

## **ORDINANCE NO. 8923-16**

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, MAKING AMENDMENTS TO THE COMPREHENSIVE PLAN OF THE CITY BY UPDATING INTRODUCTION AND THE FUTURE LAND USE NEEDS SUMMARY SECTIONS OF THE FUTURE LAND USE ELEMENT; UPDATING REFERENCES TO THE COUNTYWIDE PLAN FOR PINELLAS COUNTY, AND COUNTYWIDE PLAN MAP CATEGORIES THROUGHOUT THE ELEMENT; ADDING POLICIES CLARIFYING LIMITATIONS ON RESIDENTIAL DENSITY WITHIN THE COASTAL STORM AREA, INCLUDING WITHIN THE US 19 FUTURE LAND USE CATEGORIES; ESTABLISHING CRITERIA TO EVALUATE FUTURE LAND USE MAP AMENDMENTS WITHIN THE COASTAL STORM AREA; ADDING POLICIES CLARIFYING THE CITY'S DENSITY AND INTENSITY STANDARDS ASSOCIATED WITH ITS LAND USE CATEGORIES; REPEALING THE EXISTING COMPREHENSIVE LAND USE PLAN TABLE AND REPLACING IT WITH NEW CITY LAND USE CATEGORY AND FUTURE LAND USE CATEGORY TABLES A-1 AND A-2; ESTABLISHING NEW FUTURE LAND USE CATEGORIES FOR THE US 19 REGIONAL CENTER, US 19 NEIGHBORHOOD CENTER AND US 19 CORRIDOR, AND CREATING A NEW TARGET EMPLOYMENT CENTER OVERLAY; REVISING THE CITYWIDE DESIGN STRUCTURE ADDING REGIONAL ACTIVITY CENTERS AND NEIGHBORHOOD ACTIVITY CENTERS; ADDING A NEW POLICY REGARDING THE PRESERVATION OF WATER VIEWS AND RESIDENTIAL CHARACTER OF NORTH CLEARWATER BEACH; AMENDING EXISTING POLICIES AND ADDING SOME NEW POLICIES SUPPORTING THE REDEVELOPMENT OF THE US HIGHWAY 19 CORRIDOR CONSISTENT WITH THE US 19 CORRIDOR REDEVELOPMENT PLAN (2012); ADDING A NEW POLICY REGARDING ANNEXATIONS WITHIN THE US 19 CORRIDOR REDEVELOPMENT AREA; UPDATING MAPS A-13 AND A-14 SHOWING ADDITIONAL ACTIVITY CENTERS AND EXPANDING THE BOUNDARIES OF EXISTING ACTIVITY CENTERS TO REFLECT THE US 19 CORRIDOR REDEVELOPMENT AREA; ADDING A NEW MAP A-16 SHOWING MAXIMUM ALLOWABLE RESIDENTIAL DENSITY WITHIN THE COASTAL STORM AREA ALONG THE US 19 CORRIDOR; ADDING A NEW MAP A-17 SHOWING THE BOUNDARIES OF THE US 19 CORRIDOR REDEVELOPMENT AREA; UPDATING VARIOUS TERMS AND REFERENCES; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act of Florida empowers and requires the City Council of the City of Clearwater to plan for the future development and growth of the City, to adopt and periodically amend the Comprehensive Plan, including elements and portions thereof; and

WHEREAS, the US 19 Corridor Redevelopment Plan ("US 19 Plan"), approved by Resolution No. 12-18, established the City's vision for the US 19 Corridor, defining three types of revitalization areas: Regional Centers, Neighborhood Centers and In-Between Areas, and outlined design standards to be developed by the City; and

WHEREAS, the revitalization and redevelopment strategies for the US 19 Corridor include planning for land use intensification, applying new zoning regulations, adopting new design standards and encouraging employment-intensive and transit-intensive uses; and

WHEREAS, the US 19 Plan is an important part of ongoing efforts to make Clearwater a more sustainable, livable and economically competitive community, building upon previous City plans including Clearwater Greenprint and the Economic Development Strategic Plan, both completed in 2011; and

WHEREAS, the new Countywide Future Land Use Plan (Countywide Plan) for Pinellas County, adopted by the Countywide Planning Authority on August 7, 2015, reduces thirty-six Countywide Plan Map categories down to sixteen, and this will help preserve and enhance the high quality of life in Pinellas County by concentrating growth in Activity Centers and Multimodal Corridors; and

WHEREAS, the US 19 Plan serves as a redevelopment plan and the Pinellas Planning Council recognizes the US 19 Plan as meeting the requirements for implementing regulations for Activity Centers and Multimodal Corridors pursuant to Section 6.1.4.3 of The Countywide Rules; and

WHEREAS, in order to allow for redevelopment along the corridor at increased densities and intensities as envisioned within the US 19 Plan and allowed for in the Countywide Rules, new future land use categories must be established for the US Highway 19 and its cross streets, generally consistent with the US 19 Plan; and

WHEREAS, amendments to the Future Land Use Element are necessary to provide consistency between the City's future land use categories and the Countywide Plan Categories;

WHEREAS, the Community Development Board, serving as the designated Local Planning Agency for the City, has held a public hearing on the proposed amendments and has recommended adoption of the proposed Comprehensive Plan amendments; and

WHEREAS, the proposed amendments have been transmitted to the Florida Department of Economic Opportunity (DEO) for review and comments, and the objections, recommendations and comments received from the Florida Department of

Economic Opportunity have been considered by the City Council, together with all comments from local regional agencies and other persons, in preparing the final draft of the amendments; and

WHEREAS, the City Council finds it necessary and proper to adopt the amendments to the objectives and policies of the Comprehensive Plan in order to reflect changing conditions; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLEARWATER, FLORIDA:

Section 1. That the Introduction and Future Land Use Needs Summary sections of the Clearwater Comprehensive Plan Future Land Use Element be amended to read as follows:

## **Introduction**

The purpose and intent of the Future Land Use Element is to provide a framework for land use and zoning decisions. It establishes the allowable use, intensity and density of land and provides for consistency between land use ~~classifications~~ categories and zoning ~~atlas~~-districts. Additionally, this element provides for a citywide design structure consisting of a hierarchy of places and the linkages between them to guide future development. Since Clearwater is effectively built-out, the element provides for sustainable redevelopment and infill development, as well as neighborhood preservation. Goals, objectives and policies are designed to preserve and enhance community character and quality of life, while ensuring the continued economic vitality of the community. The City of Clearwater's planning horizon for the Comprehensive Plan is 2018.

## **Future Land Use Needs Summary**

The following summarizes the Future Land Use Element:

\* \* \* \* \*

- Clearwater's redevelopment plans will continue the evolution of a multi-faceted, multi-modal City with tourism being a major industry impacting the City's economic base.

\* \* \* \* \*

Section 2. That Objective A.1.2 of the Clearwater Comprehensive Plan Future Land Use Element be amended, and new Policies A.1.2.1 through A.1.2.3 be added to read as follows, with subsequent Policies renumbered:

**A.1.2 Objective – The City shall restrict permanent population densities in the coastal storm areas in order to help facilitate a more disaster-resistant community. Population densities in the coastal storm areas are restricted to the maximum density allowed by the Countywide Future Land Use Designation of the property, except for specific areas identified in Beach by Design: A Preliminary Design for Clearwater Beach and Design Guidelines, in which case densities identified in Beach by Design shall govern. All densities in the coastal storm area and shall be consistent with the Pinellas County Comprehensive Emergency Management Plan and the Regional Hurricane Evacuation Study.**

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**A.1.2.1 Population densities in the coastal storm areas are restricted to the maximum density allowed by the City's Future Land Use Category or as allowed in Beach By Design: A Preliminary Design for Clearwater Beach and Design Guidelines.**

**A.1.2.2 Residential density on those portions of property located within the coastal storm area that are designated US 19 Regional Center, US 19 Neighborhood Center or US 19 Corridor future land use categories shall be limited to the density in place prior to implementation of the US 19 future land use categories, as shown on Map A-16.**

**A.1.2.3 The City shall deny an amendment to its Future Land Use Map within the coastal storm area which results in an increase of residential density or intensity unless upon a balancing of the following criteria, as are determined applicable and significant to the subject amendment, consistent with Section 4.2.7 of The Countywide Rules.**

- a. Access to Emergency Shelter Space and Evacuation Routes. The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.**
- b. Utilization of Existing and Planned Infrastructure. The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.**
- c. Utilization of Existing Disturbed Areas. The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.**
- d. Maintenance of Scenic Qualities and Improvement of Public Access to Water. The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Stevenson Creek), and Tampa Bay.**
- e. Water Dependent Use. The requested amendment is for uses which are water dependent.**
- f. Part of Community Redevelopment Plan. The requested amendment is included in a Community Redevelopment Plan, as defined by**

Florida Statutes for a downtown or other designated development area.

