

**ORDINANCE NO. 8932-16**

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE FUTURE LAND USE PLAN ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY, CHANGING THE LAND USE DESIGNATIONS OF 4,036 PROPERTIES, WHICH ARE MORE SPECIFICALLY IDENTIFIED IN ATTACHED "EXHIBITS A-1, A-2 AND A-3," AND ARE GENERALLY LOCATED ON THE EAST AND WEST SIDE OF U.S. HIGHWAY 19 NORTH, SOUTH OF CURLEW ROAD TO AN AREA SOUTH OF NURSERY ROAD, TO THE LARGO INLET/ALLEN'S CREEK, AND EASTWARD OF U.S. HIGHWAY 19 NORTH ON GULF TO BAY BOULEVARD, CONSISTING OF 1,640 ACRES MORE OR LESS, AND 7.8 LINEAR MILES MORE OR LESS, ALL WITHIN THE CITY OF CLEARWATER, AS DEPICTED IN ATTACHED "EXHIBITS B-1, B-2, B-3, B-4, B-5 AND B-6;" PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PORTIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Clearwater Comprehensive Plan ("the Comprehensive Plan"), adopted December 8, 2008, established a Citywide Design Structure to serve as a guide to development and land use decisions while protecting those elements that make the city unique; and

WHEREAS, the Citywide Design Structure identifies U.S. Highway 19 North (the Corridor) as a redevelopment corridor; and

WHEREAS, the Citywide Design Structure identifies the Clearwater Mall/Park Place area and the Countryside Mall/Westfield area as Activity Centers which are high-intensity, high-density multi-use areas appropriate for intensive growth; and

WHEREAS, the Corridor's transition to a limited-access highway has affected land use, urban form, and economic development opportunities for the properties along the Corridor, and it has impacted the mobility of residents, employees, Clearwater visitors, and Clearwater business customers making use of the properties along the Corridor; and

WHEREAS, the U.S. 19 Corridor Redevelopment Plan ("the Corridor Plan"), approved by Resolution No. 12-18, directs the City Manager to implement the strategies within; and

WHEREAS, the Corridor Plan is an important part of ongoing efforts to make Clearwater a more sustainable, livable and economically competitive community; and

WHEREAS, the Corridor Plan sets forth revitalization and redevelopment strategies that support land use intensification, applying new zoning regulations, adopting new design standards and encouraging employment-intensive and transit-supportive uses; and

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

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, administers the Countywide Future Land Use Plan for Pinellas County (Countywide Plan), inclusive of the Countywide Strategies, Countywide Plan Map and Countywide Rules; and

WHEREAS, the Pinellas Planning Council amended the Countywide Plan Map to apply the Activity Center (AC) and Multimodal Corridor (MMC) plan categories to the Corridor, on August 7, 2015, as requested by the City; and

WHEREAS, the City's Comprehensive Plan and Future Land Use Map are required by law to be consistent with the Countywide Plan and Countywide Plan Map; and

WHEREAS, this ordinance proposes changes to the Future Land Use Element of the Comprehensive Plan of the properties described herein and in the maps attached in a manner that is consistent with Countywide Plan and Countywide Plan Map; 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:

Properties

The properties identified in "Exhibit A-3" and as depicted in "Exhibit B-1," generally located within the city limits of Clearwater including properties east of U.S. Highway 19 North, 350 feet more or less north of Northside Drive, and 920 feet more or less south of Northside Drive.

(LUP2016-06006)

Land Use Category

From: Commercial General (CG) and Residential/Office General (R/OG)  
To: US 19 Corridor (US 19-C)

Section 2. The Future Land Use Element of the Comprehensive Plan of the City of Clearwater is amended by designating the land use categories for the hereinafter described properties as follows:

Properties

The properties identified in “Exhibit A-1” and as depicted in “Exhibit B-2,” generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of S.R. 580, and north of Dimmitt Drive.

