

LUP2025-11005

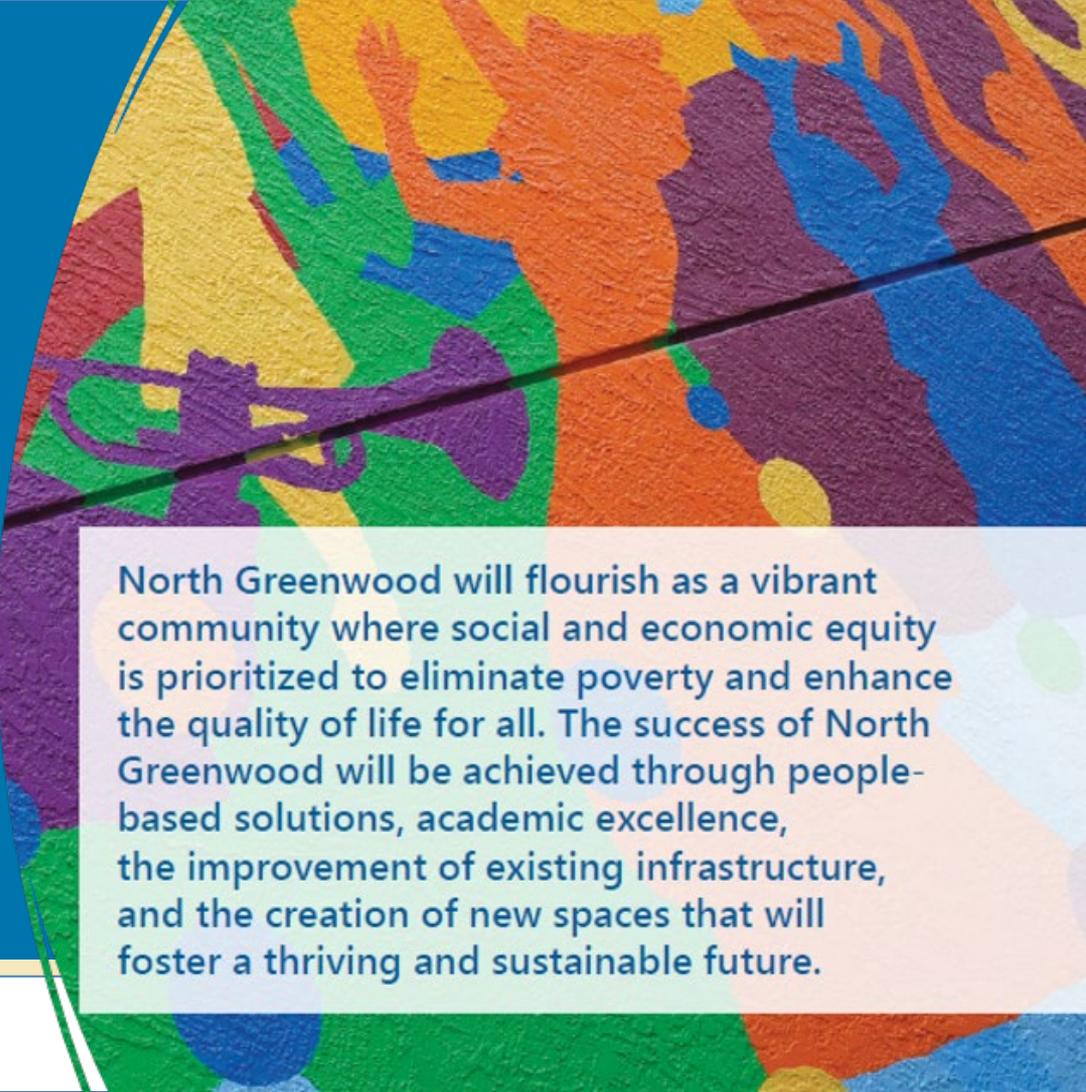
**Future Land Use Map
Amendment:
Planned
Redevelopment
District (PRD)
Overlay**



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1. Clearwater 2045
Amendments to Establish
New Overlay & Bonuses
(CPA2025-10001)
2. Future Land Use Map
Amendment to Apply New
Overlay (LUP2025-11005)
3. Community Development
Code Amendments to
Establish Overlay Standards
4. Zoning Atlas Amendment to
Apply North Greenwood
Overlay



North Greenwood will flourish as a vibrant community where social and economic equity is prioritized to eliminate poverty and enhance the quality of life for all. The success of North Greenwood will be achieved through people-based solutions, academic excellence, the improvement of existing infrastructure, and the creation of new spaces that will foster a thriving and sustainable future.

