

## **ORDINANCE NO. 9860-26**

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, MAKING AMENDMENTS TO THE CLEARWATER COMPREHENSIVE PLAN BY AMENDING THE QUALITY PLACES CHAPTER TO ESTABLISH A NEW PLANNED REDEVELOPMENT DISTRICT (PRD) OVERLAY FUTURE LAND USE CATEGORY WHICH SETS FORTH RESIDENTIAL, NONRESIDENTIAL, MIXED-USE AND IMPERVIOUS SURFACE RATIO (ISR) BONUSES; AMEND THE RESIDENTIAL LOW (RL), RESIDENTIAL URBAN (RU), RESIDENTIAL LOW MEDIUM (RLM), RESIDENTIAL HIGH (RH), RESIDENTIAL/OFFICE GENERAL (R/OG), COMMERCIAL GENERAL (CG), AND INSTITUTIONAL (I) FUTURE LAND USE CATEGORIES TO INCORPORATE BONUSES FOR QUALIFYING DEVELOPMENT IN THE PLANNED REDEVELOPMENT DISTRICT OVERLAY; ADD POLICIES REQUIRING THE PORTIONS OF THE NORTH GREENWOOD COMMUNITY REDEVELOPMENT AREA (CRA) BE DESIGNATED WITH PLANNED REDEVELOPMENT DISTRICT OVERLAY ON THE FUTURE LAND USE MAP, AND REFERRING TO A NEW NORTH GREENWOOD DISTRICT ON THE ZONING ATLAS; ADD POLICIES ADDRESSING NONCONFORMING STRUCTURES AND USES AND PROVIDE FOR TERMINATION OF NONCONFORMITIES THROUGH A PROCESS ESTABLISHED IN THE COMMUNITY DEVELOPMENT CODE; UPDATE EXISTING POLICIES FOR CONSISTENCY WITH CHANGES; CERTIFYING CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN AND PROPER ADVERTISEMENT; 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 (the "City Council") to plan for the future development and growth of the City, and to adopt and periodically amend the City of Clearwater Comprehensive Plan (the "Comprehensive Plan"), including elements and portions thereof; and

WHEREAS, the City Council, by its Resolution No. 20-52 dated October 14, 2020, declared the North Greenwood area of the city to be a slum or blighted area and the need for a Community Redevelopment Agency to carry out redevelopment activities in the blighted area; and

WHEREAS, the City Council, by its Resolution No. 23-01 dated January 12, 2023, adopted the North Greenwood Community Redevelopment Area Plan (the "CRA Plan") to assist residents, property owners, organizations, and officials in identifying and implementing solutions to conditions that have affected the neighborhood for decades; and

WHEREAS, the CRA Plan establishes a vision for North Greenwood and sets forth redevelopment policies to address vacant land redevelopment, housing needs, and the ability for community members to “age in place”; and

WHEREAS, the CRA Plan implementation included establishing new zoning district standards and allowing additional density to support “missing middle” housing; and

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, administers the Countywide Future Land Use Plan for Pinellas County (the “Countywide Plan”), inclusive of the Countywide Strategies, Countywide Plan Map and Countywide Rules; and

WHEREAS, the Countywide Rules, as amended through August 21, 2023, provide the Planned Redevelopment District Countywide Map category to depict areas of the county developed with a mix of residential and nonresidential uses, within neighborhoods or distinct areas that are interrelated and complementary, with densities/intensities and urban design that promote walking, biking and transit use; and

WHEREAS, cities may establish planned redevelopment districts locally, provided their policies and land development regulations are consistent with the requirements in the Countywide Rules; and

WHEREAS, the southwestern portion of the North Greenwood CRA is also located within the city’s Central Business District, designated as Downtown District on the City’s Zoning Atlas, and is subject to the policies set forth in the Clearwater Downtown Redevelopment Plan and the Downtown District and Design Standards in Community Development Code Appendix C, and therefore this portion of the North Greenwood CRA would not be designated as a Planned Redevelopment District; and

WHEREAS, the City Council finds it necessary, desirable, and proper to amend the Comprehensive Plan in order to reflect the changing conditions;

WHEREAS, at a duly noticed public meeting the Clearwater Community Development Board (the “CDB”), pursuant to its responsibilities as the Local Planning Agency, has reviewed this amendment, conducted a public hearing, considered all public testimony and has determined that this amendment is consistent with the Comprehensive Plan and recommended that the City Council adopt this amendment; and

WHEREAS, the City Council has fully considered the recommendation of the CDB and testimony and evidence submitted at its public hearing.