- g. Overall Reduction of Density or Intensity. The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding coastal storm area.
- h. Clustering of Uses. The requested amendment within the coastal storm area provides for the clustering of uses on a portion of the site outside the coastal storm area.
- i. Integral Part of Comprehensive Planning Process. The requested amendment has been initiated by the local government as an integral part of its comprehensive planning process, consistent with the local government comprehensive plan.

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Section 3. That Objective A.2.2 and Policy A.2.2.1 of the Clearwater Comprehensive Plan Future Land Use Element be amended, and new Policies A.2.2.2 through A.2.2.6 be added to read as follows, with subsequent Policies renumbered:

**A.2.2 Objective – Future Land Use in the City of Clearwater shall be guided by the Comprehensive City's Future Land Use Plan Map, which shall be consistent with the Countywide Plan for Pinellas County (The Countywide Plan) including the Countywide Plan Map, and shall be implemented through the City's Community Development Code. Map categories are further defined in Policy #A.2.2.1 below.**

A.2.2.1 Land Uses on the City's Future Land Use Comprehensive Land Use Plan Map shall generally be interpreted as indicated in the following Tables A-1 and A-2. The intensity standards listed in the table (FAR – floor area ratio; ISR – impervious surface ratio) are the maximum allowed for each plan category, except where otherwise permitted by special area plans or redevelopment plans approved by the City Council. Consequently, individual zoning districts, as established by the City's Community Development Code, may have more stringent intensity standards than those listed in the table but will not exceed the maximum allowable intensity of the plan category, unless otherwise permitted by approved special area plans or redevelopment plans.

A.2.2.2 The density and intensity standards listed in Table A-1 are the maximum allowed by the City for each future land use category, except where otherwise permitted by special area plans or redevelopment plans approved by the City Council. The standards referenced include: units per acre (UPA), floor area ratio (FAR), and impervious surface ratio (ISR).

A.2.2.3 Properties designated as Activity Center (AC) on the Countywide Plan Map may be designated by the City with future land use categories that have more restrictive density and/or intensity standards.

A.2.2.4 Individual zoning districts, as established by the City's Community Development Code, may have more restrictive density or intensity standards than those listed in Table A-1 but will not exceed the maximum allowable density or intensity of the underlying future land use category, unless otherwise permitted by approved special area plans or redevelopment plans.

A.2.2.5 Residential equivalent uses shall not exceed 3.0 beds per permitted dwelling unit based on the underlying residential density.

A.2.2.6 Hospital uses within the Institutional classification shall be guided by the FAR bonus provisions for hospital uses in the Institutional classification and shall be subject to the following criteria:

- a. Hospital uses must be based on and subject to an approved final master plan or site plan; and
- b. The master plan or site plan must include any and all adjacent, contiguous, or touching property, structures, facilities, and uses, which are:
  1. Attributable to common ownership; or
  2. Part of a common plan of operation, administration, promotion, advertising, service, or business; or
  3. Voluntarily sharing facilities or infrastructure; or
  4. Used in any way in conjunction with the hospital use; and
- c. Where the municipal boundary of any adjoining local government is contiguous to or within 150 feet of the hospital use, the provisions set forth hereunder shall apply. The City shall approve the final master or site plan or any amendment thereto, subject to the following specific provisions:
  1. The hospital use shall not exceed a FAR of 0.65 for the uses located within 150 feet of a municipal boundary of adjoining local government(s);
  2. Adjoining local government(s) shall be given an opportunity to review and comment on the master plan or site plan, or any amendment thereto, as it applies to the property within 150 feet of the municipal boundary. This shall include the following:
    - a. Transmittal of two copies of the master plan or site plan or any amendment thereto, to the adjoining local government(s) not less than 30 days prior to scheduled action by the City;
    - b. The opportunity and specific process by which to provide comments and recommendations by the adjoining local government(s) so as to be timely and meaningfully considered by the City.
  3. Any proposed use within 150 feet of adjoining local government(s) shall be so designed and located as to consider specifically each of the following:
    - a. The height of any building or structure in relationship to the distance from adjoining property and buildings in the adjoining jurisdiction(s) to ensure minimum negative visual impact

based on the standards for setback, separation distance and buffering in the adjoining local government(s).

- b. The separation distance and landscape buffer provisions for any vehicular use, storage, or service area or structure, consistent with the character and use of the adjoining property based on the standards for such buffer area in the adjoining local government(s).
- c. The landscape treatment, including the type, size and intensity of vegetative buffer areas consistent with the character and use of the adjoining property based on the standards for such landscape treatment in the adjoining local government(s).
- d. That no use shall constitute a nuisance with respect to noise, odor, air quality, fire or explosive hazard, vibration or electromagnetic interference based on the performance standards in the adjoining local government(s).

\* \* \* \* \*

Section 4. That the Comprehensive Land Use Plan table included in Policy A.2.2.1 be repealed and replaced with Tables A-1 and A-2 as follows:

PLAN CLASSIFICATION	PRIMARY USES PER PLAN CATEGORY	MAX. DENSITY / INTENSITY PER PLAN CATEGORY	CONSISTENT ZONING DISTRICTS
Residential Estate (RE)	Very Low Density Residential	1 Dwelling Unit Per Acre; FAR 0.30; ISR 0.60	Low Density Residential (LDR)
Residential Suburban (RS)	Low Density Residential	2.5 Dwelling Units Per Acre; FAR 0.30; ISR 0.60	Low Density Residential (LDR)
Residential Low (RL)	Low Density Residential	5 Dwelling Units Per Acre; FAR 0.40; ISR 0.65	Low Density Residential (LDR); Low Medium Density Residential (LMDR)
Residential Urban (RU)	Urban Low Density Residential	7.5 Dwelling Units Per Acre; FAR 0.40; ISR 0.65	Low Medium Density Residential (LMDR); Medium Density Residential (MDR)
Residential Low Medium (RLM)	Low to Moderate Density Residential	10 Dwelling Units Per Acre; FAR 0.50; ISR 0.75	Mobile Home Park (MHP); Medium Density Residential (MDR)
Residential Medium (RM)	Moderate to High Density Residential	15 Dwelling Units Per Acre; FAR 0.50; ISR 0.75	Medium Density Residential (MDR); Medium High Density Residential (MHDR)
Residential High (RH)	High Density Residential	30 Dwelling Units Per Acre; FAR 0.60; ISR 0.85	Medium High Density Residential (MHDR); High Density Residential (HDR)
Resort Facilities High (RFH)	High Density Residential/Overnight Accommodations	30 Dwelling Units Per Acre; FAR 1.2; ISR 0.95; 50 Overnight Accommodation Units Per Acre; FAR 1.2; ISR 0.95 (Base)	Tourist (T); High Density Residential (HDR); Commercial (C)
		Overnight Accommodations: Less Than 1 Acre (Alternative)	
		Overnight Accommodations: Between 1 and 3 Acres (Alternative)	
		Overnight Accommodations: Greater Than 3	

