Map, and the change is made by Ordinance, adopted by City Council.

Proposed Policy A.5.1.1 has been revised to make the policy more general in nature, thereby allowing more flexibility and eliminating inconsistencies between the Policy and what is depicted on Map A-14, which shows Activity Centers generally.

The Florida Department of Transportation (FDOT) provided four technical assistance comments as part of its review of the proposed amendment package, including recommendations to italicize references *Beach by Design* within the proposed Policies, as well as correcting two typographical errors.

City of Clearwater Response:

Proposed Policies A.1.2.1, A.2.2.6.c.3.a, A.6.1.8, and A.6.1.12 have been amended to make the suggested revisions.

The Southwest Florida Water Management District (SWFWMD) provided the following comment as part of its review of the proposed amendment package:

The amendment discusses potential water demand for the proposed land use changes but does not include analysis indicating Pasco County's [sic] ability to serve future development. Analysis should be provided addressing supply availability, including supply source and facility capacity, as per Chapter 163.3177(6)(a)8.a., F.S. This analysis is only needed for the demand projected for the newly proposed development.

City of Clearwater Response:

The staff report provided as supporting data and analysis for the amendment included a Public Facilities Level of Service Analysis (Table 7). The maximum demand potential to 2030 was used to determine the maximum potential impact to public facilities/services. The additional development potential from this amendment, based on the maximum demand potential to 2030, would result in an increase in 610,778 gallons per day of potable water. The City's current potable water demand is 11.4 million gallons per day. The City's adopted level of service (LOS) standard to potable water is 120 gallons per capita per day, while the actual usage is estimated to be 89 gallons per capita per day. Therefore, there is excess water capacity to serve the amendment area.

The City's 2012 Potable Water Supply Facilities Master Plan Update noted that the City has increased the number of wellheads operated by the City, and has expanded one RO Plant and constructed a second, while also implementing various conservation measures which led to a reduced water consumption rate of 90 gallons/person/day (2012). The City has recently initiated the next update to this Master Plan, to be approved in 2017.