



# Planning & Development Department Zoning Atlas Amendment Application

ALL APPLICATIONS ARE TO BE FILLED OUT COMPLETELY AND CORRECTLY, AND SUBMITTED IN PERSON (NO FAX OR DELIVERIES) TO THE PLANNING & DEVELOPMENT DEPARTMENT BY NOON ON THE SCHEDULED DEADLINE DATE.

ONE (1) COMPLETE SET OF APPLICATION MATERIALS AS REQUIRED WITHIN IS TO BE SUBMITTED DIGITALLY (COMBINED INTO A SINGLE PDF FILE ONTO A CD/DVD/USB DRIVE) FOR REVIEW BY THE DEVELOPMENT REVIEW COMMITTEE. SUBSEQUENT SUBMITTAL FOR THE COMMUNITY DEVELOPMENT BOARD WILL REQUIRE 11 COMPLETE SETS OF APPLICATION MATERIALS PRINTED (1 ORIGINAL AND 10 COPIES) AND ONE (1) COMBINED DIGITAL COPY IN A MANNER CONSISTENT WITH THE ORIGINAL SUBMITTAL. PLANS AND APPLICATIONS ARE REQUIRED TO BE COLLATED, STAPLED AND FOLDED INTO SETS.

IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT COMPLETE AND CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPLICATION.

THE APPLICANT, BY FILING THIS APPLICATION, AGREES TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT CODE.

APPLICATION FEE:	\$775	Rezoning Only
	\$0	If submitted concurrently with corresponding Future Land Use Map Amendment (FLUM Amendment fee inclusive of rezoning)

**PROPERTY OWNER(S)  
(PER DEED):**

MAILING ADDRESS: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

**AGENT OR REPRESENTATIVE:**

MAILING ADDRESS: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

**ADDRESS OF SUBJECT  
PROPERTY (if applicable):** \_\_\_\_\_  
**PARCEL NUMBER(S):** \_\_\_\_\_  
**LEGAL DESCRIPTION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**REASON FOR REQUESTED  
AMENDMENT:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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PLEASE ENSURE THAT THE FOLLOWING INFORMATION IS FILLED OUT, IN ITS ENTIRETY. FAILURE TO COMPLETE THIS FORM WILL RESULT IN YOUR APPLICATION BEING FOUND INCOMPLETE AND POSSIBLY DEFERRED UNTIL THE FOLLOWING APPLICATION CYCLE.

### FUTURE LAND USE PLAN DESIGNATION

PRESENT: \_\_\_\_\_  
REQUESTED: \_\_\_\_\_

### ZONING DISTRICT

PRESENT: \_\_\_\_\_  
REQUESTED: \_\_\_\_\_

**SITE AREA:** \_\_\_\_\_ sq. ft. \_\_\_\_\_ acres

### **MAXIMUM ALLOWABLE DENSITY/INTENSITY(S) :**

Current/Existing  
Future Land Use(s): \_\_\_\_\_

Proposed Future Land  
Use(s) (if applicable): \_\_\_\_\_  
*(units, rooms or beds per acre or non-residential square footage)*

### **USE(S):**

Existing (currently on site  
or previous use if vacant): \_\_\_\_\_

Proposed (new use, if any;  
plus existing if to remain): \_\_\_\_\_

### **ZONING DISTRICTS FOR ALL ADJACENT PROPERTY:**

North: \_\_\_\_\_  
South: \_\_\_\_\_  
East: \_\_\_\_\_  
West: \_\_\_\_\_

### **STATE OF FLORIDA, COUNTY OF PINELLAS**

I, the undersigned, acknowledge that all representations made in this application are true and accurate to the best of my knowledge and authorize City representatives to visit and photograph the property described in this application.