PLAN CLASSIFICATION	PRIMARY USES PER PLAN CATEGORY	MAX. DENSITY / INTENSITY PER PLAN CATEGORY	CONSISTENT ZONING DISTRICTS
		Acres (Alternative)  Or as set forth in Beach by Design: A Preliminary Design for Clearwater Beach and Design Guidelines, the special area plan governing Clearwater Beach adopted by Ord. No. 6689-01 and as amended.	
Residential/Office Limited (R/OL)	Low Density Residential/Office	7.5 Dwelling Units Per Acre; FAR 0.40; ISR 0.75	Office (O); Low Medium Density Residential (LMDR)
Residential/Office General (R/OG)	Medium Density Residential/Office	15 Dwelling Units Per Acre; FAR 0.50; ISR 0.75	Office (O); Medium Density Residential (MDR)
Central Business District (CBD)	Residential; Office; Retail; Public/Semi-Public Uses as indicated in approved Redevelopment Plan	As set forth in the approved Redevelopment Plan	Downtown (D)
Transit Oriented Development (TOD)		Minimum and Maximum Intensity *	
Transit Station Area Type I: Urban Center Downtown	Residential; Office; Retail; Institutional; Public/Semi-Public	FAR 3.0-10.0 (40-100 Dwelling Units Per Acre) within 1/8 mile radius of the transit station  FAR 1.5-7.0 (40-100 Dwelling Units Per Acre) between 1/8 mile radius of the transit station and the station area boundary	Transit Oriented Development**
Transit Station Area Type II: Suburban Center	Residential; Office; Retail; Institutional; Public/Semi-Public	FAR 0.5-5.0 (30-50 Dwelling Units Per Acre)	Transit Oriented Development**
Transit Station Area Type III: Neighborhood Center	Residential; Office; Retail; Institutional; Public/Semi-Public	FAR 0.5-3.0 (10-20 Dwelling Units Per Acre)	Transit Oriented Development**

PLAN CLASSIFICATION	PRIMARY USES PER PLAN CATEGORY	MAX. DENSITY / INTENSITY PER PLAN CATEGORY	CONSISTENT ZONING DISTRICTS
Transit Station Area Type IV: Complete Street Corridor	Residential; Office; Retail; Institutional; Public/Semi-Public	FAR 0.5-2.0 (10-20 Dwelling Units Per Acre)	Transit Oriented Development**
Residential/Office/Retail (R/O/R)	Residential; Residential Equivalent; Office; Retail; Overnight accommodation; Personal/Business Services	18 Dwelling Units Per Acre; FAR 0.40; ISR 0.85	Office (O); Commercial (C); Medium Density Residential (MDR)
		30 Overnight Accommodation Units Per Acre; FAR 0.40; ISR 0.85	
Commercial Neighborhood (CN)	Office; Retail; Personal Service	10 Dwelling Units Per Acre; FAR 0.40; ISR 0.80	Commercial (C); Office (O)
Commercial Limited (CL)	Office; Retail; Overnight Accommodations; Personal Service	18 Dwelling Units Per Acre; FAR 0.45; ISR 0.85	Commercial (C); Office (O)
		30 Overnight Accommodation Units Per Acre; FAR 0.45; ISR 0.85	
Commercial General (CG)	Office; Retail; Personal Service; Overnight Accommodations; Wholesale; Warehouse	24 Dwelling Units Per Acre; FAR 0.55; ISR 0.90	Commercial (C); Office (O)
		40 Overnight Accommodation Units Per Acre; FAR 0.55; ISR 0.90	
Industrial Limited (IL)	Light Manufacturing; Overnight Accommodations; Research/Development; Wholesale; Warehouse	FAR 0.65; ISR 0.85	Industrial, Research and Technology (IRT)
		50 Overnight Accommodation Units Per Acre; FAR 0.65; ISR 0.85 [Subject to Master Development Plan requirements in Section 2.3.3.6.1 of the Countywide Plan Rules] (Base)	
		75 Overnight Accommodation Units Per Acre; FAR 1.5; ISR 0.85 [Subject to Master Development Plan requirements in Section 2.3.3.6.1 of the Countywide Plan Rules] (Alternative)	

PLAN CLASSIFICATION	PRIMARY USES PER PLAN CATEGORY	MAX. DENSITY / INTENSITY PER PLAN CATEGORY	CONSISTENT ZONING DISTRICTS
Industrial General (IG)	Light and/or Heavy Manufacturing; Wholesale; Warehouse; Research/Development; Vehicular Salvage	FAR 0.75; ISR 0.95	Industrial, Research and Technology (IRT)
Recreation/Open Space (R/OS)	Public/Private Open Space and/or Recreation Facility; Beach/Water Access	FAR 0.25; ISR 0.60	Open Space/Recreation (OS/R)
Preservation (P)	Natural/Undeveloped Water Features; Beaches and Dunes	FAR 0.10; ISR 0.20	Preservation (P)
Institutional (I)	Public/Private Schools; Churches; Public Offices; Hospitals	12.5 Dwelling Units Per Acre; FAR 0.65; ISR 0.85; Hospital Bonus Provision FAR 1.0 Subject to Bonus Provisions Provided Below	Institutional (I)
Transportation/Utility (T/U)	Airports; Marina; Utility Facilities	FAR 0.70; ISR 0.90	Institutional (I)
Transportation/Utility (T/U) Overlay	Utility transmission line located in an easement	FAR and ISR based on underlying plan classification; applicable to properties ten (10) acres or less in area	All categories
Water/Drainage Feature(s)	Water Body and/or Drainage Features	Submerged land; drainage feature (other than as an overlay) - No density/intensity allocation; for water bodies, applicable to those of three (3) or more acres in area	All categories
Drainage Feature Overlay	Drainage features	Density, FAR and ISR based on the underlying plan classification	All categories

**Notes:**

\* The Transit Oriented Development (TOD) categories are assigned a minimum and maximum intensity standards measured in terms of floor area ratio (FAR) and inclusive of residential and non-residential square footage. If a development has a residential component, the residential use shall be limited to the dwelling units per acre ranges specified for each TOD category. Development intensity shall be greatest within a core of approximately 1/8<sup>th</sup> mile from the center of the transit station area and transition to lower intensities with increasing distance from the center.

~~\*\* The general term for the zoning district "Transit Oriented Development" will be used until the station locations are determined and transit station area plans are developed, at which time the zoning district will be specific to the geographic location of the transit station area.~~

~~\*\*\* FAR bonus provisions for hospital uses in the Institutional classification:~~

- ~~1. Hospital uses must be based on and subject to an approved final master plan or site plan; and~~
- ~~2. The master plan or site plan must include any and all adjacent, contiguous, or touching property, structures, facilities, and uses, which are:~~
  - ~~a. Attributable to common ownership; or~~
  - ~~b. Part of a common plan of operation, administration, promotion, advertising, service, or business; or~~
  - ~~c. Voluntarily sharing facilities or infrastructure; or~~
  - ~~d. Used in any way in conjunction with the hospital use; and~~
- ~~3. Where the municipal boundary of any adjoining local government is contiguous to or within 150 feet of the hospital use, the provisions set forth hereunder shall apply. The City shall approve the final master or site plan or any amendment thereto, subject to the following specific provisions:~~
  - ~~a. The hospital use shall not exceed a FAR of 0.65 for the uses located within 150 feet of a municipal boundary of adjoining local government(s);~~
  - ~~b. Adjoining local government(s) shall be given an opportunity to review and comment on the master plan or site plan, or any amendment thereto, as it applies to the property within 150 feet of the municipal boundary. This shall include the following:~~
    - ~~1) Transmittal of two copies of the master plan or site plan or any amendment thereto, to the adjoining local government(s) not less than 30 days prior to scheduled action by the City;~~
    - ~~2) The opportunity and specific process by which to provide comments and recommendations by the adjoining local government(s) so as to be timely and meaningfully considered by the City.~~
    - ~~c. Any proposed use within 150 feet of adjoining local government(s) shall be so designed and located as to consider specifically each of the following:~~
      - ~~1) The height of any building or structure in relationship to the distance from adjoining property and buildings in the adjoining jurisdiction(s) to ensure minimum negative visual impact based on the standards for setback, separation distance and buffering in the adjoining local government(s).~~
      - ~~2) The separation distance and landscape buffer provisions for any vehicular use, storage, or service area or structure, consistent with the character and use of the adjoining property based on the standards for such buffer area in the adjoining local government(s).~~
      - ~~3) The landscape treatment, including the type, size and intensity of vegetative buffer areas consistent with the character and use of the adjoining property based on the standards for such landscape treatment in the adjoining local government(s).~~
      - ~~4) That no use shall constitute a nuisance with respect to noise, odor, air quality, fire or explosive hazard, vibration or electromagnetic interference based on the performance standards in the adjoining local government(s).~~

