



Planning & Development Department
Comprehensive Plan Amendment Application
Including Future Land Use Map Amendments

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:	\$885	Future Land Use Map Amendment only, includes Zoning Atlas Amendment
	\$0	Comprehensive Plan Text Amendment

APPLICATION TO AMEND: _____ FUTURE LAND USE MAP
(select one) _____ COMPREHENSIVE PLAN (TEXT)

PROPERTY OWNER (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: _____

DESCRIPTION OF TEXT
AMENDMENT (if applicable): _____
Specifically identify the _____
requested amendment to the _____
Comprehensive Plan _____



Planning & Development Department
Comprehensive Plan Amendment Application
Including Future Land Use Map Amendments

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: See attached
REQUESTED: See attached

COUNTYWIDE PLAN MAP CATEGORY

PRESENT: See attached
REQUESTED: See attached

ZONING DISTRICT

PRESENT: TBD
REQUESTED: TBD

SITE AREA: _____ sq. ft. _____ acres

MAXIMUM ALLOWABLE DENSITY/INTENSITY(S) :

Current/Existing

Future Land Use(s): See attached

Proposed Future

Land Use(s): See attached

(units, rooms or beds per acre or non-residential square footage)

USE(S):

Existing (currently on site

or previous use if vacant): mix of uses

Proposed (new use, if any;

plus existing if to remain): mix of uses

FUTURE LAND USE PLAN DESIGNATIONS FOR ALL ADJACENT PROPERTY:

North: See attached

South: See attached

East: See attached

West: See attached

STATE OF FLORIDA, COUNTY OF PINELLAS

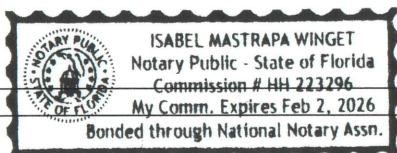
I, the undersigned, acknowledge that all representations made in this application are true and accurate to the best of my knowledge and authorize City representatives to visit and photograph the property described in this application.

Sworn to and subscribed before me this 22 day of

December, 2025, to me and/or by

[Signature], who is personally known has
produced _____ as identification.

[Signature]
Signature of property owner or representative



[Signature]
Notary public,

My commission expires: Feb 2, 2026



Planning & Development Department

Comprehensive Plan Amendment Application Submittal Package Checklist

IN ADDITION TO THE COMPLETED COMPREHENSIVE PLAN AMENDMENT APPLICATION, ALL COMPREHENSIVE PLAN AMENDMENT APPLICATIONS SHALL INCLUDE A SUBMITTAL PACKAGE THAT INCLUDES THE FOLLOWING:

- ☐ ***If the application is for an amendment to the Comprehensive Plan Future Land Use Map (LUP), in addition to the application, the applicant must also provide 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.
 - ☐ Information demonstrating that the proposed amendment complies with the criteria set forth in Section 4-603.F. The attached Comprehensive Plan Amendment Standards for Review sheet shall be used to provide these responses.
 - ☐ An assessment of the impact of the proposed change on the adequacy of public facilities, the environment, community character, and the fiscal condition of the city.

- ☐ ***If the application is for an amendment to the Comprehensive Plan text (CPA), and does not affect an individual parcel of land, in addition to the application, the applicant must also provide the following:***
 - ☐ Data and analysis to support such an amendment under Florida Statutes.
 - ☐ Information demonstrating that the proposed amendment complies with the criteria set forth in Section 4-603.F. The attached Comprehensive Plan Amendment Standards for Review sheet shall be used to provide these responses.

- ☐ A Traffic Impact Study is not required as part of the application for an amendment to the Comprehensive Plan Future Land Use Map (LUP). 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
**Comprehensive Plan 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 COMPREHENSIVE PLAN AMENDMENT.

1. The amendment will further implementation of the comprehensive plan consistent with the goals, policies and objectives contained in the plan.

2. The amendment is not inconsistent with other provisions of the comprehensive plan.

3. The available uses, if applicable, to which the property may be put are appropriate to the property in question and compatible with existing and planned uses in the area.