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, to me and/or by \_\_\_\_\_, who is personally known has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of property owner or representative

\_\_\_\_\_  
Notary public,  
My commission expires: \_\_\_\_\_



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### FUTURE LAND USE PLAN DESIGNATION

PRESENT: Residential Low (RL)  
REQUESTED: Recreation/Open Space (R/OS)

### ZONING DISTRICT

PRESENT: Residential Agriculture (R-A)  
REQUESTED: Open Space/Recreation (OS/R)

SITE AREA: 148,104 sq. ft. 307.99 acres

### MAXIMUM ALLOWABLE DENSITY/INTENSITY(S) :

Current/Existing  
Future Land Use(s): 5 dua (17 du)

### USE(S):

Existing (currently on site  
or previous use if vacant): Vacant

Proposed Future Land  
Use(s) (if applicable): N/A  
*(units, rooms or beds per acre or non-residential square footage)*

Proposed (new use, if any;  
plus existing if to remain): Parks and Recreation Facilities

### ZONING DISTRICTS FOR ALL ADJACENT PROPERTY:

North: LMDR;R-3 (Unincorporated Pinellas County)  
South: OS/R  
East: LMDR  
West: OS/R; R-3 (Unincorporated Pinellas County)

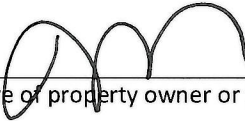
### STATE OF FLORIDA, COUNTY OF PINELLAS

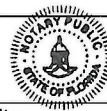
I, the undersigned, acknowledge that all representations made in this application are true and accurate to the best of my knowledge and authorize City representatives to visit and photograph the property described in this application.

Sworn to and subscribed before me this 6th day of

January, 2026, to me and/or by  
Jennifer Paier, who is personally known has

produced Patricia DeMilo as identification.

  
\_\_\_\_\_  
Signature of property owner or representative



Comm.: HH 387353  
Expires: April 17, 2027  
Notary Public - State of Florida

Notary public,

My commission expires: April 17, 2027



Planning & Development Department  
**Zoning Atlas Amendment Application  
Submittal Package Checklist**

**IN ADDITION TO THE COMPLETED ZONING ATLAS AMENDMENT APPLICATION, ALL ZONING ATLAS AMENDMENT APPLICATIONS SHALL INCLUDE A SUBMITTAL PACKAGE THAT INCLUDES THE FOLLOWING:**

- Proof of ownership (e.g., copy of deed, title insurance policy, or other instrument demonstrating ownership)
- Legal description of the property. If the property is not a platted lot of record, a current boundary survey prepared, signed and sealed by a land surveyor currently registered in the State of Florida is required.
- A copy of deed restrictions applicable to the property to which the City is a party.
- Information demonstrating that the proposed amendment complies with the criteria set forth in Section 4-602.F. The attached Zoning Atlas Amendment Standards for Review sheet shall be used to provide these responses.
- Note: Any request for Zoning Atlas amendment which is inconsistent with the Comprehensive Plan Future Land Use Map designation must be accompanied by an Application for a Future Land Use Map Amendment (separate application).
  
- A Traffic Impact Study is not required as part of the application for an amendment to the Zoning Atlas (REZ). A Traffic Impact Study may be provided at the applicant's discretion to supplement the assessment of the impact of the proposed change on the adequacy of public facilities (existing roadways). A Traffic Impact Study may be required at the time a site plan is submitted for development review if the total generated net new trips generated by the proposed development meet one or more conditions outlined on the appropriate application.
  
- PUBLIC HEARING ATTENDANCE:** The applicant or applicant's agent is advised to attend all public hearings scheduled for the proposed amendment including public hearings before the Community Development Board and City Council.



## Planning & Development Department **Zoning Atlas Amendment Standards for Review**

**PROVIDE COMPLETE RESPONSES TO EACH OF THE SIX (6) STANDARDS FOR REVIEW EXPLAINING HOW, IN DETAIL, THE CRITERION IS BEING COMPLIED WITH PER THIS ZONING ATLAS AMENDMENT.**

1. The proposed amendment is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan and furthers the purposes of the Community Development Code and other City ordinances and actions designed to implement the Plan.