Table #: A-1

City of Clearwater Land Use Category	Primary Uses per Plan Category	Maximum Density/Intensity per Plan Category					
		Density	FAR	ISR	Special		
Residential Estate (RE)	Very Low Density Residential	1.0 DU/AC	0.30	0.60			
Residential Suburban (RS)	Low Density Residential	2.5 DU/AC	0.30	0.60			
Residential Low (RL)	Low Density Residential	5.0 DU/AC	0.40	0.65			
Residential Urban (RU)	Urban Low Density Residential; Residential Equivalent	7.5 DU/AC	0.40	0.65			
Residential Low Medium (RLM)	Low to Moderate Density Residential; Residential Equivalent	10 DU/AC	0.50	0.75			
Residential Medium (RM)	Moderate to High Density Residential; Residential Equivalent	15 DU/AC	0.50	0.75			
Residential High (RH)	High Density Residential; Residential Equivalent	30 DU/AC	0.60	0.85			
Residential/Office Limited (R/OL)	Low Density Residential; Residential Equivalent; Office	7.5 DU/AC	0.40	0.75			
Residential/Office General (R/OG)	Medium Density Residential; Residential Equivalent; Office	15 DU/AC	0.50	0.75			
Residential/Office/Retail (R/O/R)	Moderate Density Residential; Residential Equivalent; Office; Retail Sale & Service; Overnight Accommodations	18 DU/AC; 30 OV/AC	0.40	0.85			
Commercial Neighborhood (CN)	Office; Retail Sales and Service	10 DU/AC	0.40	0.80			
Commercial Limited (CL)	Office; Retail Sales & Service; Overnight Accommodations	18 DU/AC; 30 OV/AC	0.45	0.85			
Commercial General (CG)	Office; Retail Sales & Service; Overnight Accommodations	24 DU/AC; 40 OV/AC	0.55	0.90	If located in TEC, FAR 1.1 maximum for Office and Research & Development uses		
Resort Facilities High (RFH)	High Density Residential; Overnight Accommodations; Commercial; Residential Equivalent	30 DU/AC; 50 OV/AC	1.2	0.95	Clearwater Beach: As set forth in <i>Beach by Design</i> special area plan		
					Overnight Accommodations on property that is*: OV/AC FAR ISR		
					Less than 1 Acre: 70 2.0 0.95		
					Between 1 and 3 Acres: 90 3.0 0.95		
					Greater than 3 Acres: 110 4.0 0.95		
					* Subject to Community Development Code provisions consistent with Section 5.2.1.3, Countywide Plan Rules		
Central Business District (CBD)	Moderate to High Density Residential; Office; Retail Sales & Service; Public/Semi-Public uses as indicated in approved Redevelopment Plan	As set forth in the approved <i>Clearwater Downtown Redevelopment Plan</i>					
US 19 Regional Center (US 19-RC)	Office; High Density Residential; Residential Equivalent; Retail Sales & Service; Overnight Accommodations; Research/Development; Light Manufacturing	N/A	2.5	N/A	Residential and overnight accommodation development potential governed by FAR		

DU/AC = Dwelling Units per Acre

OV/AC = Overnight Accommodation Units per Acre

FAR = Floor Area Ratio

ISR = Impervious Surface Ratio

TEC = Target Employment Center

City of Clearwater Land Use Category	Primary Uses per Plan Category	Maximum Density/Intensity per Plan Category			
		Density	FAR	ISR	Special
US 19 Neighborhood Center (US 19-NC)	Office; High Density Residential; Residential Equivalent; Retail Sales & Service; Overnight Accommodations; Research/Development; Light Manufacturing	N/A	1.5	N/A	Residential and overnight accommodation development potential governed by FAR
US 19 Corridor (US 19-C)	Office; High Density Residential; Residential Equivalent; Institutional; Warehouse; Light Manufacturing; Research/Development	N/A	1.5	N/A	Residential and overnight accommodation development potential governed by FAR
Industrial Limited (IL)	Light/Medium Manufacturing; Overnight Accommodations; Research/Development; Wholesale	50 OV/AC	0.65	0.85	75 OV/AC; FAR 1.5; ISR 0.85 (Subject to Community Development Code provisions consistent with Section 5.2.1.3, Countywide Plan Rules)
					If located in TEC, FAR 1.3 maximum for Manufacturing, Office, and Research & Development uses
Industrial General (IG)	All Manufacturing; Wholesale; Warehouse; Research/Development; Vehicular Salvage	N/A	0.75	0.95	If located in TEC, FAR 1.5 maximum for Manufacturing, Office, and Research & Development uses
Target Employment Center (TEC)	Office; Manufacturing; Research/Development	100% intensity bonus for Manufacturing, Office, and Research & Development uses; otherwise, density, FAR, and ISR based upon the underlying future land use category			
Recreation/Open Space (R/OS)	Public/Private Open Space; Recreation Facilities; Beach/Water Access	N/A	0.25	0.60	
Preservation (P)	Natural/Undeveloped Water Features; Beaches and Dunes; Environmental Parks	N/A	0.10	0.20	
Institutional (I)	Public/Private Schools; Churches; Public Offices; Hospitals; Residential Equivalent	12.5 DU/AC	0.65	0.85	Hospital Bonus Provisions: FAR 1.0 subject to Bonus Provisions (see Policy A.2.2.5)
Transportation/Utility (T/U)	Airports; Marina; Utility Facilities	N/A	0.70	0.90	
Transportation/Utility (T/U) Overlay	Utility Transmission line located in an easement	Density, FAR, and ISR based upon the underlying future land use; applicable to properties <10 acres			
Water Drainage Feature	Water Body; Drainage Feature; Submerged Land	0 DU/AC	0	N/A	Applicable to water bodies >3 acres
Water Drainage Feature Overlay	Drainage Features	Density, FAR, and ISR based upon the underlying future land use category			
Transit Oriented Development (TOD)					
Transit Station Area Type I: Urban Downtown Center	High Density Residential; Office; Retail Sales & Service; Institutional; Public/Semi-Public; Overnight Accommodations	200	7.0	N/A	Mixed-use projects can be all inclusive FAR or proportionate share of density and FAR
Transit Station Area Type II: Suburban Center	High Density Residential; Office; Retail Sales & Service; Institutional; Public/Semi-Public; Overnight Accommodations	150	5.0	N/A	
Transit Station Area Type III: Neighborhood Center	High Density Residential; Office; Retail Sales & Service; Institutional; Public/Semi-Public; Overnight Accommodations	90	3.0	N/A	
Transit Station Area Type IV: Complete Street Corridor	High Density Residential; Office; Retail Sales & Service; Institutional; Public/Semi-Public; Overnight Accommodations	60	2.0	N/A	