Achieving the Vision

Proposed Planned Redevelopment District (PRD) Overlay

- Ordinance No. 9860-26
- Companion Case:
CPA2025-10001

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:

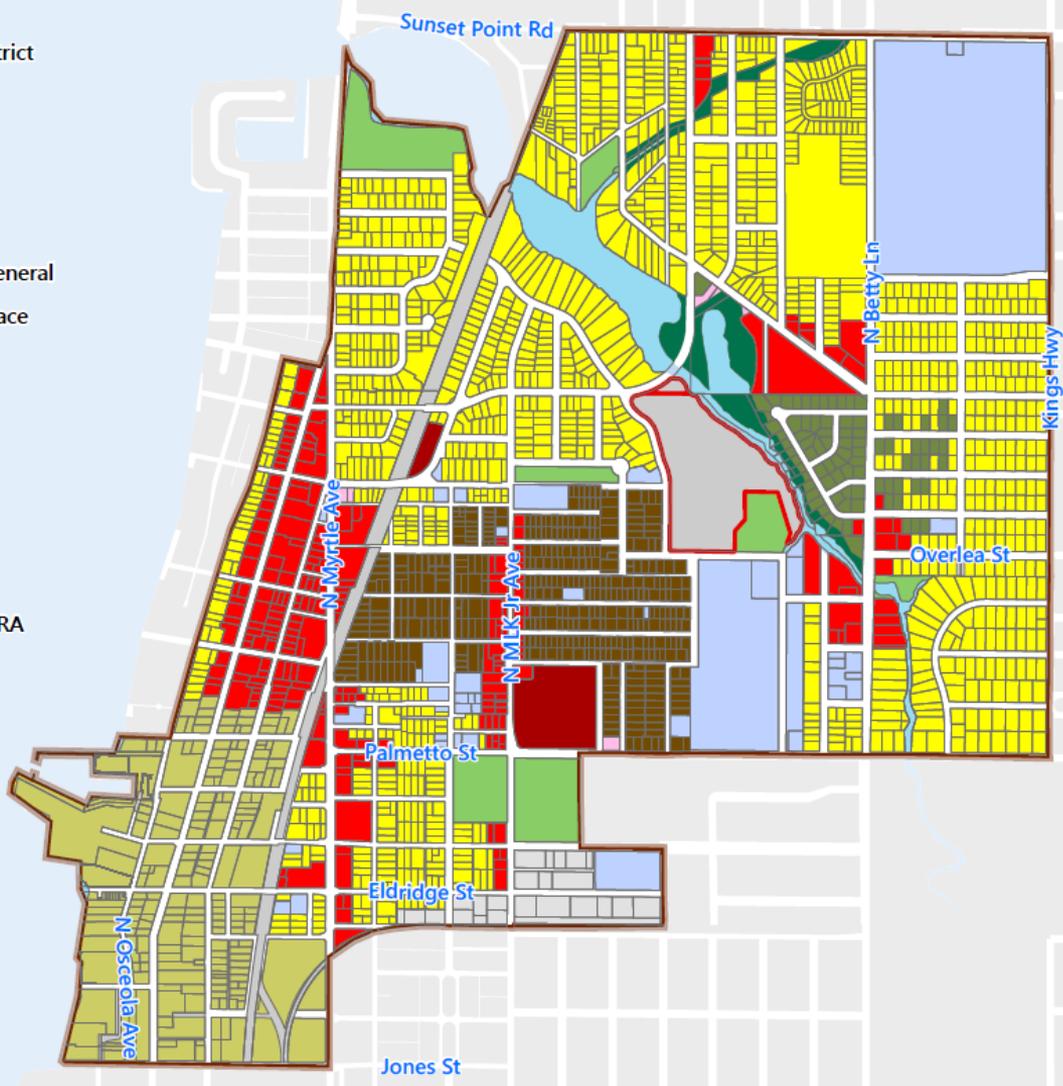
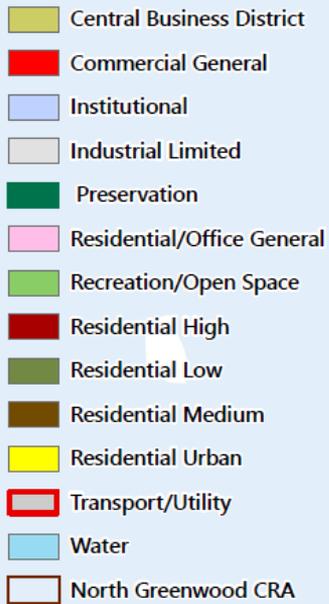
Residential Bonus*: Up to 40 units per acre and up to 1.1 FAR