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2. The available uses to which the property may be put are appropriate to the property which is subject to the proposed amendment and compatible with existing and planned uses in the area.

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3. The amendment does not conflict with the needs and character of the neighborhood and city.

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4. The amendment will not adversely or unreasonably affect the use of other property in the area.

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5. The amendment will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonably or disproportionate manner.

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6. The district boundaries are appropriately drawn with due regard to the locations and classifications of streets, ownership lines, existing improvements and the natural environment.

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Planning & Development Department
Zoning Atlas Amendment
Affidavit to Authorize
Agent/Representative

1. Provide names of all property owners on deed – PRINT full names:

Two horizontal lines for property owner names.

2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:

Horizontal line for property description.

3. That this property constitutes the property for which a request for (describe request):

Two horizontal lines for request description.

4. That the undersigned (has/have) appointed and (does/do) appoint: Matthew Anderson, Mark Parry

as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;

5. That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on the above described property;

6. That site visits to the property are necessary by City representatives in order to process this application and the owner authorizes City representatives to visit and photograph the property described in this application;

7. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Property Owner

Property Owner

Property Owner

Property Owner

STATE OF FLORIDA, COUNTY OF PINELLAS

BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF FLORIDA, ON

THIS DAY OF , PERSONALLY APPEARED

WHO HAVING BEEN FIRST DULY SWORN

DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE SIGNED.

Notary Public Signature

My Commission Expires:

Notary Seal/Stamp



Planning & Development Department
Zoning Atlas Amendment
Affidavit to Authorize
Agent/Representative

- 1. Provide names of all property owners on deed - PRINT full names:
City of Clearwater
2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:
Jennifer Poirrier, City of Clearwater City Manager
3. That this property constitutes the property for which a request for (describe request):
initial assignment of Open Space/Recreation (OS/R) zoning district
4. That the undersigned (has/have) appointed and (does/do) appoint: Matthew Anderson, Mark Parry
as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;
5. That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on the above described property;
6. That site visits to the property are necessary by City representatives in order to process this application and the owner authorizes City representatives to visit and photograph the property described in this application;
7. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Jennifer Poirrier

[Handwritten signature]

Property Owner

Property Owner

Property Owner

Property Owner

STATE OF FLORIDA, COUNTY OF PINELLAS

BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF FLORIDA, ON

THIS 6th DAY OF January, 2026, PERSONALLY APPEARED Jennifer Poirrier WHO HAVING BEEN FIRST DULY SWORN

DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE SIGNED.



Patricia DeMilo
Comm.: HH 387353
Expires: April 17, 2027
Notary Public - State of Florida

[Handwritten signature]

Notary Public Signature

My Commission

Expires:

April 17, 2027

Notary Seal/Stamp



## SECTION III

### STANDARDS FOR REVIEW

1. **The proposed amendment is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan and furthers the purposes of the Community Development Code and other City ordinances and actions designed to implement the Plan.**

The proposed zoning and Future Land Use classification amendments are consistent with and further the following goals, objectives, and policies of the City's Comprehensive Plan:

#### **Quality Places: Future Land Use Element**

Policy QP 5.2.1 Continue to maintain consistency between the Countywide Plan Map and the city's Future Land Use Map.

Policy QP 5.2.3 Continue to ensure Future Land Use Map Amendments are consistent with the Countywide Plan's Scenic/Noncommercial Corridors.

#### **Parks & Public Places: Recreation and Open Space Element**

*Goal PPP 1. Equitable Design:* Promote the equitable design of trails, open spaces, and parks and recreation facilities to make it safe and easy for residents to be physically active, regardless of their age, race, ethnicity, income, ability, or disability.

*Objective PPP 1.1:* Ensure the city's system of trails, open spaces, parks and recreation facilities equitably serves diverse community needs.