DU/AC = Dwelling Units per Acre

OV/AC = Overnight Accommodation Units per Acre

FAR = Floor Area Ratio

ISR = Impervious Surface Ratio

TEC = Target Employment Center

Table #: A-2

City of Clearwater Future Land Use Category	Consistent Zoning District													Consistent Countywide Plan Category		
	LDR <sup>1</sup>	LMDR <sup>1,2</sup>	MDR <sup>2</sup>	MHDR <sup>2</sup>	HDR <sup>2</sup>	MHP	C <sup>2</sup>	T	D	O	US 19	I <sup>2</sup>	IRT	OSR	P	
Residential Estate (RE)																Residential Very Low (RVL)
Residential Suburban (RS)																
Residential Low (RL)																Residential Low Medium (RLM)
Residential Urban (RU)																
Residential Low Medium (RLM)																
Residential Medium (RM)																Residential Medium (RM)
Residential High (RH)																Residential High (RH)
Residential/Office Limited (R/OL)																
Residential/Office General (R/OG)																Office (O)
Residential/Office/Retail (R/O/R)																
Commercial Neighborhood (CN)																
Commercial Limited (CL)																Retail & Services (R&S)
Commercial General (CG)																
Resort Facilities High (RFH)																Resort (R)
Central Business District (CBD)																Activity Center (AC) / Special Center
US 19 Regional Center (US 19-RC)												-RC				Activity Center (AC) / Major Center
US 19 Neighborhood Center (US 19-NC)												-NC				Activity Center (AC) / Community Center
US 19 Corridor (US 19-C)												-C				Multi Modal Corridor (MMC) / Primary
Industrial Limited (IL)																Employment (E)
Industrial General (IG)																Industrial (I)
Target Employment Center (TEC)																Target Employment Center (TEC)
Recreation/Open Space (R/OS)																Recreation/Open Space (R/OS)
Preservation (P)																Preservation (P)
Institutional (I)																
Transportation/Utility (T/U)																Public/Semi-Public (P/SP)
Transportation/Utility (T/U) Overlay																
Water/Drainage Feature																Shown as "Water"
Water/Drainage Feature Overlay																Shown as "Water"
Transit Oriented Development (TOD)																
Area Type I: Urban Center Downtown																
Area Type II: Suburban Center																
Area Type III: Neighborhood Center																
Area Type IV: Complete Street Corridor																

Note:

1. Is consistent with the Coachman Ridge Neighborhood Conservation Overlay District (CRNCOD) per Section 2-1601, Community Development Code.

2. Is consistent with the Island Estates Neighborhood Conservation Overlay District (IENCOD) per Section 2-1602, Community Development Code.

Zoning districts specific to the geographic location of the transit station area will be established as such time that station locations are determined and transit station area plans are developed.

Activity Center (AC) / Transit Station Center

Section 5. That Policy A.5.1.1 of the Clearwater Comprehensive Plan Future Land Use Element be amended to read as follows:

A.5.1.1 Identify Activity Centers: high intensity, high-density multi-use areas designated as appropriate for intensive growth and an integrated pattern of development routinely provide service to a significant number of citizens of more than one county. Activity centers are proximate and accessible to interstate or major arterial roadways, and are composed of multiple destination points, landmarks and neighborhood centers and character features. Activity Centers are served by enhanced transit commensurate with the type, scale and intensity of use. There are two types of Activity Centers shown on Map A-14:

- a. Regional Activity Centers: Those that routinely provide service to a significant number of citizens of more than one county; proximate and accessible to major arterial roadways
- b. Neighborhood Activity Centers: Those that serve multiple residential communities by providing a mix of neighborhood-serving shopping centers as well as a mix of employment and residential opportunities; may be proximate and accessible to major or minor arterial roadways, collector or local major streets.

\* \* \* \* \*

Section 6. That a new Policy A.5.3.10 of the Clearwater Comprehensive Plan Future Land Use Element be added to read as follows:

\* \* \* \* \*

A.5.3.10 Preserve the scenic water views and residential character of North Clearwater Beach.

Section 7. That Policies A.5.4.5 and A.5.4.9 of the Clearwater Comprehensive Plan Future Land Use Element be amended to read as follows:

\* \* \* \* \*

A.5.4.5 U.S. Highway 19 North from Curlew Road to Belleair Road, Including Cross Streets and Gulf-to-Bay Boulevard east of U.S. Highway 19 North. Amendments to the Future Land Use Plan Map and Zoning Atlas may be considered to should promote redevelopment and land assembly. Redevelopment should prioritize pedestrian- and transit-supportive street frontages and establish mixed-use destinations at major cross streets that provide safe, attractive and accessible settings in order to create a safe and attractive environment and an economically competitive community. Annexations and the installation of appropriate streetscape improvements should be encouraged.

\* \* \* \* \*

A.5.4.9 Support the adoption and utilization of Future Land Use Plan categories and subcategories made available by the Countywide Plan for Pinellas County Rules that are consistent with and promote infill and desired redevelopment along corridors.

Section 8. That Policy A.5.5.3 of the Clearwater Comprehensive Plan Future Land Use Element be amended, and new Policies A.5.5.4 and A.5.5.6 be added, with current Policy A.5.5.4 renumbered accordingly, to read as follows:

\* \* \* \* \*

A.5.5.3 Explore the development of special area redevelopment plans and/or design guidelines for Westfield Shoppingtown Countryside, Clearwater Mall Hercules Industrial Area, Morton Plant Hospital Area and others activity centers and redevelopment corridors identified on Map A-14, as appropriate.

A.5.5.4 The transition between intensive redevelopment areas and adjacent low density areas should be sensitive to the scale of development in those low density areas.

A.5.5.54 Update Beach by Design: A Preliminary Design for Clearwater Beach and Design Guidelines, the Clearwater Downtown Redevelopment Plan, as needed.

A.5.5.6 Implement design standards for US Highway 19, which has transitioned from a roadway providing land access to a controlled access highway with ramps that are located less than two miles apart. Such standards should allow for higher intensities and a mix of land uses to allow for greater employment opportunities along the corridor, while improving accessibility and safety for cars, people and bicycles.

Section 9. That Policies A.6.1.3, A.6.1.7 and A.6.1.8 of the Clearwater Comprehensive Plan Future Land Use Element be amended, and new Policies A.6.1.11 and A.6.1.12 be added, to read as follows, with subsequent Policy renumbered:

\* \* \* \* \*

A.6.1.3 The area governed by Beach by Design: A Preliminary Design for Clearwater Beach and Design Guidelines shall be recognized on the Countywide Future Land Use Plan Map as a Community Redevelopment District, which is indicated on the map as Activity Center with Special Center subcategory. This area is bounded on the north by the line dividing the block between Acacia Street and Somerset Street, the Gulf of Mexico on the west, Clearwater Harbor on the east, excluding Island Estates, and the Sand Key Bridge on the south, excluding Devon Avenue and Bayside Drive. Beachfront and public property located adjacent to the Gulf of Mexico and the Intracoastal Waterway with a Future Land Use designation of Recreation/Open Space shall be excluded from the Community Redevelopment District.

\* \* \* \* \*

A.6.1.7 Downtown Clearwater is designated as a Regional Activity Center as defined in Chapter 380, Florida Statutes and shown on Map A-13, suitable for increased threshold intensity for development consistent with the boundaries of the Central Business District as identified by the Tampa Bay Regional Planning Council's Strategic Regional Policy Plan and as indicated in the Clearwater Downtown Redevelopment Plan approved in 2004.

A.6.1.8 The City shall continue to support and implement approved redevelopment plans, such as the Clearwater Downtown Redevelopment Plan adopted in (2004), and Beach by Design adopted in (2001), and the US 19 Corridor Redevelopment Plan (2012).

\* \* \* \* \*

A.6.1.11 US Highway 19 is recognized on the Countywide Plan Map as a Multimodal Corridor (MMC), with major intersections designated as Activity Center (AC). The applicable Multimodal Corridor and Activity Center subcategories are shown on the Transit-Oriented Land Use Vision Map within the Countywide Plan Strategies.