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

Section 1. That the Quality Places Chapter of Clearwater 2045, Objective QP 1.3 and associated policies be amended and new policies added to read as follows:

## QUALITY PLACES

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### Goal QP 1

Sustain and improve the livability, stability, and attractiveness of neighborhoods.

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### Objective QP 1.3

Support the vision of the North Greenwood area through implementation of the strategies in the North Greenwood Community Redevelopment Area (CRA) Plan and application of the North Greenwood Community Overlay District and Development Standards.

Policies

#### QP 1.3.1

Continue to support the tax increment financing program and redevelopment efforts of the North Greenwood area through activities of the Community Redevelopment Agency.

#### QP 1.3.2

Review the *North Greenwood CRA Plan* periodically to ensure that goals and strategies are being met and consider revisions if needed.

#### QP 1.3.3

Update the *North Greenwood CRA Plan* by 2033 to identify tax increment financing projects and strategies for the final ten years of the planning period from 2033 through 2042.

#### QP 1.3.4

Work to retain the existing neighborhood character and vision of North Greenwood ~~when evaluating the creation through the application of form-based standards or amendments to in the CDC.~~

#### QP 1.3.5

Incentivize the creation of ~~Consider amendments to the CDC to create~~ missing middle housing and infill development opportunities through bonus density provisions enabled by the Countywide Rules.

#### QP 1.3.6

Utilize findings from the North Martin Luther King, Jr. Avenue Design Charrette to guide amendments to the CDC to facilitate redevelopment along the North Martin Luther King, Jr. Avenue Corridor.

#### QP 1.3.7

Designate those portions of the North Greenwood CRA not currently designated as Central Business District (CBD) as Planned Redevelopment District (PRD) Overlay on the city's Future Land Use Map.

#### QP 1.3.8

Establish the North Greenwood Community Overlay District in the *Community Development Code (CDC)* and on the city's Zoning Atlas, consistent with provisions in the *Countywide Rules*, and determine appropriate bonus density and intensity provisions for this district to achieve the vision in the adopted CRA Plan.

#### QP 1.3.9

Designate unincorporated property within the North Greenwood CRA not currently designated with the Planned Redevelopment District (PRD) Overlay in addition to its existing future land use category upon annexation into the city of Clearwater, consistent with the boundaries depicted on **Map QP 3. Future Land Use Map**.

Section 2. That the Quality Places Chapter of Clearwater 2045, be amended to add a new Objective QP 2.4 and policies to read as follows:

#### **Goal QP 2**

Promote mixed-use development, walkable and transit-supportive redevelopment, and infill development in areas designated as Corridors or Mixed-Use or Neighborhood Centers on **Map QP 1. Framework**.

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#### **Objective QP 2.4**

Utilize the Planned Redevelopment District (PRD) Overlay to provide maximum density and intensity bonuses that enable missing middle and mixed-use development in areas meeting the characteristics and standards set forth in the *Countywide Rules*.

#### Policy 2.4.1

Planned Development District (PRD) Overlay bonus density and intensity provisions are provided for in Table QP 1. Future Land Use Categories and shall be enabled for qualifying projects as defined in Community Development Code (CDC).

#### Policy 2.4.2

Qualifying projects within the Planned Redevelopment District (PRD) Overlay shall conform to all design and development criteria in the Community Development Code.

Section 3. That the Quality Places Chapter of Clearwater 2045 be amended and new policies be added to read as follows:

## Goal QP 5

Plan and regulate land use and development in the city to protect public health and safety and promote high quality development.

### Objective 5.1

Use **Table QP 1. Future Land Use Categories** and **Map QP 3. Future Land Use** to guide development in the city consistent with the Countywide Plan Map and implemented through the *CDC*.

