



Planning & Development Department Comprehensive Plan Amendment Application Including Future Land Use Map Amendments

ALL APPLICATIONS ARE TO BE FILLED OUT COMPLETELY AND CORRECTLY, AND SUBMITTED IN PERSON (NO FAX OR DELIVERIES) TO THE PLANNING & DEVELOPMENT DEPARTMENT BY NOON ON THE SCHEDULED DEADLINE DATE.

ONE (1) COMPLETE SET OF APPLICATION MATERIALS AS REQUIRED WITHIN IS TO BE SUBMITTED DIGITALLY (COMBINED INTO A SINGLE PDF FILE ONTO A CD/DVD/USB DRIVE) FOR REVIEW BY THE DEVELOPMENT REVIEW COMMITTEE. SUBSEQUENT SUBMITTAL FOR THE COMMUNITY DEVELOPMENT BOARD WILL REQUIRE 11 COMPLETE SETS OF APPLICATION MATERIALS PRINTED (1 ORIGINAL AND 10 COPIES) AND ONE (1) COMBINED DIGITAL COPY IN A MANNER CONSISTENT WITH THE ORIGINAL SUBMITTAL. PLANS AND APPLICATIONS ARE REQUIRED TO BE COLLATED, STAPLED AND FOLDED INTO SETS.

IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT COMPLETE AND CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPLICATION.

THE APPLICANT, BY FILING THIS APPLICATION, AGREES TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT CODE.

APPLICATION FEE:	\$885	Future Land Use Map Amendment only, includes Zoning Atlas Amendment
	\$0	Comprehensive Plan Text Amendment

APPLICATION TO AMEND: _____ FUTURE LAND USE MAP
 (select one) _____ COMPREHENSIVE PLAN (TEXT)

PROPERTY OWNER (PER DEED): _____

MAILING ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____

AGENT OR REPRESENTATIVE: _____

MAILING ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____

ADDRESS OF SUBJECT PROPERTY (if applicable): _____

PARCEL NUMBER(S): _____

LEGAL DESCRIPTION: _____

DESCRIPTION OF TEXT AMENDMENT (if applicable): _____

Specifically identify the requested amendment to the Comprehensive Plan



Planning & Development Department
Comprehensive Plan Amendment Application
Including Future Land Use Map Amendments

PLEASE ENSURE THAT THE FOLLOWING INFORMATION IS FILLED OUT, IN ITS ENTIRETY. FAILURE TO COMPLETE THIS FORM WILL RESULT IN YOUR APPLICATION BEING FOUND INCOMPLETE AND POSSIBLY DEFERRED UNTIL THE FOLLOWING APPLICATION CYCLE.

FUTURE LAND USE PLAN DESIGNATION

PRESENT: _____

REQUESTED: _____

COUNTYWIDE PLAN MAP CATEGORY

PRESENT: _____

REQUESTED: _____

ZONING DISTRICT

PRESENT: _____

REQUESTED: _____

SITE AREA: _____ sq. ft. _____ acres

MAXIMUM ALLOWABLE DENSITY/INTENSITY(S) :

Current/Existing

Future Land Use(s): _____

Proposed Future

Land Use(s): _____

(units, rooms or beds per acre or non-residential square footage)

USE(S):

Existing (currently on site or previous use if vacant): _____

Proposed (new use, if any; plus existing if to remain): _____

FUTURE LAND USE PLAN DESIGNATIONS FOR ALL ADJACENT PROPERTY:

North: _____

South: _____

East: _____

West: _____

STATE OF FLORIDA, COUNTY OF PINELLAS

I, the undersigned, acknowledge that all representations made in this application are true and accurate to the best of my knowledge and authorize City representatives to visit and photograph the property described in this application.

Sworn to and subscribed before me this _____ day of

_____, _____, to me and/or by

_____, who is personally known has

produced _____ as identification.

Signature of property owner or representative

Notary public,

My commission expires: _____



Planning & Development Department
Comprehensive Plan Amendment Application
Including Future Land Use Map Amendments

PLEASE ENSURE THAT THE FOLLOWING INFORMATION IS FILLED OUT, IN ITS ENTIRETY. FAILURE TO COMPLETE THIS FORM WILL RESULT IN YOUR APPLICATION BEING FOUND INCOMPLETE AND POSSIBLY DEFERRED UNTIL THE FOLLOWING APPLICATION CYCLE.