A.6.1.12 Redevelopment of US Highway 19 shall be encouraged through the establishment of development standards which implement the Planning and Urban Design Principles within the Countywide Plan Strategies by allowing for more intense development while also promoting more employment-intensive, transit- and pedestrian-supportive development, establishing mixed-use destinations and providing safe and attractive settings for working, living and shopping. In order to implement the These standards should:

- a. Concentrate office and other employment-intensive uses in places with easy access to US 19;
- b. Provide for retail, entertainment and other uses that serve the needs of surrounding neighborhoods;
- c. Promote high-intensity uses in close proximity to potential or planned transit routes;
- d. Lessen demands on local and regional street network by maximizing opportunities for the localization of work, shopping and leisure trips;
- e. Support shared parking and “park once” trips;
- f. Promote active lifestyles by encouraging walking and biking as convenient alternatives to automobile travel; and
- g. Contribute to street-level pedestrian activity and the informal surveillance of public spaces.

A.6.1.1314 The City of Clearwater will continue to promote infill development and the removal of blight through the Unsafe Structures Program.

Section 10. That Policies A.6.8.2 and A.6.8.7 of the Clearwater Comprehensive Plan Future Land Use Element be amended to read as follows:

\* \* \* \* \*

A.6.8.2 Encourage mixed-use development that includes a combination of compatible land uses having functional interrelationships and aesthetic features. Commercial and mixed-use buildings shall be sited to maximize pedestrian connections from the building to adjacent streets. Buildings should be sited and parking arranged to minimize the off-site impacts to residential areas.

\* \* \* \* \*

A.6.8.7 Create mixed-use, higher density, livable communities through design, layout and use of walkability techniques within existing and proposed transit corridors, including proposed planned PSTA, Pinellas County MPO and TBARTA lines and potential station locations.

\* \* \* \* \*

Section 11. That a new Policy 7.2.5 of the Clearwater Comprehensive Plan Future Land Use Element be added to read as follows, with subsequent Policy renumbered:

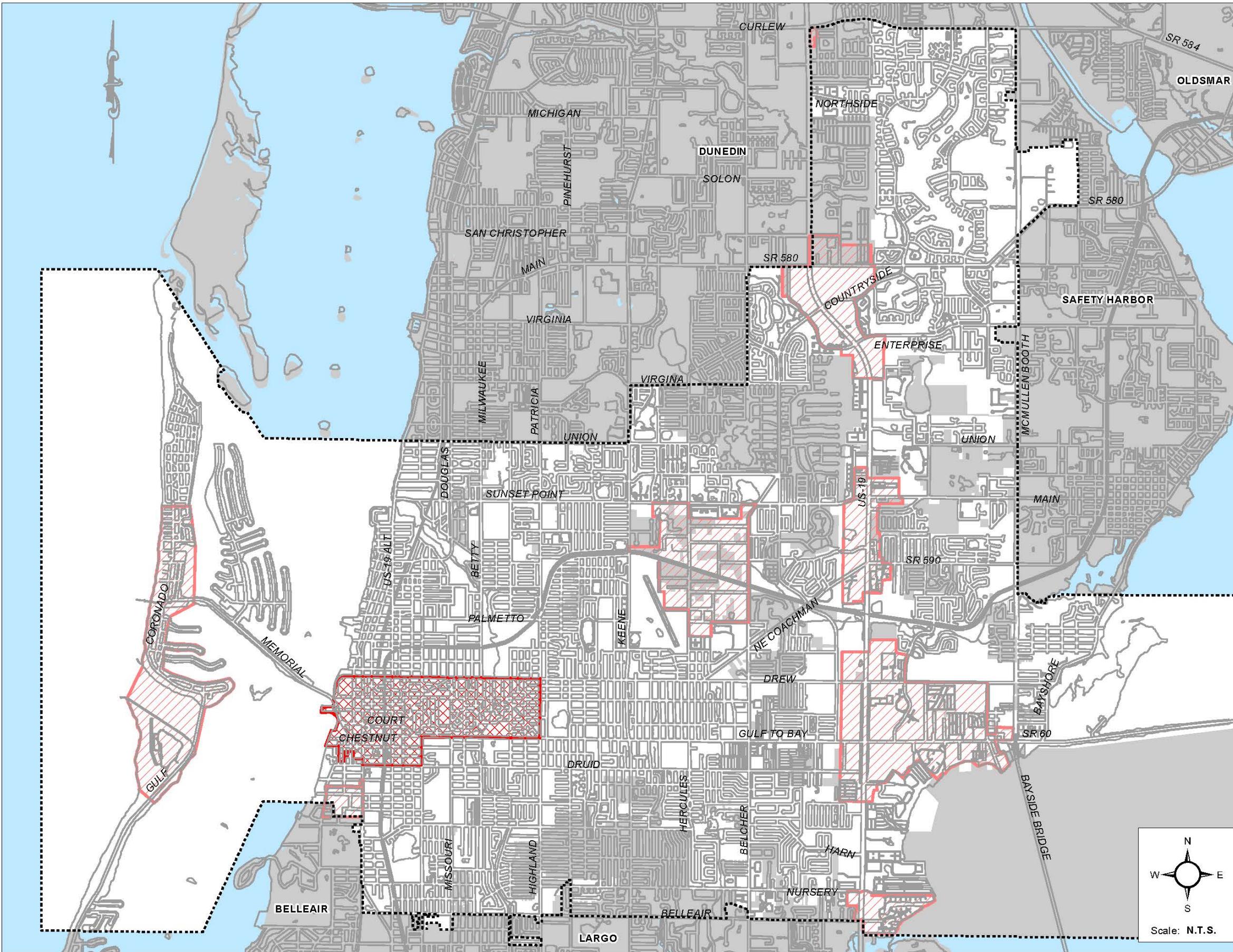
\* \* \* \* \*

A.7.2.5 Unincorporated property within the Clearwater Planning Area located within the US 19 Corridor redevelopment area shall be designated with the appropriate future land use category upon annexation, consistent with the US 19 Regional Center, US 19 Neighborhood Center and US 19 Corridor future boundaries depicted on Map A-17.

\* \* \* \* \*

Section 12. That Maps A-13 and A-14 of the Clearwater Comprehensive Plan be replaced with the updated maps below, that the Attachment to Map A-14 be updated to read as follows, and that new Maps A-16 and A-17 be added:

# City of Clearwater Comprehensive Plan 2016



## Activity Centers

Map #: A-13, 2016 ADDENDUM

Date: 4/27/2016

Source: City of Clearwater  
Planning Department 4/16

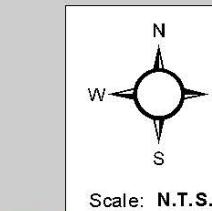
### Legend

- Regional Activity Center
- Activity Centers
- Clearwater Planning Area
- Outside Clearwater City Limits