#### Policies

##### QP 5.1.1

Recognize the consistency between the countywide future land use categories, the city's future land use categories, and the city's zoning districts as shown in **Table QP 1. Future Land Use Categories**.

##### QP 5.1.2

Interpret the land uses on the city's Future Land Use Map as indicated in **Table QP 1. Future Land Use Categories**.

##### QP 5.1.3

Utilize **Table QP 1. Future Land Use Categories** for maximum permitted density and intensity standards for each future land use category, except where otherwise permitted by special area or redevelopment plans approved by the City Council.

##### QP 5.1.4

Ensure that an adequate number of future land use categories exist in the city, as established in **Table QP 1. Future Land Use Categories**, and that land uses transition from higher density and intensity to lower density and intensity away from commercial corridors.

##### QP 5.1.5

Allow each residential lot of record lawfully established prior to March 8, 1999, to be developed with a conforming structure and use, regardless of the lot's conformance with the minimum density requirements of the applicable Future Land Use category. All development remains subject to criteria and standards in the Community Development Code.

##### QP 5.1.6

Allow nonconforming uses or structures to seek a termination of such status and be permitted to remain, expand, or be reconstructed provided certain standards, as established in the Community Development Code, are met.

Section 4. That the Quality Places Chapter of Clearwater 2045, Table QP 1. Future Land Use Categories be amended to read as follows:

Table QP 1. Future Land Use Categories

**Residential Estate (RE)**

The Residential Estate category is intended to recognize areas appropriate for estate residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

**Maximum Development Potential:**

Residential:	1.0 UPA
Nonresidential:	0.30 FAR
ISR:	0.60

**Consistent Countywide Plan Category:**

Residential Very Low (RVL)

**Consistent Zoning District(s):**

Low Density Residential (LDR)

**Residential Suburban (RS)**

The Residential Suburban category is intended to recognize areas appropriate for residential uses where development characteristics are suburban, low-density residential in nature.

**Maximum Development Potential:**

Residential:	2.5 UPA
Nonresidential:	0.30 FAR
ISR:	0.60

**Consistent Countywide Plan Category:**

Residential Low Medium (RLM)

**Consistent Zoning District(s):**

Low Density Residential (LDR)

**Residential Low (RL)**

The Residential Low category is intended to recognize areas appropriate for residential uses that are consistent with low-density, non-intensive qualities and serve as transitions between more suburban and more urban residential areas.

**Maximum Development Potential:**

Residential:	5.0 UPA
<u>Residential Bonus*:</u>	<u>40 UPA</u>
Nonresidential:	0.40 FAR
ISR:	0.65
<u>ISR Bonus*:</u>	<u>0.75</u>

*\*For qualifying development in the Planned Redevelopment District (PRD) Overlay.*

**Consistent Countywide Plan Category:**

Residential Low Medium (RLM)

**Consistent Zoning Districts(s):**

Low Density Residential (LDR)  
Low Medium Density Residential (LMDR)

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

Table QP 1. Future Land Use Categories (con't)

**Residential Urban (RU)**

The Residential Urban category is intended to recognize areas appropriate for residential and residential equivalent uses, consistent with urban qualities. These areas are appropriate to locations between commercial and employment centers, and serve as a transition between more suburban and more urban residential areas.

**Maximum Development Potential:**

Residential:	7.5 UPA
<u>Residential Bonus*</u> :	<u>40 UPA</u>
Nonresidential:	0.40 FAR
ISR:	0.65
<u>ISR Bonus*</u> :	<u>0.75</u>

*\*For qualifying development in the Planned Redevelopment District (PRD) Overlay.*

**Consistent Countywide Plan Category:**

Residential Low Medium (RLM)

**Consistent Zoning District(s):**

Low Medium Density Residential (LMDR) Medium Density Residential (MDR)

**Residential Low Medium (RLM)**

The Residential Low Medium category is intended to recognize areas for residential and residential equivalent uses consistent with urban qualities in a low- to moderately-intensive residential manner, and served by a range of urban services and transit. These areas act as a transition between low-density and high-density residential areas.

