

**ORDINANCE NO. 9143-18**

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY, BY CHANGING THE LAND USE DESIGNATIONS OF 968 PROPERTIES IN THE COMMUNITY REDEVELOPMENT AREA AS EXPANDED IN 2003 AND GENERALLY LOCATED SOUTH OF DREW STREET, EAST OF PROSPECT AVENUE, NORTH OF COURT STREET, AND WEST OF HIGHLAND AVENUE, WHICH ARE MORE SPECIFICALLY IDENTIFIED IN ATTACHED "EXHIBIT A," CONSISTING OF 172.488 ACRES MORE OR LESS, ALL WITHIN THE CITY OF CLEARWATER, FROM RESIDENTIAL URBAN (RU), RESIDENTIAL MEDIUM (RM), RESIDENTIAL HIGH (RH), RESIDENTIAL/OFFICE GENERAL (R/OG), RECREATION/OPEN SPACE (R/OS), INSTITUTIONAL (I), AND COMMERCIAL GENERAL (CG) TO CENTRAL BUSINESS DISTRICT (CBD) AS DEPICTED IN ATTACHED "EXHIBITS B-1 AND B-2;" AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the updated Clearwater Downtown Redevelopment Plan ("the Plan"), as adopted by City Council on March 1, 2018, establishes policy direction to amend the future land use designations and Zoning Atlas designations of the properties in the Prospect Lake and Downtown Gateway Character Districts that were not previously amended when the Plan and Community Redevelopment Area (CRA) boundaries were expanded in 2003, to be consistent with the remainder of the Downtown; and

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

<u>Property</u>	<u>Land Use Category</u>
See attached Exhibit A for Legal Description	From: Residential Urban (RU), Residential Medium (RM), Residential High (RH), Residential/Office General (R/OG), Recreation/Open Space (R/OS), Institutional (I) and Commercial General (CG)
	To: Central Business District (CBD)

(LUP2017-09005)

Section 2. The City Council does hereby certify that this ordinance is consistent with the City's Comprehensive Plan.

Section 3. 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 4. This ordinance shall take effect contingent upon approval of the land use designation by the Pinellas County Board of Commissioners, where applicable, and thirty-one (31) days post-adoption. If this ordinance is appealed within thirty (30) days after adoption, then this ordinance will take effect only after approval of the land use designation by the Pinellas County Board of Commissioners and 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. The Community Development Coordinator is authorized to transmit to Forward Pinellas, in its role as the Pinellas Planning Council, an application to amend the Countywide Plan in order to achieve consistency with the Future Land Use Element of the City's Comprehensive Plan as amended by this ordinance.

PASSED ON FIRST READING

\_\_\_\_\_

PASSED ON SECOND READING

\_\_\_\_\_

PASSED ON THIRD AND FINAL  
READING AND ADOPTED

\_\_\_\_\_

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

Approved as to form:

Attest:

\_\_\_\_\_  
Michael P. Fuino  
Assistant City Attorney

\_\_\_\_\_  
Rosemarie Call  
City Clerk















Ordinance 9143-18 Exhibit A

Parcel ID Number	Subject Property	Current Countywide Land Use	Proposed Countywide Land Use	Current Future Land Use	Proposed Future Land Use	Current Zoning	Proposed Zoning
14-29-15-77616-000-0140	1411 DREW ST	Activity Center (AC)	Acitivity Center (AC)	Residential Urban (RU)	Central Business District (CBD)	Low Medium Density Residential (LMDR)	Downtown (D)
15-29-15-00000-110-0200	EVERGREEN AVE	Activity Center (AC)	Acitivity Center (AC)	Residential Medium (RM)	Central Business District (CBD)	Medium Density Residential (MDR)	Downtown (D)
15-29-15-00000-140-0100	1384 PIERCE ST	Activity Center (AC)	Acitivity Center (AC)	Residential/Office General (R/OG)	Central Business District (CBD)	Office (O)	Downtown (D)
15-29-15-00000-140-0200	COURT ST	Recreation/Open Space (R/OS)	Acitivity Center (AC)	Recreation/Open Space (R/OS)	Central Business District (CBD)	Open Space/Recreation (OS/R)	Downtown (D)
15-29-15-00000-140-0300	1350 COURT ST	Activity Center (AC)	Acitivity Center (AC)	Institutional (I)	Central Business District (CBD)	Institutional (I)	Downtown (D)
15-29-15-00000-140-0310	1305 FRANKLIN ST	Activity Center (AC)	Acitivity Center (AC)	Institutional (I)	Central Business District (CBD)	Institutional (I)	Downtown (D)
15-29-15-00000-140-0400	FRANKLIN ST	Activity Center (AC)	Acitivity Center (AC)	Institutional (I)	Central Business District (CBD)	Institutional (I)	Downtown (D)
15-29-15-03060-001-0290	GROVE ST	Activity Center (AC)	Acitivity Center (AC)	Residential/Office General (R/OG)	Central Business District (CBD)	Office (O)	Downtown (D)
15-29-15-03060-001-0310	GROVE ST	Activity Center (AC)	Acitivity Center (AC)	Residential/Office General (R/OG)	Central Business District (CBD)	Office (O)	Downtown (D)
15-29-15-03060-001-0330	GROVE ST	Activity Center (AC)	Acitivity Center (AC)	Residential/Office General (R/OG)	Central Business District (CBD)	Office (O)	Downtown (D)
15-29-15-03060-001-0350	GROVE ST	Activity Center (AC)	Acitivity Center (AC)	Residential/Office General (R/OG)	Central Business District (CBD)	Office (O)	Downtown (D)
15-29-15-03060-001-0370	1167 GROVE ST	Activity Center (AC)	Acitivity Center (AC)	Residential/Office General (R/OG)	Central Business District (CBD)	Office (O)	Downtown (D)
15-29-15-03060-001-0400	1175 GROVE ST	Activity Center (AC)	Acitivity Center (AC)	Residential/Office General (R/OG)	Central Business District (CBD)	Office (O)	Downtown (D)
15-29-15-03060-001-0420	1177 GROVE ST	Activity Center (AC)	Acitivity Center (AC)	Residential/Office General (R/OG)	Central Business District (CBD)	Office (O)	Downtown (D)
15-29-15-03060-001-0440	1183 GROVE ST	Activity Center (AC)	Acitivity Center (AC)	Residential/Office General (R/OG)	Central Business District (CBD)	Office (O)	Downtown (D)
15-29-15-03060-001-0460	1187 GROVE ST	Activity Center (AC)	Acitivity Center (AC)	Residential/Office General (R/OG)	Central Business District (CBD)	Office (O)	Downtown (D)
15-29-15-03060-001-0480	1191 GROVE ST	Activity Center (AC)	Acitivity Center (AC)	Residential/Office General (R/OG)	Central Business District (CBD)	Office (O)	Downtown (D)
15-29-15-03060-001-0510	1197 GROVE ST	Activity Center (AC)	Acitivity Center (AC)	Residential/Office General (R/OG)	Central Business District (CBD)	Office (O)	Downtown (D)
15-29-15-03060-002-0010	GROVE ST	Activity Center (AC)	Acitivity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C) Office (O)	Downtown (D)
15-29-15-03060-002-0050	107 N MARTIN LUTHER KING JR AVE	Activity Center (AC)	Acitivity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