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*



Future Land Use Map (Current)

659.98 acres

Residential

- 338.24 acres
- 51.4% of CRA

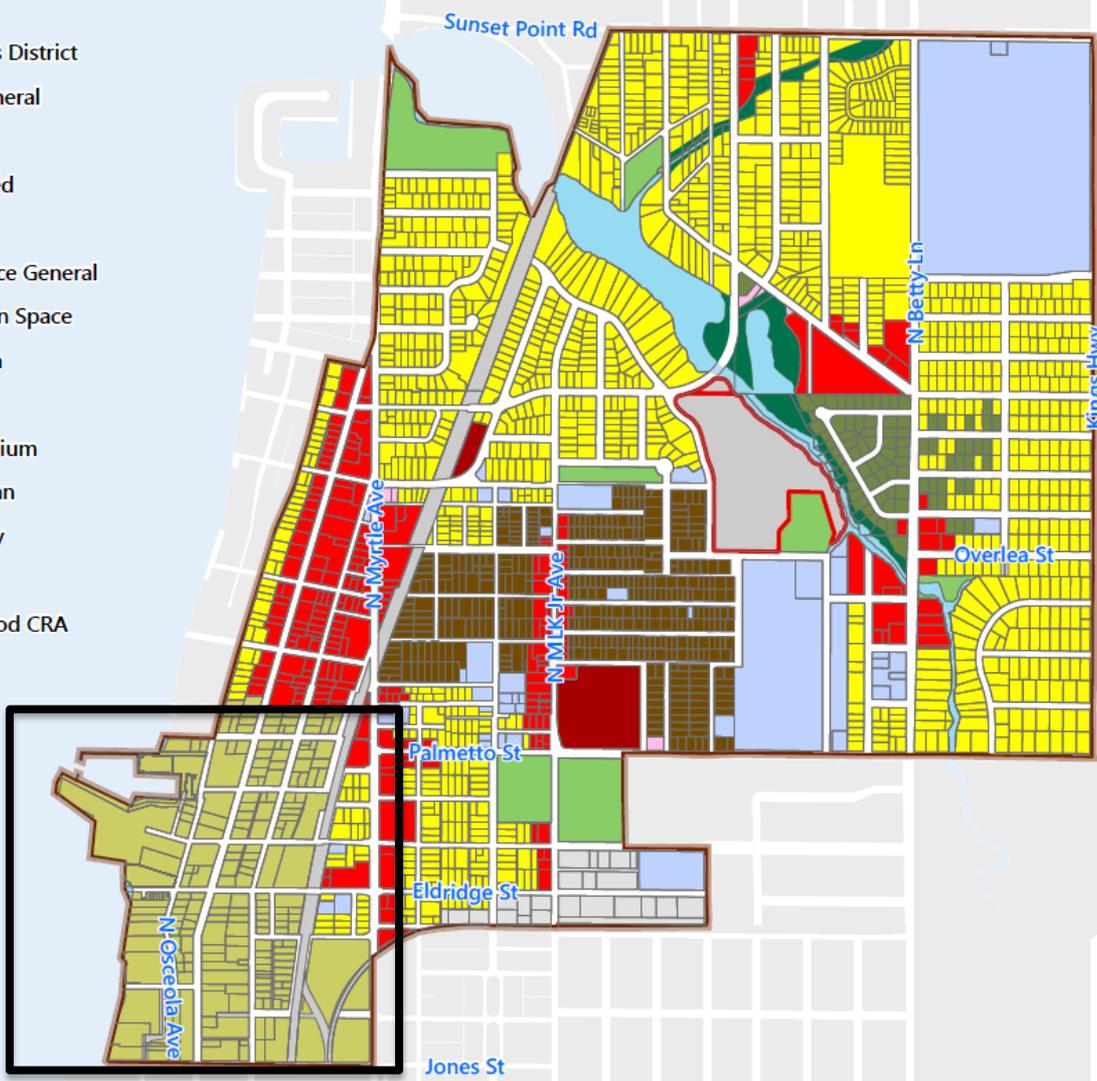
Nonresidential:

- 259.02 acres
- 39.07% of CRA

Environmental/ Recreation:

- 62.72 acres
- 9.53% of CRA

- Central Business District
- Commercial General
- Institutional
- Industrial Limited
- Preservation
- Residential/Office General
- Recreation/Open Space
- Residential High
- Residential Low
- Residential Medium
- Residential Urban
- Transport/Utility
- Water
- North Greenwood CRA

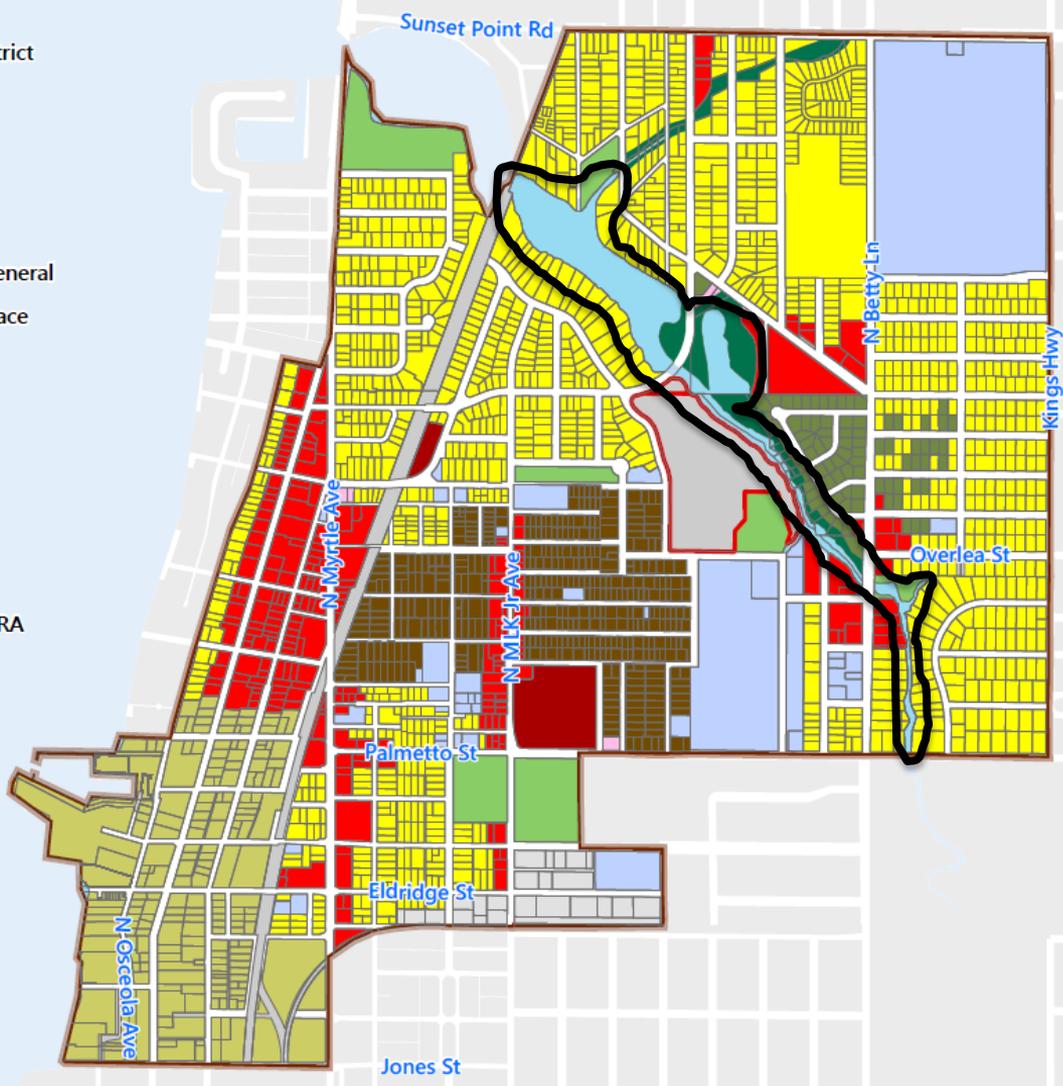


Amendments Exclude:

Central Business District

- 73.66 acres
- 11.2% of CRA

- Central Business District
- Commercial General
- Institutional
- Industrial Limited
- Preservation
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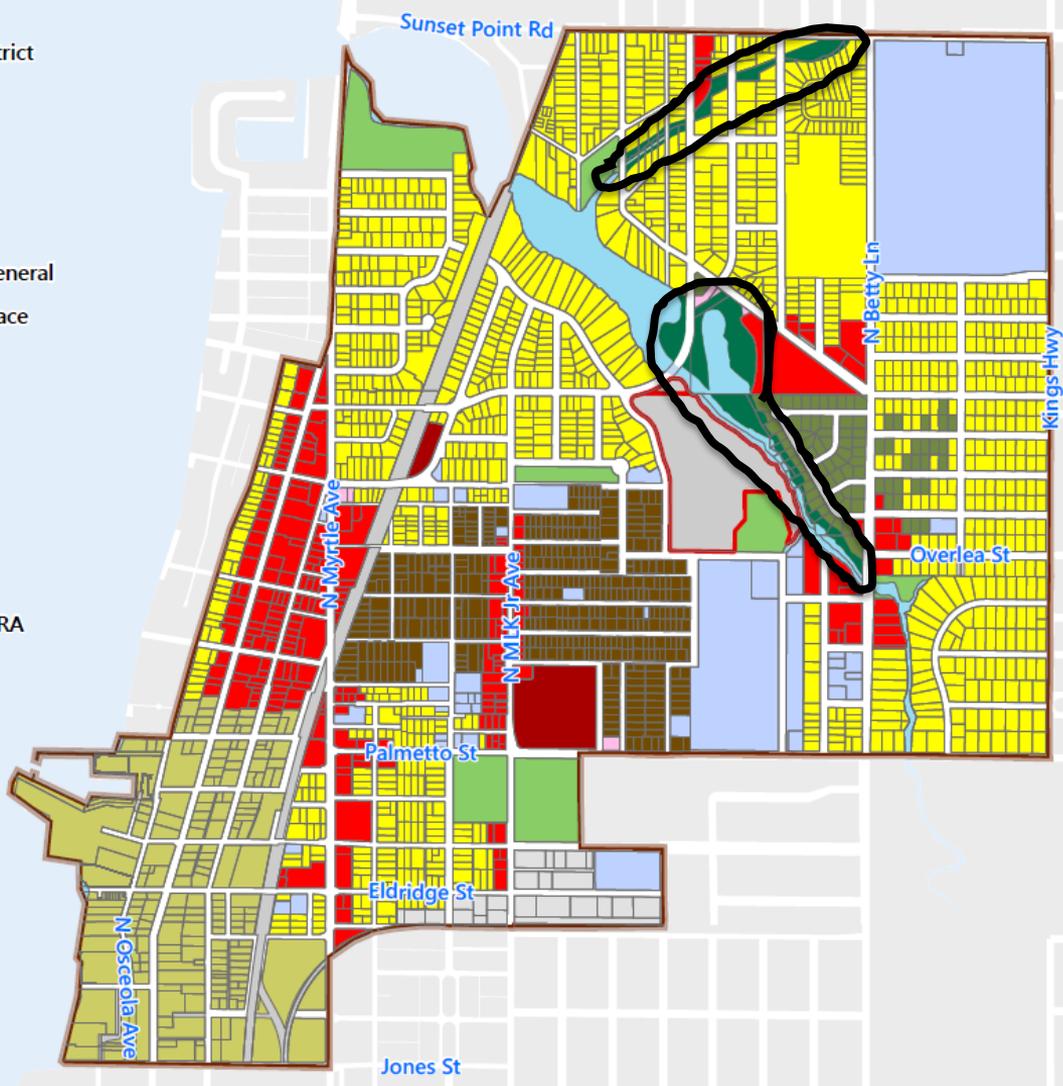
Amendments Exclude:

Central Business District

Water

- 24.04 acres
- 3.65% of CRA

- Central Business District
- Commercial General
- Institutional
- Industrial Limited
- Preservation
- Residential/Office General
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- Residential Low
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- Residential Urban
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- Water
- North Greenwood CRA



Amendments Exclude:

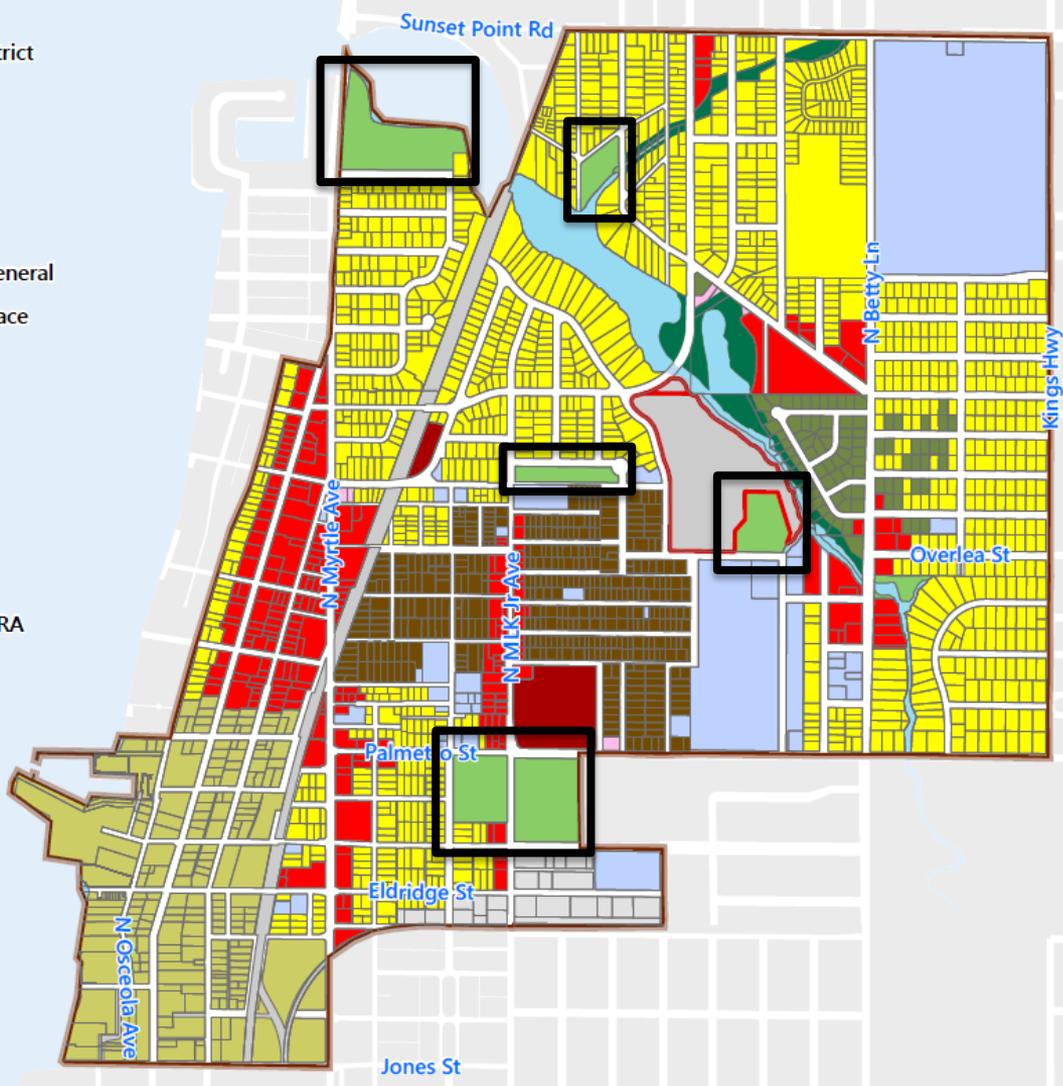
Central Business District

Water

Preservation

- **11.06 acres**
- **1.68% of CRA**

- Central Business District
- Commercial General
- Institutional
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- Preservation
- Residential/Office General
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- Residential Urban
- Transport/Utility
- Water
- North Greenwood CRA