**Maximum Development Potential:**

Residential:	10 UPA
<u>Residential Bonus*</u> :	<u>40 UPA</u>
Nonresidential:	0.50 FAR
ISR:	0.75
<u>ISR Bonus*</u> :	<u>0.85</u>

*\*For qualifying development in the Planned Redevelopment District (PRD) Overlay.*

**Consistent Countywide Plan Category:**

Residential Low Medium (RLM)

**Consistent Zoning District(s):**

Medium Density Residential (MDR) Mobile Home Park (MHP)

**Residential Medium (RM)**

The Residential Medium category is intended to recognize areas appropriate for residential and residential equivalent uses in a moderately intensive residential manner in close proximity to major employment centers. These areas serve as a transition between less urban and more urban residential and mixed-use areas, and have a range of urban services and transit service available.

**Maximum Development Potential:**

Residential:	15 UPA
<u>Residential Bonus*</u> :	<u>40 UPA</u>
Nonresidential:	0.50 FAR
ISR:	0.75
<u>ISR Bonus*</u> :	<u>0.85</u>

*\*For qualifying development in the Planned Redevelopment District (PRD) Overlay.*

**Consistent Countywide Plan Category:**

Residential Medium (RM)

**Consistent Zoning District(s):**

Medium Density Residential (MDR) Medium High Density Residential (MHDR)

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

Table QP 1. Future Land Use Categories (con't)

Residential High (RH)

The Residential High category is intended to recognize areas appropriate for residential and residential equivalent uses developed in a highly intensive manner and areas well-suited for these uses and transportation facilities. These areas are served by a complete range of urban services with particular emphasis on the availability of enhanced transit.

Maximum Development Potential:

Residential:	30 UPA
<u>Residential Bonus*</u> :	<u>40 UPA</u>
Nonresidential:	0.60 FAR
ISR:	0.85
<u>ISR Bonus*</u> :	<u>0.90</u>

*\*For qualifying development in the Planned Redevelopment District (PRD) Overlay.*

Consistent Countywide Plan Category:

Residential High (RH)

Consistent Zoning District(s):

Medium High Density Residential (MHDR) High Density Residential (HDR)

Residential/Office Limited (R/OL)

The Residential/Office Limited category is intended to recognize areas appropriate for residential, residential equivalent, or limited office uses and provide a transition from more intensive nonresidential use to low-density residential or less intensive public/semi-public use.

Maximum Development Potential:

Residential:	7.5 UPA
Nonresidential:	0.40 FAR
ISR:	0.75

Consistent Countywide Plan Category:

Office (O)

Consistent Zoning District(s):

Office (O)

Residential/Office General (R/OG)

The Residential/Office General category is intended to recognize areas appropriate for residential, residential equivalent, office, or employment uses in areas well-suited for a mix of uses with residential and office character. These areas serve as a transition from a high intensity activity center or more intensive nonresidential use to low-density residential or public/semi-public use.

Maximum Development Potential:

Residential:	15 UPA
<u>Residential Bonus*</u> :	<u>40 UPA</u>
Nonresidential:	0.50 FAR
<u>Nonresidential/Mixed-Use Bonus*</u> :	<u>1.1 FAR</u>
ISR:	0.75
<u>ISR Bonus*</u> :	<u>0.85</u>

*\*For qualifying development in the Planned Redevelopment District (PRD) Overlay.*

Consistent Countywide Plan Category:

Office (O)

Consistent Zoning District(s):

Medium Density Residential (MDR) Office (O)

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio



Table QP 1. Future Land Use Categories (con't)

**Residential/Office/Retail (R/O/R)**

The Residential/Office/Retail category is intended to recognize residential, office, or retail commercial uses in areas appropriate for employment uses and have a mix of uses with residential/office/retail character. These areas serve as a transition from more intensive nonresidential uses or major roadways to residential, office, or public/semi-public uses.