(LUP2016-06004)

Land Use Category

From: Commercial General (CG), Residential/Office General (R/OG), Resort Facilities High (RFH), Residential/Office/Retail (R/O/R), Transportation/Utility (T/U), Water/Drainage Feature, and Preservation (P)

To: US 19 Regional Center (US 19-RC), Water/Drainage Feature and Preservation (P)

Section 3. The Future Land Use Element of the Comprehensive Plan of the City of Clearwater is amended by designating the land use categories for the hereinafter described properties as follows:

Properties

The properties identified in “Exhibit A-3” and as depicted in “Exhibit B-3,” generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of Dimmitt Drive, and north of a line 250 feet more or less north of Blackburn Street.

(LUP2016-06006)

Land Use Category

From: Commercial General (CG), Commercial Limited (CL), Residential/Office General (R/OG), Residential/Office/Retail (R/O/R), Residential High (RH), Residential Medium (RM), Residential Low (RL), Transportation/Utility (T/U), Water/Drainage Feature, and Preservation (P)

To: US 19 Corridor (US 19-C), Water/Drainage Feature and Preservation (P)

Section 4. The Future Land Use Element of the Comprehensive Plan of the City of Clearwater is amended by designating the land use categories for the hereinafter described properties as follows:

Properties

The properties identified in “Exhibit A-2” and as depicted in “Exhibit B-4,” generally located within the city limits of Clearwater including properties east and

west of U.S. Highway 19 North, south of a line 250 feet more or less north of Blackburn Street, and north of a line 900 feet more or less north of the C.S.X. Rail Road.

(LUP2016-06005)

Land Use Category

From: Commercial General (CG), Commercial Limited (CL), Residential/Office/Retail (R/O/R), Residential/Office Limited (R/OL), Resort Facilities High (RFH), Residential High (RH), Residential Low Medium (RLM), Residential Medium (RM), Residential Urban (RU), Recreation/Open Space (R/OS), Water/Drainage Feature, and Preservation (P)

To: US 19 Neighborhood Center (US 19-NC), Water/Drainage Feature, and Preservation (P)

Section 5. The Future Land Use Element of the Comprehensive Plan of the City of Clearwater is amended by designating the land use categories for the hereinafter described properties as follows:

Properties

The properties identified in “Exhibit A-1” and as depicted in “Exhibit B-5,” generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of a line 1900 feet more or less north of Drew Street, and north of a line 1300 feet more or less south of Druid Road; including properties to the East, on the north and south side of Gulf-to-Bay Boulevard to McMullen Booth Road (C.R. 611), and also south of Drew Street to Bayview Avenue.

(LUP2016-06004)

Land Use Category

From: Commercial General (CG), Residential/Office General (R/OG), Residential/Office/Retail (R/O/R), Residential/Office Limited (R/OL), Industrial Limited (IL), Resort Facilities High (RFH), Residential High (RH), Residential Medium (RM), Residential Low Medium (RLM), Residential Urban (RU), Residential Low (RL), Institutional (I), Transportation/Utility (T/U), Water/Drainage Feature and Preservation (P)

To: US 19 Regional Center (US 19-RC), Water/Drainage Feature and Preservation (P)

Section 6. The Future Land Use Element of the Comprehensive Plan of the City of Clearwater is amended by designating the land use categories for the hereinafter described properties as follows:

Properties

The properties identified in “Exhibit A-3” and depicted in “Exhibit B-6,” generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of Gulf-to-Bay Boulevard and north of Nursery Road.

(LUP2016-06006)

Land Use Category

From: Commercial General (CG), Residential/Office General (R/OG), Residential/Office/Retail (R/O/R), Residential High (RH), Residential Medium (RM), Residential Low Medium (RLM), and Water/Drainage Feature, ~~and Preservation (P)~~

To: US 19 Corridor (US 19-C) and Water/Drainage Feature

Section 7. The Future Land Use Element of the Comprehensive Plan of the City of Clearwater is amended by designating the land use categories for the hereinafter described properties as follows:

Properties

The properties identified in “Exhibit A-2” and depicted in “Exhibit B-6,” generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of Nursery Road, to the Largo Inlet/Allen’s Creek.