FUTURE LAND USE PLAN DESIGNATION

PRESENT: Residential Low (RL)

REQUESTED: Recreation/Open Space (R/OS)

COUNTYWIDE PLAN MAP CATEGORY

PRESENT: Residential Low Medium (RML)

REQUESTED: Recreation/Open Space (R/OS)

ZONING DISTRICT

PRESENT: Residential Agriculture (R-A)

REQUESTED: Open Space/Recreation (OS/R)

SITE AREA: 148,104 sq. ft. 3.4 acres

MAXIMUM ALLOWABLE DENSITY/INTENSITY(S) :

Current/Existing
 Future Land Use(s): 5 dua (17 du)

Proposed Future
 Land Use(s): N/A

(units, rooms or beds per acre or non-residential square footage)

USE(S):

Existing (currently on site or previous use if vacant): Vacant

Proposed (new use, if any; plus existing if to remain): Parks and Recreation Facilities

FUTURE LAND USE PLAN DESIGNATIONS FOR ALL ADJACENT PROPERTY:

North: RL
 South: R/OS
 East: RU
 West: R/OS; RL

STATE OF FLORIDA, COUNTY OF PINELLAS

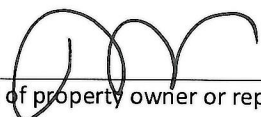
I, the undersigned, acknowledge that all representations made in this application are true and accurate to the best of my knowledge and authorize City representatives to visit and photograph the property described in this application.

Sworn to and subscribed before me this 6th day of

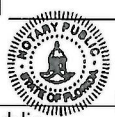
January, 2026, to me and/or by

Jennifer Poirier, who is personally known has

produced Patricia DeMilo as identification.



 Signature of property owner or representative



Comm.: HH 387353
 Expires: April 17, 2027
 Notary Public - State of Florida

Notary public,

My commission expires: April 17, 2027





Planning & Development Department
**Comprehensive Plan Amendment Application
Submittal Package Checklist**

IN ADDITION TO THE COMPLETED COMPREHENSIVE PLAN AMENDMENT APPLICATION, ALL COMPREHENSIVE PLAN AMENDMENT APPLICATIONS SHALL INCLUDE A SUBMITTAL PACKAGE THAT INCLUDES THE FOLLOWING:

- ❑ ***If the application is for an amendment to the Comprehensive Plan Future Land Use Map (LUP), in addition to the application, the applicant must also provide the following:***
 - ❑ Proof of ownership (e.g., copy of deed, title insurance policy, or other instrument demonstrating ownership)
 - ❑ Legal description of the property. If the property is not a platted lot of record, a current boundary survey prepared, signed and sealed by a land surveyor currently registered in the State of Florida is required.
 - ❑ Information demonstrating that the proposed amendment complies with the criteria set forth in Section 4-603.F. The attached Comprehensive Plan Amendment Standards for Review sheet shall be used to provide these responses.
 - ❑ An assessment of the impact of the proposed change on the adequacy of public facilities, the environment, community character, and the fiscal condition of the city.

- ❑ ***If the application is for an amendment to the Comprehensive Plan text (CPA), and does not affect an individual parcel of land, in addition to the application, the applicant must also provide the following:***
 - ❑ Data and analysis to support such an amendment under Florida Statutes.
 - ❑ Information demonstrating that the proposed amendment complies with the criteria set forth in Section 4-603.F. The attached Comprehensive Plan Amendment Standards for Review sheet shall be used to provide these responses.

- ❑ A Traffic Impact Study is not required as part of the application for an amendment to the Comprehensive Plan Future Land Use Map (LUP). A Traffic Impact Study may be provided at the applicant’s discretion to supplement the assessment of the impact of the proposed change on the adequacy of public facilities (existing roadways). A Traffic Impact Study may be required at the time a site plan is submitted for development review if the total generated net new trips generated by the proposed development meet one or more conditions outlined on the appropriate application.

- ❑ **PUBLIC HEARING ATTENDANCE:** The applicant or applicant’s agent is advised to attend all public hearings scheduled for the proposed amendment including public hearings before the Community Development Board and City Council.