**Maximum Development Potential:**

Residential:	18 UPA
Overnight Accommodations:	30 UPA
Nonresidential:	0.40 FAR
ISR:	0.85

**Consistent Countywide Plan Category:**

Retail & Services (R&S)

**Consistent Zoning District(s):**

Medium Density Residential (MDR)  
Commercial (C)  
Office (O)

**Commercial Neighborhood (CN)**

The Commercial Neighborhood category is intended to recognize areas appropriate for local, neighborhood-scale convenience commercial goods and services in areas adjacent to and on the periphery of large residential neighborhoods. These areas are well-suited for neighborhood commercial use consistent with the need, scale, and character of adjoining residential areas which they serve.

**Maximum Development Potential:**

Residential:	10 UPA
Nonresidential:	0.40 FAR
ISR:	0.80

**Consistent Countywide Plan Category:**

Retail & Services (R&S)

**Consistent Zoning District(s):**

Commercial (C)

**Commercial Limited (CL)**

The Commercial Limited (CL) category is intended to recognize areas appropriate for local, neighborhood-scale commercial goods and services in areas adjacent to and on the periphery of large residential neighborhoods. These areas are well-suited for commercial use consistent with the need, scale, and character of adjoining residential areas which they serve.

**Maximum Development Potential:**

Residential:	18 UPA
Overnight Accommodations:	30 UPA
Nonresidential:	0.45 FAR
ISR:	0.85

**Consistent Countywide Plan Category:**

Retail & Services (R&S)

**Consistent Zoning District(s):**

Commercial (C)

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

Table QP 1. Future Land Use Categories (con't)

Commercial General (CG)

The Commercial General category is intended to recognize areas designed to provide community or regional commercial goods and provide for employment uses. Residential uses can be located in these areas when appropriate and consistent with the objective of encouraging a mix of uses. These areas are typically found along major corridors or intersections of major corridors.

Maximum Development Potential:

Residential:	24 UPA
Overnight Accommodations:	40 UPA
Nonresidential:	0.55 FAR
Nonresidential/ <i>Mixed-Use</i>	1.1 FAR
Bonus*:	
ISR:	0.90

*\*For Office and Research & Development Uses in a Target Employment Center (TEC) or qualifying mixed-use development in the Planned Redevelopment District (PRD) Overlay.*

Consistent Countywide Plan Category:

Retail & Services (R&S)

Consistent Zoning District(s):

Commercial (C)

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

Institutional (I)

The Institutional category is intended to recognize areas appropriate for public/semi-public uses while being consistent with the scale of the surrounding areas. These areas provide for uses to serve the community, including educational, health, public safety, civic, religious, and similar uses.

Maximum Development Potential:

Residential:	12.5 UPA
Nonresidential:	0.65 FAR
Nonresidential/ <i>Mixed-Use</i>	1.0 FAR
Bonus*:	
ISR:	0.85

*\*For Hospital Uses as detailed in Objective QP 5.10 or qualifying mixed-use development in the Planned Redevelopment District (PRD) Overlay.*

Consistent Countywide Plan Category:

Public/Semi-Public (P/SP)

Consistent Zoning District(s):

Institutional (I)

Resort Facilities High (RFH)

The Resort Facilities High category is intended to recognize areas appropriate for residential, overnight accommodations, and resort attached dwellings, usually situated in close proximity to unique recreational assets or resort areas.

Maximum Development Potential:

Residential:	30 UPA
Overnight Accommodations:	50 UPA
Nonresidential:	1.2 FAR
ISR:	0.95
Clearwater Beach Overnight Accommodation Uses*:	
<1 acre	70 UPA; 2.0 FAR
1-3 acres	90 UPA; 3.0 FAR
>3 acres	110 UPA; 4.0 FAR

*\*Consistent with applicable Alternative Temporary Lodging provisions of the Countywide Rules.*

Consistent Countywide Plan Category:

Resort (R)

Consistent Zoning District(s):

High Density Residential (HDR)  
Commercial (C)  
Tourist (T)

Table QP 1. Future Land Use Categories (con't)

Central Business District (CBD)

The Central Business District category is intended to recognize Downtown Clearwater, for which a special area plan and development standards have been adopted. General uses include: moderate- to high-density residential, office, public/semi-public, and others as indicated in the *Clearwater Downtown Redevelopment Plan* and the *Downtown District and Development Standards*.