(LUP2016-06005)

Land Use Category

From: Commercial General (CG), Residential/Office General (R/OG), Residential Medium (RM), Water/Drainage Feature and Preservation (P)

To: US 19 Neighborhood Center (US 19-NC), Water/Drainage Feature and Preservation (P)

Section 8. The City Council does hereby certify that this ordinance is consistent with the City’s Comprehensive Plan.

Section 9. 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 10. This ordinance shall be adopted upon second reading. If this ordinance is appealed within thirty (30) days after adoption, then this ordinance will take effect only 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.

PASSED ON FIRST READING

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PASSED ON SECOND AND FINAL  
READING AND ADOPTED

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\_\_\_\_\_  
George N. Cretekos  
Mayor

Approved as to form:

Attest:

\_\_\_\_\_  
Camilo Soto  
Assistant City Attorney

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Rosemarie Call  
City Clerk

**PLACEHOLDER**

**AMENDED Exhibits A-1, A-2 and A-3**

Ordinance 8932-16

Exhibit A-1

	PARCEL NUMBER (PIN)	SINGLE LINE ADDRESS	FUTURE LAND USE DESIGNATION	
			FROM	TO
1	07-29-16-00000-410-0100	651 N OLD COACHMAN RD	CG, P	US 19 Regional Center, P
2	07-29-16-00000-440-0200	2530 DREW ST	CG	US 19 Regional Center
3	07-29-16-16442-000-0020	21800 US HIGHWAY 19 N	CG, P	US 19 Regional Center, P
4	07-29-16-16442-000-0030	21688 US HIGHWAY 19 N	CG, P	US 19 Regional Center, P

Ordinance 8932-16

Exhibit A-2

	PARCEL NUMBER (PIN)	SINGLE LINE ADDRESS	FUTURE LAND USE DESIGNATION	
			FROM	TO
1	05-29-16-00000-230-0200	24275 US HIGHWAY 19 N	CG	US 19 Neighborhood Center
2	05-29-16-00000-230-0300	24195 US HIGHWAY 19 N	RLM	US 19 Neighborhood Center
3	05-29-16-00000-230-0500	24139 US HIGHWAY 19 N	CG, CL	US 19 Neighborhood Center
4	05-29-16-00000-230-0600	0 SUNSET POINT RD	R/O/R	US 19 Neighborhood Center
5	05-29-16-00000-320-0100	23837 US HIGHWAY 19 N	CL	US 19 Neighborhood Center
6	05-29-16-00000-320-0210	0 US HIGHWAY 19 N	CL	US 19 Neighborhood Center

Ordinance 8932-16

Exhibit A-3

	PARCEL NUMBER (PN)	SINGLE LINE ADDRESS	FUTURE LAND USE DESIGNATION	
			FROM	TO
1	05-29-16-00000-220-0400	24639 US HIGHWAY 19 N	CG	US 19 Corridor
2	05-29-16-66676-000-0001	0 US HIGHWAY 19 N	R/OG	US 19 Corridor
3	05-29-16-66676-003-0010	24701 US HIGHWAY 19 N	R/OG	US 19 Corridor
4	05-29-16-66676-003-0020	24701 US HIGHWAY 19 N	R/OG	US 19 Corridor
5	05-29-16-66676-003-0030	24701 US HIGHWAY 19 N	R/OG	US 19 Corridor
6	05-29-16-66676-003-0040	24701 US HIGHWAY 19 N	R/OG	US 19 Corridor

**PLACEHOLDER**

**AMENDED** Exhibits B-1, B-2, B-3, B-4, B-5, B-6 = Maps showing proposed future land use categories in color with call out boxes that include From/To information for each area.