4. Sufficient public facilities are available to serve the property.

5. The amendment will not adversely affect the natural environment.

6. The amendment will not adversely impact the use of property in the immediate area.



Planning & Development Department
Comprehensive Plan Amendment
Affidavit to Authorize
Agent/Representative

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

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

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

4. That the undersigned (has/have) appointed and (does/do) appoint:

_____ 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

Supplemental Information for LUP Application – North Greenwood Area PRD Overlay Designation

Future Land Use Plan Designation

Present:

Residential Low (RL), Residential Urban (RU), Residential Medium (RM), Residential High (RH), Residential/Office General (R/OG), Commercial General (CG), Institutional (I), Industrial Limited (IL), Recreation/Open Space (R/OS), Preservation (P), and Water

Portions of the North Greenwood CRA which are designated as Central Business District (CBD) on the city's Future Land Use Map are excluded from this application.

Requested:

Apply a Planned Redevelopment District (PRD) Overlay to all properties in the North Greenwood CRA which are designated:

Residential Low (RL), Residential Urban (RU), Residential Medium (RM), Residential High (RH), Residential/Office General (R/OG), Commercial General (CG), Institutional (I), and Industrial Limited (IL)

No changes to Recreation/Open Space (R/OS), Preservation (P), and Water

Countywide Plan Map Category

Present:

Residential Low Medium (RLM), Residential Medium (RM), Residential High (RH), Office (O), Retail & Services (R&S), Employment (E), Public/Semi-Public (P/SP), Recreation/Open Space (R/OS), and Preservation (P)

Portions of the North Greenwood CRA which are designated as Activity Center (AC) on the Countywide Plan Map are excluded from this application.

Requested:

Apply a Planned Redevelopment District (PRD) Overlay to properties within the North Greenwood CRA which are designated:

Residential Low Medium (RLM), Residential Medium (RM), Residential High (RH), Office (O), Retail & Services (R&S), Employment (E), Public/Semi-Public (P/SP)

No changes to Recreation/Open Space (R/OS) and Preservation (P).

Future Land Use Plan Designations for All Adjacent Property:

North: Water, Residential Urban, Residential Medium, Residential High, Commercial General, Preservation, Institutional

South: Recreation/Open Space, Residential Urban, Transportation/Utility, Industrial Limited, Institutional

East: Residential High, Residential Urban, Residential Low, Recreation/Open Space, Institutional, Commercial General

West: Residential Urban, Commercial General, Resort Facilities High, Water

Comprehensive Plan Amendment Standards for Review:

1. *The amendment will further implementation of the comprehensive plan consistent with the goals, policies and objectives contained in the plan.*

The proposed amendment implements Objective QP 1.3 by establishing an overlay category and applying it to the Future Land Use Map for the area in the North Greenwood Community Redevelopment Area. Policies QP 1.3.4, 1.3.5, and 1.3.6 discuss the city's desire to create form-based standards in the Community Development Code, creating missing middle housing and infill development opportunities, and facilitating development along the MLK Corridor. The application of the Planned Redevelopment District (PRD) Overlay on top of certain existing future land use categories will provide additional density/intensity bonuses to implement these policies, in conjunction with the amendments to the CDC.

Additionally, this implements Goal QP 2 by promoting mixed-use development, walkable and transit-supportive redevelopment, and infill development in areas designated as Corridors or ... Neighborhood Centers on Map QP1. Framework. The proposed amendment area encompasses the northern portion of Ft. Harrison Avenue, which is designated as a Corridor, and the North Greenwood area which is depicted as a Neighborhood Center on this map.

2. *The amendment is not inconsistent with other provisions of the comprehensive plan.*

The proposed amendments are not inconsistent with other provisions of the comprehensive plan. Any redevelopment of parcels will need to be consistent with the overlay standards which will be adopted into the Community Development Code.

3. *The available uses, if applicable, to which the property may be put are appropriate to the property in question and compatible with existing and planned uses in the area.*

The PRD Overlay maintains the current general uses of a property's future land use designation and provides density and/or intensity bonuses.

4. *Sufficient public facilities are available to serve the property.*

This is a redevelopment area which is already served by existing public utilities. It is expected that infill development will take place over many years, and the proposed bonuses are to enable a limited amount of additional development potential on the affected properties. A review of services takes place as part of every site plan review. However, generally, there is adequate capacity for the level of infill development anticipated.

5. *The amendment will not adversely affect the natural environment.*

Areas designated as Preservation or Water are not proposed to be changed by this amendment. Stevenson Creek is within the proposed amendment area, but any new development must address current stormwater requirements. Many of the current properties predate those regulations, so redevelopment would provide the opportunity for better treatment of water.

6. *The amendment will not adversely impact the use of property in the immediate area.*
The proposed amendment is intended to support re-use of existing properties and is not anticipated to adversely affect properties outside of the CRA.