Planning & Development Department
**Comprehensive Plan Amendment
Standards for Review**

PROVIDE COMPLETE RESPONSES TO EACH OF THE SIX (6) STANDARDS FOR REVIEW EXPLAINING HOW, IN DETAIL, THE CRITERION IS BEING COMPLIED WITH PER THIS COMPREHENSIVE PLAN AMENDMENT.

1. The amendment will further implementation of the comprehensive plan consistent with the goals, policies and objectives contained in the plan.

2. The amendment is not inconsistent with other provisions of the comprehensive plan.

3. The available uses, if applicable, to which the property may be put are appropriate to the property in question and compatible with existing and planned uses in the area.

4. Sufficient public facilities are available to serve the property.

5. The amendment will not adversely affect the natural environment.

6. The amendment will not adversely impact the use of property in the immediate area.



Planning & Development Department
Comprehensive Plan Amendment
Affidavit to Authorize
Agent/Representative

1. Provide names of all property owners on deed - PRINT full names:

City of Clearwater

2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:

Jennifer Poirrier, City of Clearwater City Manager

3. That this property constitutes the property for which a request for (describe request):

Change in Future Land Use classification from Residential Low (RL) to Recreation/Open Space (R/OS)

4. That the undersigned (has/have) appointed and (does/do) appoint:

Art Kader, Matthew Anderson, Craig Wilson, Mark Parry

as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;

5. That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on the above described property;

6. That site visits to the property are necessary by City representatives in order to process this application and the owner authorizes City representatives to visit and photograph the property described in this application;

7. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Jennifer Poirrier

Property Owner

Property Owner

Property Owner

Property Owner

STATE OF FLORIDA, COUNTY OF PINELLAS

BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF FLORIDA, ON

THIS 6th DAY OF January, 2026, PERSONALLY APPEARED

Jennifer Poirrier

WHO HAVING BEEN FIRST DULY SWORN

DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE SIGNED.



Patricia DeMilo
Comm.: HH 387353
Expires: April 17, 2027
Notary Public - State of Florida

Patricia DeMilo

Notary Public Signature

Notary Seal/Stamp

My Commission Expires:

April 17, 2027

SECTION III

STANDARDS FOR REVIEW PURSUANT TO CDC SECTION 4-603.F.

1. **The amendment will further implementation of the comprehensive plan consistent with the goals, policies and objectives contained in the plan.**

The proposed zoning and Future Land Use classification amendments are consistent with and further the following goals, objectives, and policies of the City's Comprehensive Plan:

Quality Places: Future Land Use Element

Policy QP 5.2.1 Continue to maintain consistency between the Countywide Plan Map and the city's Future Land Use Map.

Policy QP 5.2.3 Continue to ensure Future Land Use Map Amendments are consistent with the Countywide Plan's Scenic/Noncommercial Corridors.

Parks & Public Places: Recreation and Open Space Element

Goal PPP 1. Equitable Design: Promote the equitable design of trails, open spaces, and parks and recreation facilities to make it safe and easy for residents to be physically active, regardless of their age, race, ethnicity, income, ability, or disability.

Objective PPP 1.1: Ensure the city's system of trails, open spaces, parks and recreation facilities equitably serves diverse community needs.

Policy PPP 1.1.1: Ensure that parks and open space amenities provide equal opportunities for all users.

Policy PPP 1.1.6: Promote healthy living through the use of trails, open spaces, parks and recreation facilities for active and passive recreation, organized sports, picnic facilities, environmental programs, youth and adult programs, and special events.

Policy PPP 1.1.7: Ensure parks and recreation plans account for the city's diverse population and needs.

Goal PPP 2. Parks Facilities: Ensure that trails, open spaces, parks and recreation facilities are located throughout the city.

Objective PPP 2.1: To maintain an adequate level of service (LOS) for existing and future populations.

Objective PPP 2.2: Continue to increase the supply of trails, open spaces, and parks and recreation facilities in areas needing additional facilities.

Goal PPP 3. Natural Features Preservation:

Preserve and expand natural features of the city.

Objective PPP 3.1: Preserve natural open space areas which constitute aesthetic or ecological community assets.