*Policy PPP 1.1.1:* Ensure that parks and open space amenities provide equal opportunities for all users.

*Policy PPP 1.1.6:* Promote healthy living through the use of trails, open spaces, parks and recreation facilities for active and passive recreation, organized sports, picnic facilities, environmental programs, youth and adult programs, and special events.

*Policy PPP 1.1.7:* Ensure parks and recreation plans account for the city's diverse population and needs.

<i>Goal PPP 2. Parks Facilities:</i>	Ensure that trails, open spaces, parks and recreation facilities are located throughout the city.
<i>Objective PPP 2.1:</i>	To maintain an adequate level of service (LOS) for existing and future populations.
<i>Objective PPP 2.2:</i>	Continue to increase the supply of trails, open spaces, and parks and recreation facilities in areas needing additional facilities.
 <i>Goal PPP 3. Natural Features Preservation:</i>	 Preserve and expand natural features of the city.
 <i>Objective PPP 3.1:</i>	 Preserve natural open space areas which constitute aesthetic or ecological community assets.
 <i>Policy PPP 3.1.1:</i>	 Provide natural open space areas which have the diversity of resources necessary for nature study and the enjoyment of natural assets in order to assure environmental understanding whenever possible.
 <i>Objective PPP 3.2:</i>	 Preserve, enhance, and maintain the city's existing and future trails, open space, and park and recreation facilities.
 <i>Policy PPP 3.2.1:</i>	 Preserve areas of ecological, historical, or archaeological value for open space and parklands when possible.
 <i>Policy PPP 3.2.2:</i>	 Continue to maintain environmental integrity of city-owned open spaces and parklands.
 <i>Policy PPP 3.2.3:</i>	 Continue to enhance city-owned open space and parkland areas by restoring degraded natural communities and eradicating non-native or invasive vegetation.
 <i>Policy PPP 3.2.8:</i>	 Designate appropriate city-owned lands as Preservation (P) or Recreation/Open Space (R/OS) on the Future Land Use Map whenever feasible.

## **Conservation & Coastal Management: Conservation & Coastal Management Elements**

*Goal CCM 1:* Continue to protect, enhance, and conserve natural resources within the city to provide for the long-term accessibility, enhancement, safety, economic viability, and environmental integrity of those resources.

*Objective CCM 1.2:* Continue to protect floodplains, drainage ways, and all other natural resources from encroachment and development.

*Policy CCM 1.2.8:* Protect natural resources and systems through application of local, state, and regional regulations, mitigation, and management plans, and permitting procedures as well as through locally instituted land purchase programs.

*Objective CCM 1.3:* Continue to protect, maintain, enhance, and manage wetlands, estuaries, wildlife habitats, conservation areas, and city-owned lands that are in their natural state from unnatural disturbances or adverse impacts from development.

*Policy CCM 1.3.4:* Continue to administer regulations providing for the protection of threatened and endangered species and species of special concern.

*Policy CCM 1.3.8:* Continue to protect and recognize the importance of natural ecosystems and city parks as integral parts of the city's urban environment.

*Policy CCM 1.3.9:* Coordinate recreation planning with other plans concerning water quality, stormwater management, fish and wildlife management, and environmental education.

### **The proposed zoning and Future Land Use classification amendments are consistent with and further the purposes of the Community Development Code:**

- A. It is the purpose of this Community Development Code to create value for the citizens of the City of Clearwater by:
  - 1. Allowing property owners to enhance the value of their property through innovative and creative redevelopment;