15-29-15-03060-002-0090	NE CLEVELAND ST	Activity Center (AC)	Acitivity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
15-29-15-03060-002-0260	1126 NE CLEVELAND ST	Activity Center (AC)	Acitivity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
15-29-15-03060-002-0290	GROVE ST	Activity Center (AC)	Acitivity Center (AC)	Residential/Office General (R/OG)	Central Business District (CBD)	Commercial (C) Office (O)	Downtown (D)
15-29-15-03060-002-0320	1140 NE CLEVELAND ST	Activity Center (AC)	Acitivity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Office (O)	Downtown (D)
15-29-15-03060-002-0340	1142 NE CLEVELAND ST	Activity Center (AC)	Acitivity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
15-29-15-03060-002-0341	1133 GROVE ST	Activity Center (AC)	Acitivity Center (AC)	Residential/Office General (R/OG)	Central Business District (CBD)	Office (O)	Downtown (D)
15-29-15-03060-002-0360	1135 GROVE ST	Activity Center (AC)	Acitivity Center (AC)	Commercial General (CG) Residential/Office General (R/OG)	Central Business District (CBD)	Commercial (C) Office (O)	Downtown (D)
15-29-15-03060-002-0380	1143 GROVE ST	Activity Center (AC)	Acitivity Center (AC)	Residential/Office General (R/OG)	Central Business District (CBD)	Office (O)	Downtown (D)
15-29-15-03060-002-0410	1127 GROVE ST	Activity Center (AC)	Acitivity Center (AC)	Residential/Office General (R/OG)	Central Business District (CBD)	Office (O)	Downtown (D)
15-29-15-03060-002-0460	* * * * *	Activity Center (AC)	Acitivity Center (AC)	Residential/Office General (R/OG)	Central Business District (CBD)	Office (O)	Downtown (D)
15-29-15-03060-003-0010	1194 NE CLEVELAND ST	Activity Center (AC)	Acitivity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
15-29-15-03060-003-0030	1171 DREW ST	Activity Center (AC)	Acitivity Center (AC)	Residential Medium (RM)	Central Business District (CBD)	Medium Density Residential (MDR)	Downtown (D)
15-29-15-03060-003-0050	1169 DREW ST	Activity Center (AC)	Acitivity Center (AC)	Residential Medium (RM)	Central Business District (CBD)	Medium Density Residential (MDR)	Downtown (D)
15-29-15-03060-003-0070	1163 DREW ST	Activity Center (AC)	Acitivity Center (AC)	Residential Medium (RM)	Central Business District (CBD)	Medium Density Residential (MDR)	Downtown (D)
15-29-15-03060-003-0100	1157 DREW ST	Activity Center (AC)	Acitivity Center (AC)	Residential Medium (RM) Residential/Office General (R/OG)	Central Business District (CBD)	Medium Density Residential (MDR) Office (O)	Downtown (D)
15-29-15-03060-003-0120	1153 DREW ST	Activity Center (AC)	Acitivity Center (AC)	Residential Medium (RM) Residential/Office General (R/OG)	Central Business District (CBD)	Medium Density Residential (MDR) Office (O)	Downtown (D)
15-29-15-03060-003-0140	1149 DREW ST	Activity Center (AC)	Acitivity Center (AC)	Residential Medium (RM)	Central Business District (CBD)	Medium Density Residetial (MDR)	Downtown (D)
15-29-15-03060-003-0160	1145 DREW ST	Activity Center (AC)	Acitivity Center (AC)	Residential Medium (RM)	Central Business District (CBD)	Medium Density Residetial (MDR)	Downtown (D)
15-29-15-03060-003-0180	1141 DREW ST	Activity Center (AC)	Acitivity Center (AC)	Residential Medium (RM)	Central Business District (CBD)	Medium Density Residetial (MDR)	Downtown (D)
15-29-15-03060-003-0200	1135 DREW ST	Activity Center (AC)	Acitivity Center (AC)	Residential Medium (RM)	Central Business District (CBD)	Medium Density Residetial (MDR)	Downtown (D)
15-29-15-03060-003-0220	1133 DREW ST	Activity Center (AC)	Acitivity Center (AC)	Residential Medium (RM)	Central Business District (CBD)	Medium Density Residetial (MDR)	Downtown (D)



