Policy PPP 3.1.1: Provide natural open space areas which have the diversity of resources necessary for nature study and the enjoyment of natural assets in order to assure environmental understanding whenever possible.

Objective PPP 3.2: Preserve, enhance, and maintain the city's existing and future trails, open space, and park and recreation facilities.

Policy PPP 3.2.1: Preserve areas of ecological, historical, or archaeological value for open space and parklands when possible.

Policy PPP 3.2.2: Continue to maintain environmental integrity of city-owned open spaces and parklands.

Policy PPP 3.2.3: Continue to enhance city-owned open space and parkland areas by restoring degraded natural communities and eradicating non-native or invasive vegetation.

Policy PPP 3.2.8: Designate appropriate city-owned lands as Preservation (P) or Recreation/Open Space (R/OS) on the Future Land Use Map whenever feasible.

Conservation & Coastal Management: Conservation & Coastal Management Elements

Goal CCM 1: Continue to protect, enhance, and conserve natural resources within the city to provide for the long-term accessibility, enhancement, safety, economic viability, and environmental integrity of those resources.

Objective CCM 1.2: Continue to protect floodplains, drainage ways, and all other natural resources from encroachment and development.

Policy CCM 1.2.8: Protect natural resources and systems through application of local, state, and regional regulations, mitigation, and management plans, and permitting procedures as well as through locally instituted land purchase programs.

Objective CCM 1.3: Continue to protect, maintain, enhance, and manage wetlands, estuaries, wildlife habitats, conservation areas, and city-owned lands that are in their natural state from unnatural disturbances or adverse impacts from development.

Policy CCM 1.3.4: Continue to administer regulations providing for the protection of threatened and endangered species and species of special concern.

Policy CCM 1.3.8: Continue to protect and recognize the importance of natural ecosystems and city parks as integral parts of the city's urban environment.

Policy CCM 1.3.9: Coordinate recreation planning with other plans concerning water quality, stormwater management, fish and wildlife management, and environmental education.

The proposed zoning and Future Land Use classification amendments are consistent with and further the following Strategic Plan objectives:

1.2: Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts.

1.3: Adopt responsive levels of service for public facilities and amenities, and identify resources required to sustain that level of service.

- 2.3: Promote Clearwater as a premier destination for entertainment, cultural experiences, tourism, and national sporting events.
- 3.2: Preserve community livability through responsible development standards, proactive code compliance, and targeted revitalization.
- 4.3: Protect the conservation of urban forests and public green spaces to promote biodiversity and reduce our carbon footprint.

2. The amendment is not inconsistent with other provisions of the comprehensive plan.

A thorough review of the City's Comprehensive Plan was conducted, and the proposal was adjudged to not be inconsistent with any provision of the Plan.

3. The available uses, if applicable, to which the property may be put are appropriate to the property in question and compatible with existing and planned uses in the area.

The subject property is generally undeveloped and owned by the City of Clearwater's Parks & Recreation Department with the intent of using the site as a parks and recreation facility and/or environmental park. The overall goal is to limit development to informational signage and limited access such as unpaved trails. The site is intended to blend seamlessly with the existing Moccasin Lake Park immediately adjacent to the south.

The proposed amendment will bring the entire site under the more appropriate Open Space/Recreation zoning district with the corresponding Recreation/Open Space Future Land Use classification. The site is undeveloped and intended to be used as a park with limited structural development mostly limited to informational signage and unpaved trails. The site will function as a part of Moccasin Lake Park adding to the City's extensive parks and recreation system. No conflicts vis-à-vis the needs and character of the neighborhood and city are anticipated.

4. Sufficient public facilities are available to serve the property.

The amendment is anticipated to have no impact on any public facility and sufficient public facilities are available to serve the property.

5. The amendment will not adversely affect the natural environment.

The proposal will not only not adversely affect the natural environment the entire purpose of the Future Land Use amendment is to facilitate the preservation of the natural environment. The amendments will bring the site into the appropriate zoning districts and Future Land Use classifications for a parks and recreation facility/environmental park use.

6. The amendment will not adversely impact the use of property in the immediate area.

Adjacent property uses are residential (detached dwellings). The proposed amendments are anticipated to have no effect on any property in the area.