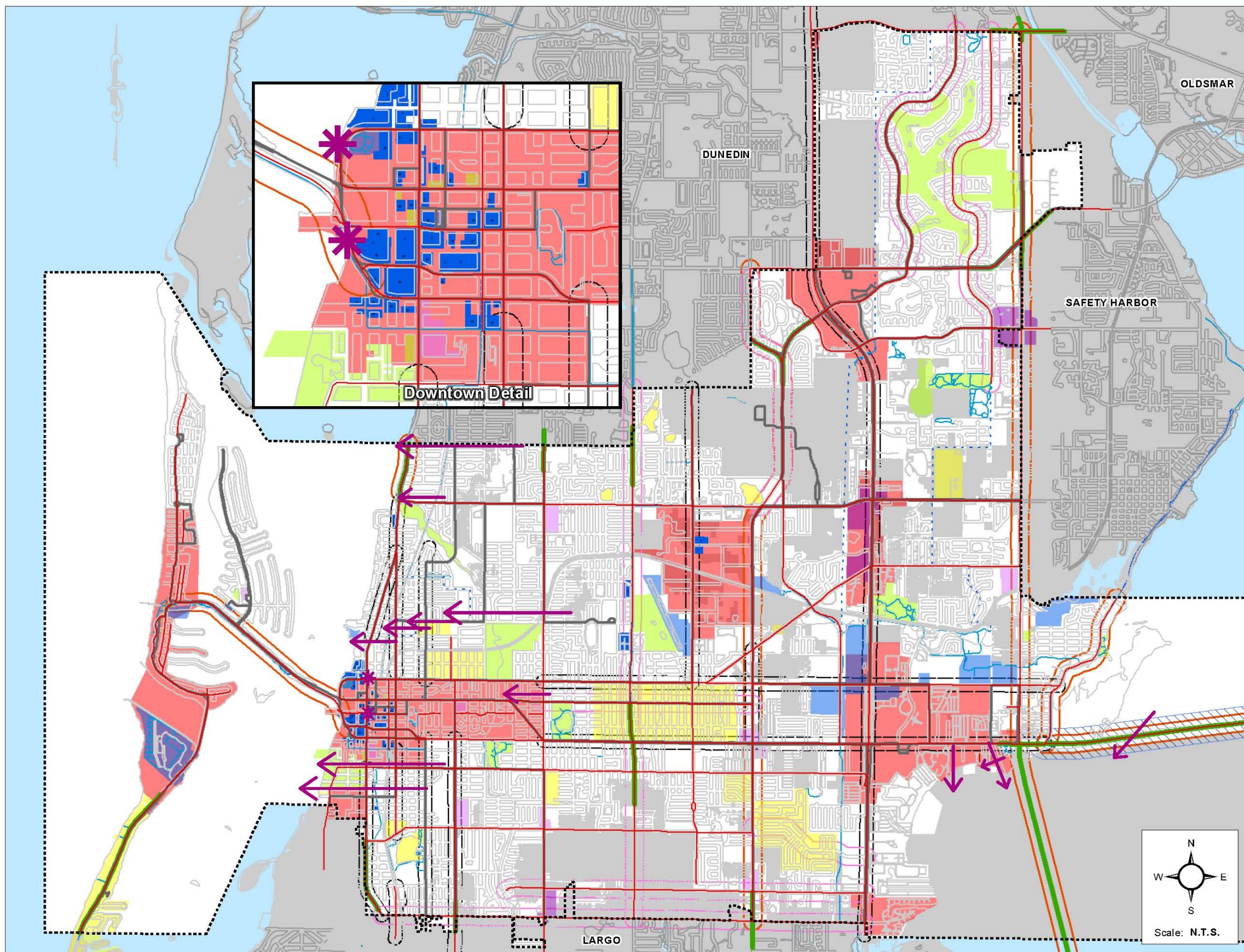
Prepared by:  
Planning & Development Department  
Long Range Division  
100 S. Myrtle Ave, Clearwater, FL 33756  
[www.MyClearwater.com](http://www.MyClearwater.com)

**Disclaimer:**  
Public information data is furnished by the City of Clearwater Engineering Department, and must be accepted and used by the recipient with the understanding that the data received was collected for the purpose of developing a graphic infrastructure inventory. As such, the City of Clearwater makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data for any other particular use. Furthermore, the City of Clearwater assumes no liability whatsoever associated with the use or misuse of such data.



Scale: N.T.S.

# City of Clearwater Comprehensive Plan 2016



## ATTACHMENT TO MAP A-14

### CITYWIDE DESIGN STRUCTURE

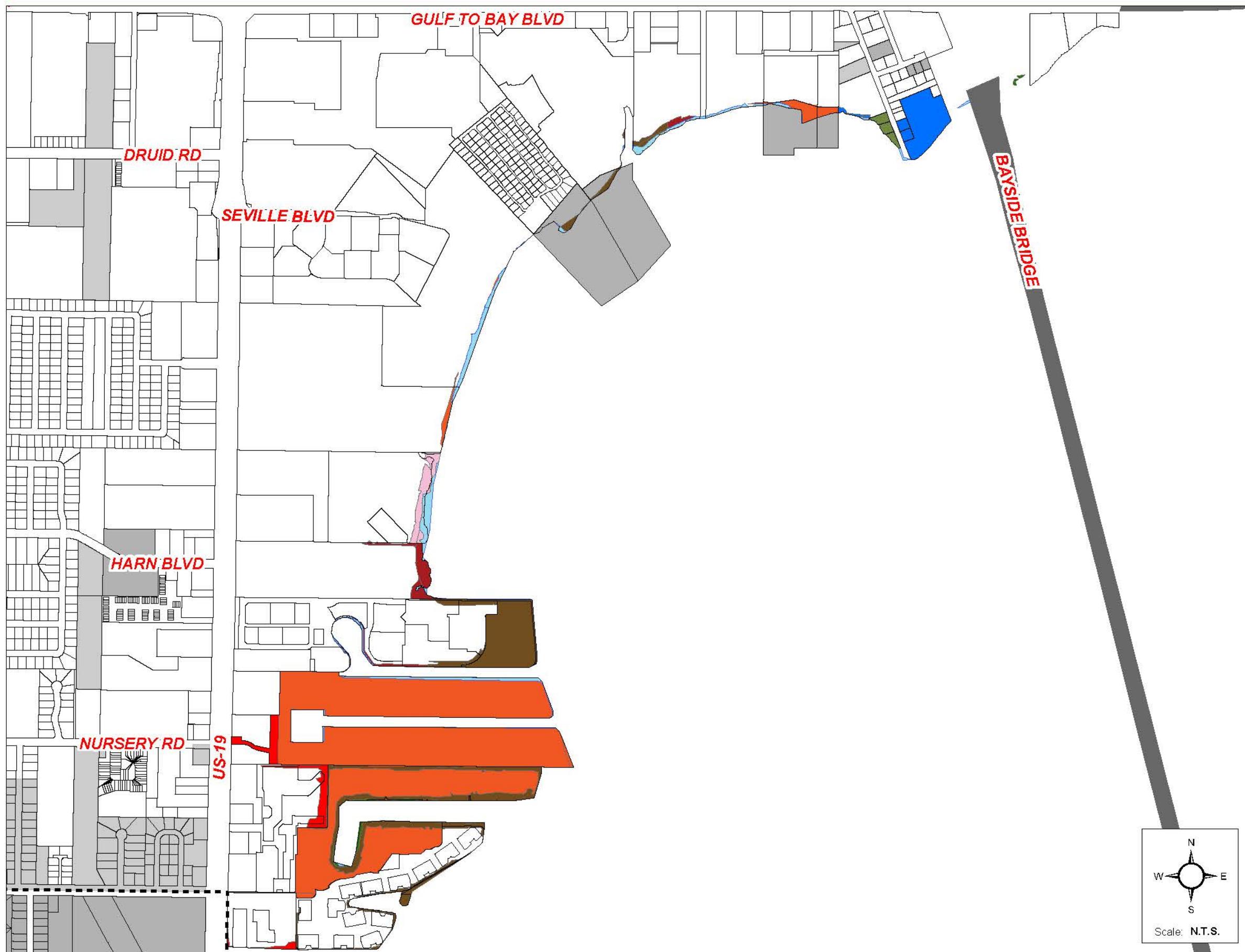
#### HIERARCHY OF PLACES

**MAJOR ACTIVITY CENTERS**- high intensity, high-density multi-use areas designated as appropriate for intensive growth and an integrated pattern of development routinely provide service to a significant number of citizens of more than one county. Activity centers are proximate and accessible to interstate or major arterial roadways, and are composed of multiple destination points, landmarks and neighborhood centers and character features. Activity Centers are served by enhanced transit commensurate with the type, scale and intensity of use.