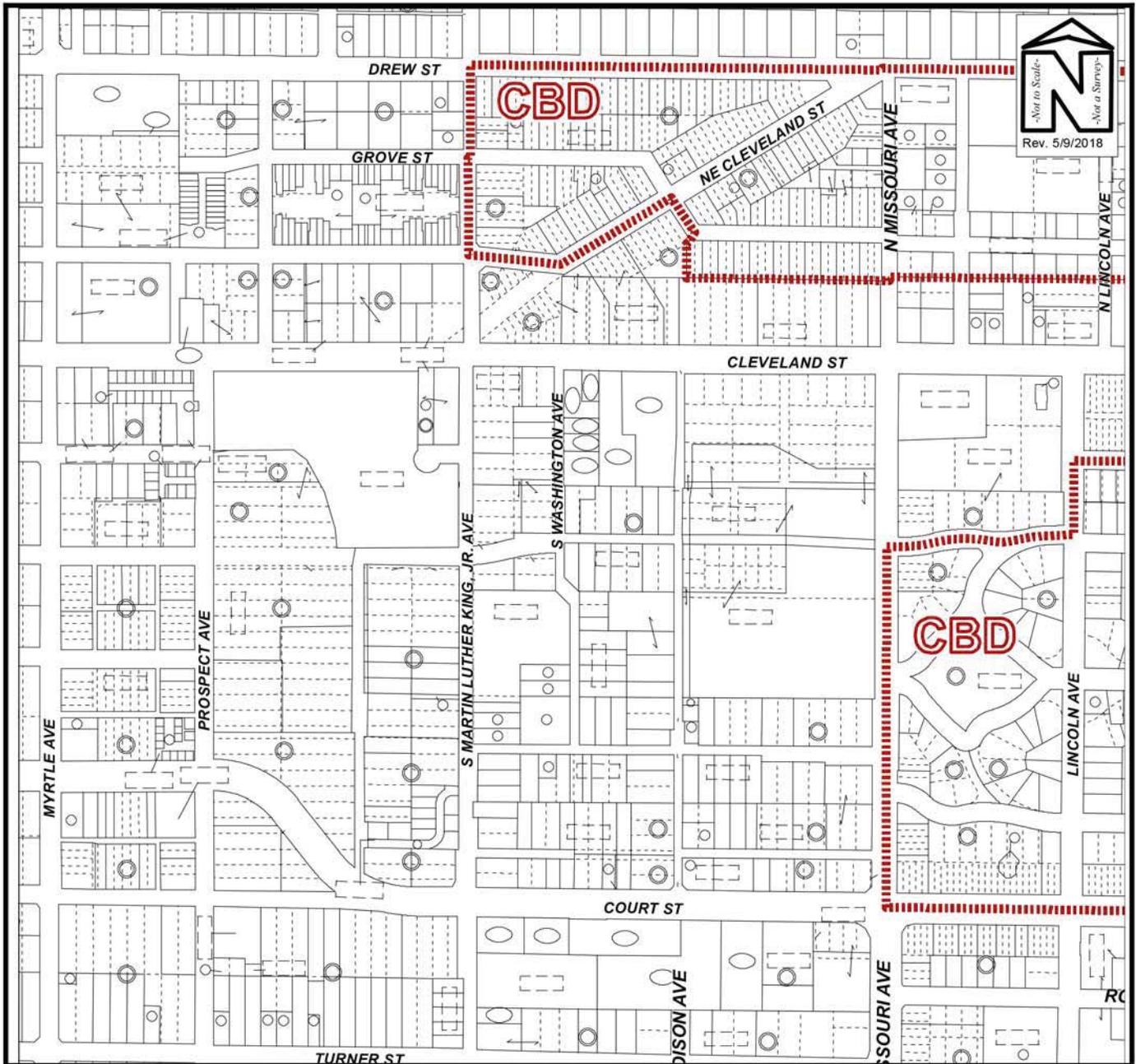






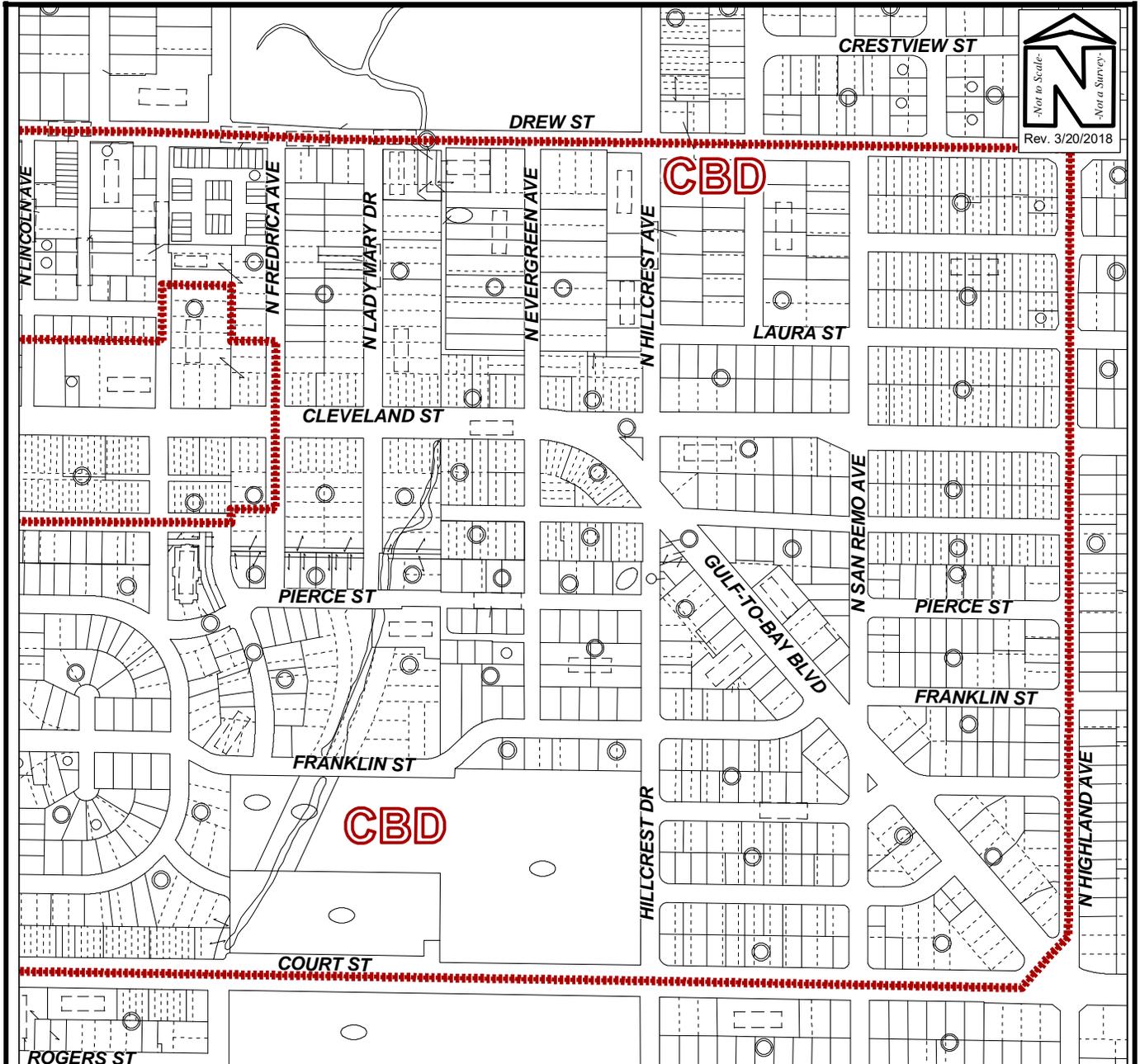






## FUTURE LAND USE MAP 1 of 2

Owner(s): Multiple Owners	Case:	LUP2017-09004 REZ2017-09005
Site: Multiple Addresses	Property Size (Acres):	172.488
Land Use	Zoning	PIN: See attached
From: R/OG, RM, CG RU, RH, I, R/OS	LMDR, MDR, MHDR, HDR, C, O, I, OS/R, D	
To: CBD	D	Atlas Page: 287A, 287B, 288A



## FUTURE LAND USE MAP 2 of 2

Owner(s): Multiple Owners	Case:	LUP2017-09004 REZ2017-09005
Site: Multiple Addresses	Property Size(Acres):	172.488
Land Use	Zoning	PIN: See attached
From: R/OG, RM, CG RU, RH, I, R/OS	LMDR, MDR, MHDR, HDR, C, O, I, OS/R, D	
To: CBD	D	Atlas Page: 287A, 287B, 288A