

ORDINANCE NO. 9146-18

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE ZONING ATLAS OF THE CITY BY REZONING 47 PROPERTIES, WHICH ARE GENERALLY LOCATED NORTH OF NICHOLSON STREET, WEST OF THE PINELLAS TRAIL, EAST OF CLEARWATER HARBOR, AND WITHIN 285 FEET NORTH OF CEDAR STREET, AND ARE MORE SPECIFICALLY IDENTIFIED IN ATTACHED EXHIBIT A, CONSISTING OF 10.848 ACRES MORE OR LESS, ALL WITHIN THE CITY OF CLEARWATER, FROM THE LOW MEDIUM DENSITY RESIDENTIAL (LMDR), COMMERCIAL (C), AND INSTITUTIONAL (I) DISTRICTS TO THE DOWNTOWN (D) DISTRICT AS DEPICTED IN ATTACHED "EXHIBIT B;" AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Clearwater Comprehensive Plan, adopted December 8, 2008, seeks to promote high quality design standards that support Clearwater's image and contribute to its identity by updating the Clearwater Downtown Redevelopment Plan ("the Plan") and determining if expansions to the boundaries of the downtown redevelopment district are necessary; and

WHEREAS, the North Marina Area Master Plan, accepted by City Council on January 21, 2016, recommended expanding the Old Bay Character District of the Plan northward and amending the future land use and Zoning Atlas designations of the properties incorporated into the Plan area to be consistent with the remainder of the Downtown; and

WHEREAS, the Clearwater Downtown Redevelopment Plan, as adopted by City Council on March 1, 2018, establishes the amendment area as a part of the Old Bay Character District; and

WHEREAS, the amendment to the Zoning Atlas of the City, as proposed by this ordinance, implements the Plan; and

WHEREAS, Ordinance 9145-18 amends the Future Land Use Element of the Comprehensive Plan to designate these same properties as Central Business District (CBD), thereby allowing for redevelopment within the Downtown Area at increased densities and intensities as established in the Plan; and

WHEREAS, this ordinance proposes changes to the Zoning Atlas designations of the properties described herein and in the map attached in a manner that is consistent with the City's Future Land Use Map, as amended; and

WHEREAS, the amendment to the Zoning Atlas 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 following described properties in Clearwater, Florida, are hereby rezoned, and the Zoning Atlas of the City is amended as follows:

<u>Property</u>	<u>Zoning District</u>
See attached Exhibit A for Legal Descriptions	From: Commercial (C), Low Medium Density Residential (LMDR), and Institutional (I)
(REZ2017-09006)	To: Downtown (D) Districts

The map attached as Exhibit B is hereby incorporated by reference.

Section 2. The City Engineer is directed to revise the Zoning Atlas of the City in accordance with the foregoing amendment.

Section 3. This ordinance shall take effect immediately upon adoption, subject to the approval of the land use designations set forth in Ordinance 9145-18, and subject to a determination by the State of Florida, as appropriate, of compliance with the applicable requirements of the Local Government Comprehensive Planning and Land Development Regulation Act, pursuant to §163.3189, Florida Statutes.

PASSED ON FIRST READING

PASSED ON SECOND AND FINAL
READING AND ADOPTED

George N. Cretekos
Mayor

Approved as to form:

Attest:

Pamela K. Akin
City Attorney

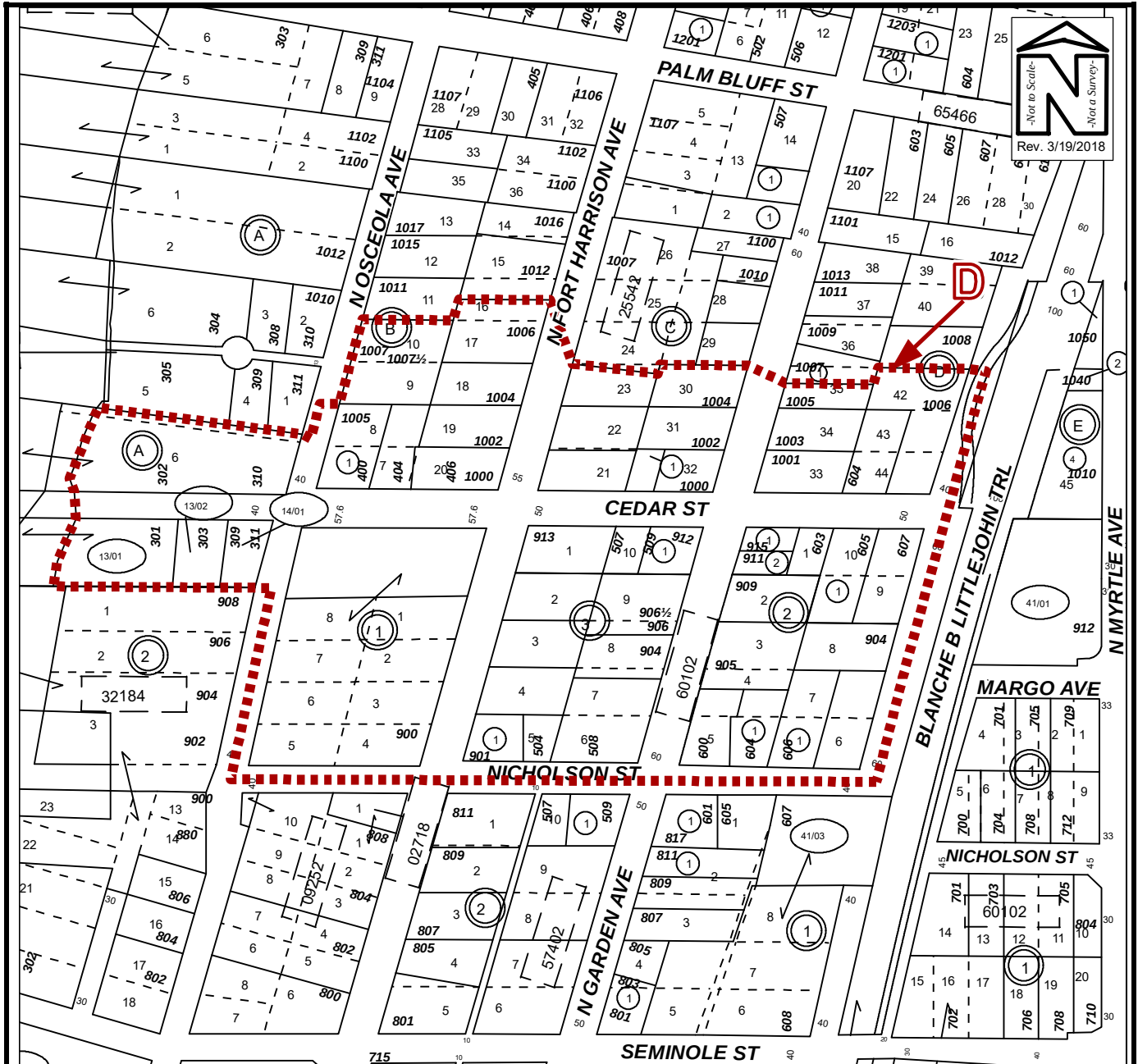
Rosemarie Call
City Clerk

Ordinance 9145-18 Exhibit A

Parcel ID Number	Subject Site Address	Current Countywide Land Use	Proposed Countywide Land Use	Current Future Land Use	Proposed Future Land Use	Current Zoning	Proposed Zoning
09-29-15-60102-002-0012	911 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0051	604 NICHOLSON ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0060	NICHOLSON ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0061	606 NICHOLSON ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0040	905 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0090	906 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0011	915 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-004-0430	RAILROAD AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-002-0170	1006 N FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-002-0190	N FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0020	909 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0080	904 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0040	FT HARRISON AVE N	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-003-0220	N FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0020	FT HARRISON AVE N	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-003-0210	N FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0100	GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0010	603 CEDAR ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-004-0330	1001 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-004-0420	1006 BLANCHE B LITTLEJOHN TRL	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-003-0310	1002 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0051	901 N FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0091	CEDAR ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-002-0180	N FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0010	913 N FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-00000-140-0100	309 CEDAR ST	Residential Low Medium (RLM)	Activity Center (AC)	Residential Urban (RU)	Central Business District (CBD)	Low Medium Density Residential (LMDR)	Downtown (D)
09-29-15-25542-003-0321	N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0090	607 CEDAR ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-004-0350	N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-003-0230	N FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-002-0090	1007 N OSCEOLA AVE	Residential Low Medium (RLM)	Activity Center (AC)	Residential Urban (RU)	Central Business District (CBD)	Low Medium Density Residential (LMDR)	Downtown (D)
09-29-15-00000-130-0200	303 CEDAR ST	Residential Low Medium (RLM)	Activity Center (AC)	Residential Urban (RU)	Central Business District (CBD)	Low Medium Density Residential (LMDR)	Downtown (D)
09-29-15-25542-003-0320	1000 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-32184-001-0010	900 N FT HARRISON AVE	Public/Semi-Public (P/SP)	Activity Center (AC)	Institutional (I)	Central Business District (CBD)	Institutional (I)	Downtown (D)
		Retail & Services (R&S)		Commercial General (CG)		Commercial (C)	
09-29-15-60102-003-0050	504 NICHOLSON ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0050	600 NICHOLSON ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0080	904 BLANCHE B LITTLEJOHN TRL	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0101	509 CEDAR ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-002-0070	CEDAR ST	Residential Low Medium (RLM)	Activity Center (AC)	Residential Urban (RU)	Central Business District (CBD)	Low Medium Density Residential (LMDR)	Downtown (D)
09-29-15-25542-002-0071	1005 N OSCEOLA AVE	Residential Low Medium (RLM)	Activity Center (AC)	Residential Urban (RU)	Central Business District (CBD)	Low Medium Density Residential (LMDR)	Downtown (D)
09-29-15-60102-003-0030	FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0060	508 NICHOLSON ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-004-0340	GARDEN AVE N	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-002-0200	CEDAR ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-003-0300	1004 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)

Ordinance 9145-18 Exhibit A

Parcel ID Number	Subject Site Address	Current Countywide Land Use	Proposed Countywide Land Use	Current Future Land Use	Proposed Future Land Use	Current Zoning	Proposed Zoning
09-29-15-00000-130-0100	301 CEDAR ST	Residential Low Medium (RLM)	Activity Center (AC)	Residential Urban (RU)	Central Business District (CBD)	Low Medium Density Residential (LMDR)	Downtown (D)
09-29-15-25542-001-0060	302 CEDAR ST	Residential Low Medium (RLM)	Activity Center (AC)	Residential Urban (RU)	Central Business District (CBD)	Low Medium Density Residential (LMDR)	Downtown (D)



ZONING MAP

Owner(s): Multiple Owners		Case:	LUP2017-09005 REZ2017-09006
Site: Multiple Addresses		Property Size(Acres):	10.848
Land Use		PIN:	See attached
From:	CG, I, RU		
To:	CBD	Atlas Page:	268B, 277B