2. Ensuring that development and redevelopment will not have a negative impact on the value of surrounding properties and wherever practicable promoting development and redevelopment which will enhance the value of surrounding properties; and
- B. It is the further purpose of this Development Code to promote economic development, neighborhood revitalization, and regional cooperation to sustain efforts through which development will protect regionally significant water and other environmental resources.
- C. It is the further purpose of this Development Code to make the beautification of the city a matter of the highest priority and to require that existing and future uses and structures in the city are attractive and well-maintained to the maximum extent permitted by law.
- D. It is the further purpose of this Development Code to:
1. Provide for adequate light, air and privacy; secure safety from fire, flood and other damage; prevent overcrowding of the land and undue congestion of population; and improve the quality of life for the citizens of the city;
  2. Protect the character and the social and economic stability of all parts of the city through the establishment of reasonable standards which encourage the orderly and beneficial development of land within the city;
  3. Protect and conserve the value of land throughout the city and the value of buildings and improvements upon the land, and minimize the conflicts among the uses of land and buildings;
  4. Provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the city, with particular regard for safe and efficient vehicular and pedestrian traffic movement;
  5. Preserve the natural resources and aesthetic character of the community for both the resident and tourist population consistent with the city's economic underpinnings;
  6. Provide for open spaces through efficient project design and layout that addresses appropriate relationships between buildings on the project site and adjoining properties, including public rights-of-way and other public places;
  7. Protect and improve the quality of water resources and wetlands in both interior and coastal areas and preserve floodplains, drainageways, and other natural areas having beneficial hydrological characteristics and functions;
  9. Establish permitted uses corresponding with the purpose and character of the respective zoning districts and limit uses within each district to those uses specifically authorized;

10. Establish use limitations for specified uses consistent with the zoning district in which they are allowed and the particular characteristics of such specified uses;

**The proposed zoning and Future Land Use classification amendments are consistent with and further the following Strategic Plan objectives:**

- 1.2: Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts.
- 1.3: Adopt responsive levels of service for public facilities and amenities, and identify resources required to sustain that level of service.
- 2.3: Promote Clearwater as a premier destination for entertainment, cultural experiences, tourism, and national sporting events.
- 3.2: Preserve community livability through responsible development standards, proactive code compliance, and targeted revitalization.
- 4.3: Protect the conservation of urban forests and public green spaces to promote biodiversity and reduce our carbon footprint.

**The proposed zoning and Future Land Use classification amendments are consistent with and further the following Recommendations and Action Plan items in the Parks & Recreation Master Plan:**

Landscaping and Beautification: Improve the consistency of landscaping and beautification across the city and include native planting, rewilding and xeriscaping strategies.

**2. The available uses to which the property may be put are appropriate to the property which is subject to the proposed amendment and compatible with existing and planned uses in the area.**

The subject property is generally undeveloped and owned by the City of Clearwater's Parks & Recreation Department with the intent of using the site as a parks and recreation facility and/or environmental park. The overall goal is to limit development to informational signage and limited access such as unpaved trails. The site is intended to blend seamlessly with the existing Moccasin Lake Park immediately adjacent to the south.

**3. The amendment does not conflict with the needs and character of the neighborhood and city.**

The proposed amendment will bring the entire site under the more appropriate Open Space/Recreation zoning district with the corresponding Recreation/Open Space Future Land Use classification. The site is undeveloped and intended to be used as a park with limited structural development mostly limited to informational signage and unpaved trails. The site will function as a part of Moccasin Lake Park adding to the

City's extensive parks and recreation system. No conflicts vis-à-vis the needs and character of the neighborhood and city are anticipated.

**4. The amendment will not adversely or unreasonably affect the use of other property in the area.**

Adjacent property uses are residential (detached dwellings). The proposed amendments are anticipated to have no effect on any property in the area.

**5. The amendment will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonably or disproportionate manner.**

The amendment is anticipated to have no impact on any public facility including traffic-carrying capacities of any adjacent street.

**6. The district boundaries are appropriately drawn with due regard to the locations and classifications of streets, ownership lines, existing improvements and the natural environment.**

The proposed boundaries are consistent with the existing parcel lines. The amendments will bring the site into the appropriate zoning districts and Future Land Use classifications for a parks and recreation facility/environmental park use.