

ORDINANCE NO. 9861-26

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY, TO APPLY THE PLANNED REDEVELOPMENT DISTRICT (PRD) OVERLAY AS AN OVERLAY CATEGORY IN ADDITION TO THE EXISTING RESIDENTIAL LOW (RL), RESIDENTIAL URBAN (RU), RESIDENTIAL MEDIUM (RM), RESIDENTIAL HIGH (RH), COMMERCIAL GENERAL (CG), INSTITUTIONAL (I), RESIDENTIAL/OFFICE GENERAL (R/OG), AND INDUSTRIAL LIMITED (IL) FUTURE LAND USE CATEGORIES FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE BOUNDARIES OF LAND KNOWN AS THE NORTH GREENWOOD COMMUNITY REDEVELOPMENT AREA (CRA), AND EXCLUDING THOSE PORTIONS OF THE NORTH GREENWOOD CRA WHICH ARE DESIGNATED WITH THE CENTRAL BUSINESS DISTRICT (CBD), RECREATION/OPEN SPACE (R/OS), PRESERVATION (P), AND WATER FUTURE LAND USE CATEGORIES, AS MORE SPECIFICALLY IDENTIFIED IN ATTACHED EXHIBIT "A" AND AS DEPICTED IN ATTACHED EXHIBIT "B", ALL WITHIN THE CITY OF CLEARWATER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Clearwater Comprehensive Plan (the "Comprehensive Plan"), adopted January 18, 2024, includes a framework that serves as a guide to development, redevelopment, and investment in the city, establishing neighborhoods, corridors, activity, mixed-use and neighborhood centers; and

WHEREAS, the City desires to promote mixed-use development, walkable and transit-supportive redevelopment, and infill development in these areas which are depicted on QP 1. Framework (the "Framework Map"); and

WHEREAS, the North Greenwood Area is identified as a neighborhood center on the Framework Map; and

WHEREAS, the North Greenwood Community Redevelopment Area Plan (the "CRA Plan"), adopted by City Council on January 12, 2023, 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, 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 amendment to the Future Land Use Element of the Comprehensive Plan of the City, as proposed by this ordinance, implements the intent of the CRA Plan by designating properties within the CRA Plan area with a new Planned Redevelopment District ("PRD") Overlay; and

WHEREAS, this ordinance proposes changes to the Future Land Use Element of the Comprehensive Plan to apply an overlay district only to properties designated with certain existing categories; and

WHEREAS, upcoming amendments to the City's Community Development Code will be required to establish a new North Greenwood Community Overlay District with density, intensity, and ISR bonuses and design standards and apply the overlay district to the properties described herein on the City's Zoning Atlas; and

WHEREAS, the amendment to the Future Land Use Element of the Comprehensive Plan of the City as set forth in this ordinance is found to be reasonable, proper and appropriate, and is consistent with the City's Comprehensive Plan; now, therefore,

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

Section 1. The Future Land Use Element of the Comprehensive Plan of the City of Clearwater is changed by adding an overlay land use category to the hereinafter described property as follows:

<u>Property</u>	<u>Land Use Category</u>
See attached Exhibit A for Legal Description	From: RESIDENTIAL LOW (RL); RESIDENTIAL URBAN (RU); RESIDENTIAL MEDIUM (RM); RESIDENTIAL HIGH (RH); COMMERCIAL GENERAL (CG); INSTITUTIONAL (I); RESIDENTIAL/OFFICE GENERAL (R/OG); AND INDUSTRIAL LIMITED (IL)
(LUP2025-11005)	To: RESIDENTIAL LOW (RL) & PLANNED REDEVELOPMENT DISTRICT (PRD) OVERLAY; RESIDENTIAL URBAN (RU) & PLANNED REDEVELOPMENT DISTRICT (PRD) OVERLAY; RESIDENTIAL MEDIUM (RM) & PLANNED REDEVELOPMENT DISTRICT (PRD) OVERLAY; RESIDENTIAL HIGH (RH) & PLANNED REDEVELOPMENT DISTRICT (PRD) OVERLAY; COMMERCIAL GENERAL (CG) & PLANNED REDEVELOPMENT DISTRICT (PRD) OVERLAY; INSTITUTIONAL (I) & PLANNED REDEVELOPMENT DISTRICT (PRD) OVERLAY; RESIDENTIAL/OFFICE GENERAL (R/OG) & PLANNED REDEVELOPMENT DISTRICT (PRD) OVERLAY; AND INDUSTRIAL LIMITED (IL) & PLANNED REDEVELOPMENT DISTRICT (PRD) OVERLAY

The map attached as Exhibit B is hereby incorporated by reference.

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

Section 3. This ordinance shall take effect contingent upon and subject to the approval of the amendments to the City of Clearwater Comprehensive Plan set forth in Ordinance 9860-26 and the land use change by the Pinellas County Board of County Commissioners, where applicable, thirty-one (31) days post-adoption of this ordinance. If this ordinance is appealed within thirty (30) days after adoption, then this ordinance will take effect only after approval of the land use designation by the Pinellas County Board of Commissioners and upon issuance of a final order determining this amendment to be in compliance either by the Department of Commerce or the Administration Commission, where applicable, pursuant to section 163.3187, Florida Statutes. The Community Development Coordinator is authorized to transmit to Forward Pinellas, in its role as the Pinellas Planning Council, an application to amend the Countywide Plan Map in order to achieve consistency with the Future Land Use Element of the City's Comprehensive Plan as amended by this ordinance.

PASSED ON FIRST READING

PASSED ON SECOND AND FINAL
READING AND ADOPTED

Bruce Rector
Mayor

Approved as to form:

Attest:

Matthew J. Mytych, Esq.
Senior Assistant City Attorney

Rosemarie Call, MPA, MMC
City Clerk