Amendments Exclude:

Central Business District

Water

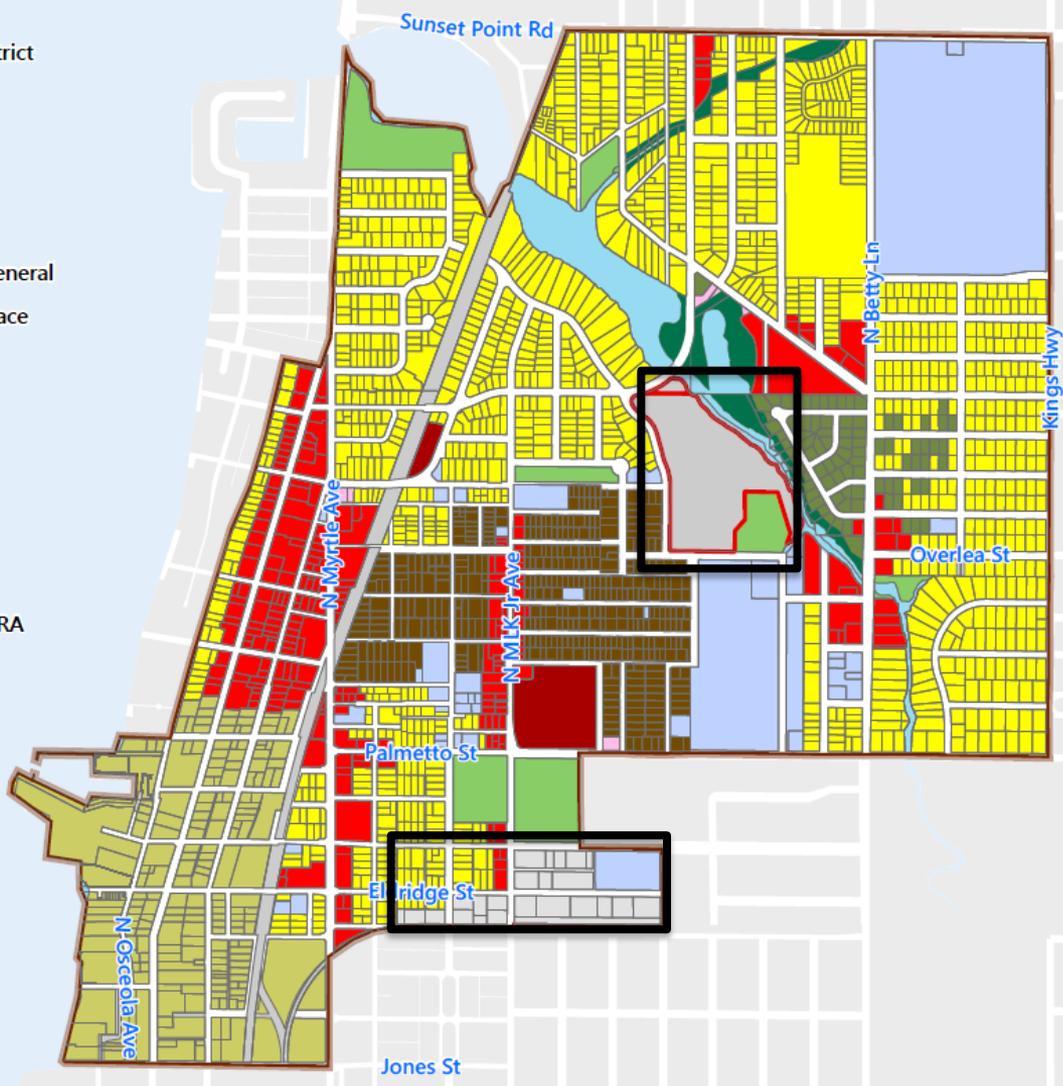
Preservation

Recreation/Open Space

- 27.62 acres

- 4.2% of CRA

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Additional Recommendations for Exclusion:

Industrial Limited

- 11.38 acres
- 1.73%

Transportation/Utility

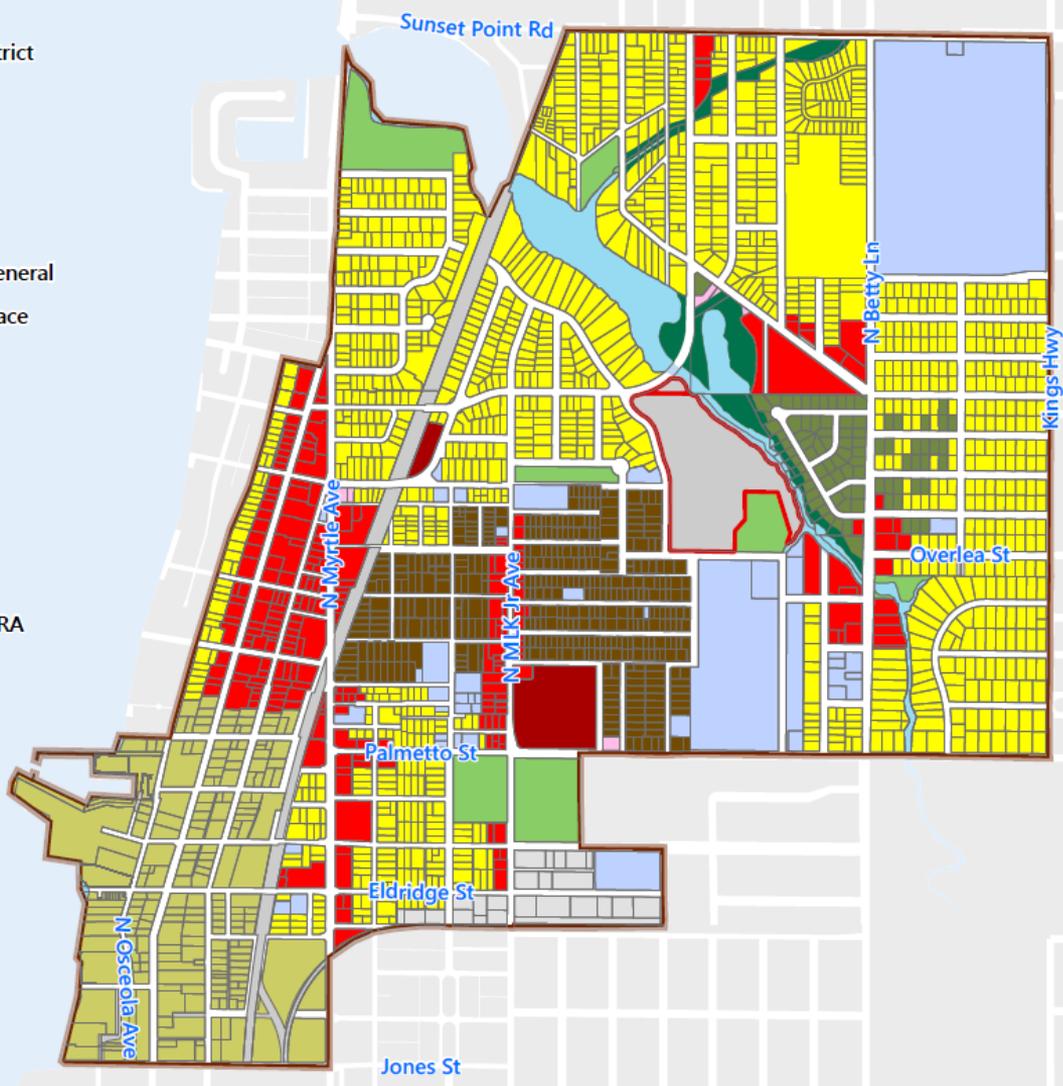
- 18.26 acres
- 2.78%

Planned Redevelopment District (PRD) Overlay Applied to:

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



- Central Business District
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Future Land Use Map (Current)

659.98 acres

PRD Overlay

- 493.96 acres
- 74.76% of CRA

Excluded Property:

- 166.02 acres
- 25.24% of CRA

Recommended Conclusions of Law

- Furthers Implementation of & Consistent with Clearwater 2045
- Consistent with Countywide Rules
- Will Not Adversely Impact Use of Property in Area
- Public Facilities & Services Available Consistent with LOS
- Will Not Adversely Impact Natural Resources

Questions?



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