Maximum Development Potential:

As set forth in the *Clearwater Downtown Redevelopment Plan*.

Consistent Countywide Plan Category:

Activity Center (AC)/Special Center

Consistent Zoning District(s):

Downtown (D)

US 19 Regional Center (US 19-RC)

The US 19 Regional Center category is intended to recognize areas of the *US 19 Redevelopment Plan* that provide for the highest intensity of development. General uses include: office, high density residential, retail sales & service, overnight accommodations, research & development, and light manufacturing.

Maximum Development Potential:

All uses: 2.5 FAR

Consistent Countywide Plan Category:

Activity Center (AC)/Major Center

Consistent Zoning District(s):

US 19

US 19 Neighborhood Center (US 19-NC)

The US 19 Neighborhood Center category is intended to recognize areas of the *US 19 Redevelopment Plan* that provide for neighborhood-serving development. General uses include: office, high density residential, retail sales & service, overnight accommodations, research & development, and light manufacturing.

Maximum Development Potential:

All uses: 1.5 FAR

Consistent Countywide Plan Category:

Activity Center (AC)/Community Center

Consistent Zoning District(s):

US 19

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

Table QP 1. Future Land Use Categories (con't)

US 19 Corridor (US 19-C)

The US 19 Corridor category is intended to recognize areas of the *US 19 Redevelopment Plan* that provide for development that falls between exits along US 19. General uses include: office, high density residential, institutional, warehouse, light manufacturing, and research & development.

Maximum Development Potential:

All uses: 1.5 FAR

Consistent Countywide Plan Category:

Multi Modal Corridor (MMC)/Primary

Consistent Zoning District(s):

US 19

Industrial Limited (IL)

The Industrial Limited category is intended to recognize areas appropriate for a broad range of employment uses, such as light/medium manufacturing, research and development, and wholesale uses along with overnight accommodations. These areas allow for internal service areas and have access to transportation and utility facilities.

Maximum Development Potential:

Overnight Accommodations: 50 UPA  
Overnight Accommodations Bonus<sup>1,3</sup>: 75 UPA  
Nonresidential: 0.65 FAR  
Nonresidential Bonus<sup>1,3</sup>: 1.5 FAR  
Nonresidential Bonus<sup>2,3</sup>: 1.3 FAR  
ISR: 0.85

- 1. Development potentials subject to applicable Alternative Temporary Lodging provisions of the Countywide Rules.
- 2. For Manufacturing, Office, and Research & Development Uses in a TEC.
- 3. Development within the Planned Redevelopment Overlay (PDR) Overlay must conform to criteria set forth in the Community Development Code (CDC).

Consistent Countywide Plan Category:

Employment (E)

Consistent Zoning District(s):

Industrial, Research & Technology (IRT)

Industrial General (IG)

The Industrial General category is intended to recognize areas appropriate for development with heavy industrial uses, including wholesale, warehouse, research & development, vehicular salvage, and all manufacturing uses. These areas provide for internal service access and buffer impacts to neighboring properties, and have good access to transportation and utility facilities.

Maximum Development Potential:

Nonresidential: 0.75 FAR  
Nonresidential Bonus\*: 1.5 FAR  
ISR: 0.95

\*For Manufacturing, Office, and Research & Development Uses in a TEC.

Consistent Countywide Plan Category:

Industrial (I)

Consistent Zoning District(s):

Industrial, Research, & Technology (IRT)

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

Table QP 1. Future Land Use Categories (con't)



**Target Employment Center (TEC) Overlay**

The Target Employment Center Overlay is intended to recognize areas appropriate for the development of uses that include high-wage jobs and increase the employment base. These TECs are based upon *TEILS* and associated provisions found within the *Countywide Rules*. General uses include office, manufacturing, and research & development.

**Maximum Development Potential:**

100% intensity bonus for Manufacturing, Office, and Research & Development Uses; otherwise, density, FAR, and ISR are based upon the underlying future land use category.