<b>Regional (as per State)</b>	<b>Neighborhood</b>	<b>Tourist Activities</b>	<b>Shopping Centers</b>	<b>Medical</b>	<b>Industrial</b>
Downtown	<u>Curlew Road &amp; US Highway 19</u>  <u>Sunset Point Road/ NE Coachman/ SR 590 &amp; US Highway 19</u>  <u>Belleair Road &amp; US Highway 19</u>	Clearwater Beach	Clearwater Mall/ Parkplace Area  Countryside Mall/ Westfield Area	Morton Plant Hospital Campus	Hercules Industrial Park

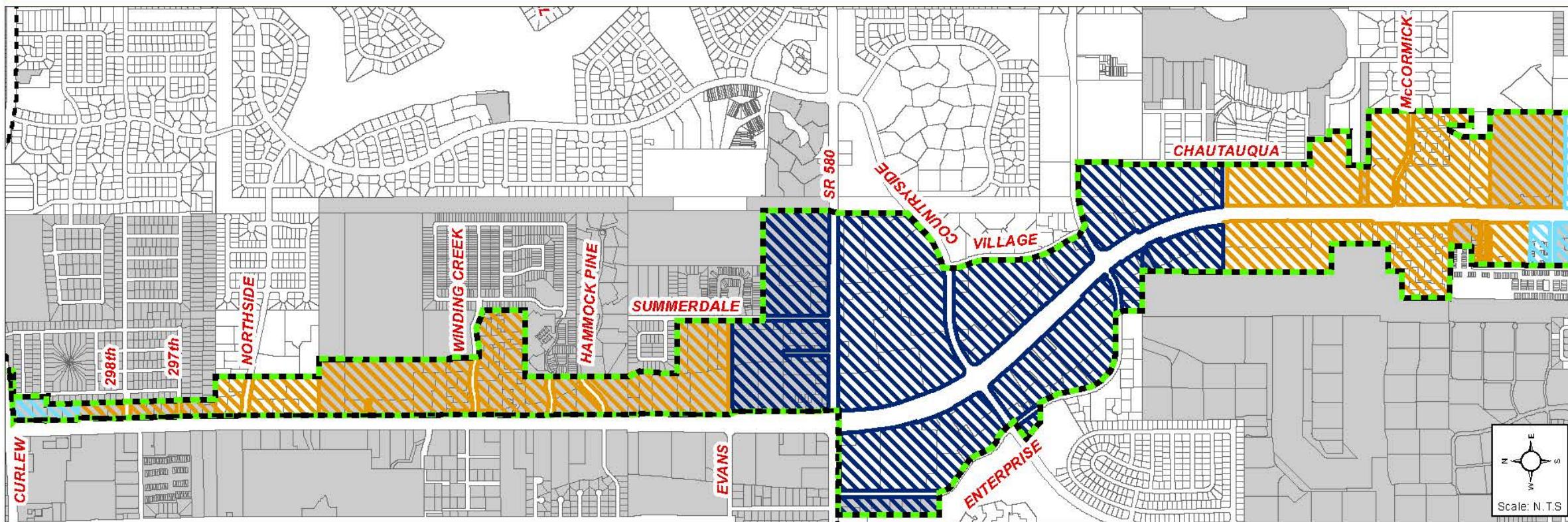
\* \* \* \* \*

# City of Clearwater Comprehensive Plan 2016



<p><b>Prepared by:</b> Planning &amp; Development Department Long Range Division 100 S. Myrtle Ave, Clearwater, FL 33756 <a href="http://www.MyClearwater.com">www.MyClearwater.com</a></p>
<p><b>Disclaimer:</b> Public information data is furnished by the City of Clearwater Engineering Department, and must be accepted and used by the recipient with the understanding that the data received was collected for the purpose of developing a graphic infrastructure inventory. As such, the City of Clearwater makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data for any other particular use. Furthermore, the City of Clearwater assumes no liability whatsoever associated with the use or misuse of such data.</p>

# City of Clearwater Comprehensive Plan 2016



## US 19 Corridor Redevelopment Area

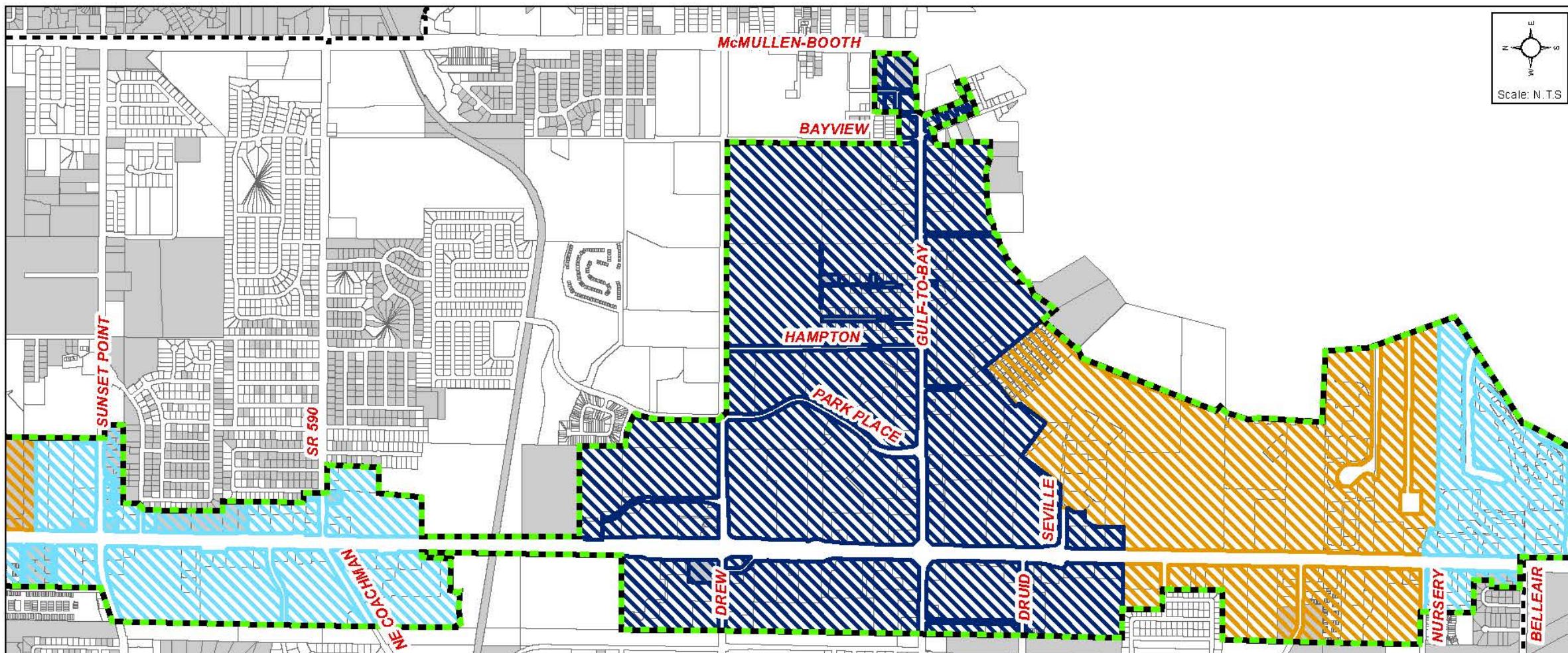
Map #: A-17, 2016

Date: 8/4/2016

Source: City of Clearwater  
Planning Department 8/16

### Legend

- US 19 Plan Boundary (Green dashed line)
- US 19 Regional Centers (Diagonal hatching)
- US 19 Neighborhood Centers (Light blue)
- US 19 Corridors (Orange)
- Clearwater Planning Area (Dashed line)



Prepared by:  
Planning & Development Department  
Long Range Division  
100 S. Myrtle Ave, Clearwater, FL 33756  
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Section 13. This ordinance shall be published in accordance with the requirements of law.

Section 14. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

PASSED ON FIRST READING

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PASSED ON SECOND AND FINAL  
READING AND ADOPTED

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George N. Cretkos  
Mayor

Approved as to form:

---

Camilo A. Soto  
Assistant City Attorney

Attest:

---

Rosemarie Call  
City Clerk