**Consistent Countywide Plan Category:**

Target Employment Center (TEC)

**Consistent Zoning District(s):**

- Commercial (C)
- Office (O)
- Institutional (I)
- Industrial, Research, & Technology (IRT)

**Recreation/Open Space (R/OS)**

The Recreation/Open Space category is intended to recognize areas appropriate to be developed with recreational and open space uses, including public or private open space, recreational facilities, and beach or water access.

**Maximum Development Potential:**

Nonresidential:	0.25 FAR
ISR:	0.60

**Consistent Countywide Plan Category:**

Recreation/Open Space (R/OS)

**Consistent Zoning District(s):**

Open Space/Recreation (OS/R)

**Preservation (P)**

The Preservation (P) category is intended to recognize and protect those areas of the city that are ecologically sensitive, including natural or undeveloped water features, beaches and dunes, and environmental parks.

**Maximum Development Potential:**

Nonresidential:	0.10 FAR
ISR:	0.20

**Consistent Countywide Plan Category:**

Preservation (P)

**Consistent Zoning District(s):**

Preservation (P)

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

Table QP 1. Future Land Use Categories (con't)



**Transportation/Utility (T/U)**

The Transportation/Utility category is intended to recognize areas appropriate to be developed with transportation and utility related uses, including airports, marinas, or utility facilities.

**Maximum Development Potential:**

Nonresidential: 0.70 FAR  
ISR: 0.90

**Consistent Countywide Plan Category:**

Public/Semi-Public (P/SP)

**Consistent Zoning District(s):**

Institutional (I)



**Transportation/Utility (T/U) Overlay**

The Transportation/Utility Overlay is intended to recognize utility transmission lines which are located in easements.

**Maximum Development Potential:**

Density, FAR, and ISR are based upon the underlying future land use category; applicable to properties less than 10 acres.

**Consistent Countywide Plan Category:**

Public/Semi-Public (P/SP)

**Consistent Zoning District(s):**

All zoning districts



**Water**

The Water category is intended to recognize water bodies that are greater than 3 acres in size, typically ponds, lakes, or submerged lands.

**Maximum Development Potential:**

There is no development potential associated for property designated as Water.

**Consistent Countywide Plan Category:**

Not designated on the Countywide Map

**Consistent Zoning District(s):**

All zoning districts

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

Table QP 1. Future Land Use Categories (con't)



**Drainage Feature Overlay**

The Drainage Feature Overlay is intended to recognize drainage ditches, channels, or easements and those water bodies that are less than 3 acres in size, which are typically used for stormwater.

**Maximum Development Potentials:**

Based upon the underlying future land use category.

**Consistent Countywide Plan Category:**

Not designated on the Countywide Map

**Consistent Zoning District(s):**

All zoning districts



**Planned Redevelopment District (PRD) Overlay**

The Planned Redevelopment District (PRD) Overlay is intended to recognize areas appropriate for residential, commercial and mixed-use redevelopment in close, walkable, or bikeable proximity to Activity Centers and Multimodal Corridors. Qualifying projects that conform to the criteria set forth in the Community Development Code (CDC) may utilize the bonuses set forth below, consistent with provisions in the Countywide Rules. A secondary planning process may be required.

**Maximum Development Potential for Qualifying Development:**

Residential Bonus\*: Up to 40 units per acre and up to 1.1 FAR

Nonresidential Bonus: Up to 1.05 FAR

Mixed-Use Bonus\*: Up to a 1.5 FAR for all uses

ISR Bonus\*: Up to 0.90

\*not to exceed maximum bonus permitted in Future Land Use Category

**Consistent Countywide Plan Category:**

Planned Redevelopment District (PRD)

**Consistent Zoning District(s):**

Low Density Residential (LDR)

Low Medium Density Residential (LMDR)

Medium Density Residential (MDR)

Medium High Density Residential (MHDR)

High Density Residential (HDR)

Commercial (C)

Office (O)

Institutional (I)

Industrial, Research & Technology (IRT)

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

Section 5. Should any part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

Section 6. 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 City 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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\_\_\_\_\_  
Bruce Rector  
Mayor

Approved as to form:

Attest:

\_\_\_\_\_  
Matthew J. Mytych, Esq.  
Senior Assistant City Attorney

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Rosemarie Call, MPA, MMC  
City Clerk