

ORDINANCE NO. 9145-18

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY, BY CHANGING THE LAND USE DESIGNATIONS OF 47 PROPERTIES, WHICH ARE GENERALLY LOCATED NORTH OF NICHOLSON STREET, WEST OF THE PINELLAS TRAIL, EAST OF CLEARWATER HARBOR, AND WITHIN 285 FEET NORTH OF CEDAR STREET, AND ARE MORE SPECIFICALLY IDENTIFIED IN ATTACHED "EXHIBIT A," CONSISTING OF 10.848 ACRES MORE OR LESS, ALL WITHIN THE CITY OF CLEARWATER, FROM RESIDENTIAL URBAN (RU), INSTITUTIONAL (I), AND COMMERCIAL GENERAL (CG) TO CENTRAL BUSINESS DISTRICT (CBD) AS DEPICTED IN ATTACHED "EXHIBIT B;" AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Clearwater Comprehensive Plan, adopted December 8, 2008, seeks to promote high quality design standards that support Clearwater's image and contribute to its identity by updating the Clearwater Downtown Redevelopment Plan ("the Plan") and determining if expansions to the boundaries of the downtown redevelopment district are necessary; and

WHEREAS, the North Marina Area Master Plan, accepted by City Council on January 21, 2016, recommended expanding the Old Bay Character District of the Plan northward and amending the future land use and Zoning Atlas designations of these additional properties to be consistent with the remainder of the Downtown; and

WHEREAS, the updated Plan, as adopted by City Council on March 1, 2018, expands the Old Bay Character District to include the additional properties within the North Marina Area Master Plan boundary and six contiguous parcels to the north to eliminate bifurcation of ownership; and

WHEREAS, the amendment to the Future Land Use Element of the Comprehensive Plan, as proposed by this ordinance, implements the Plan; 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 amended by designating the land use category for the hereinafter described properties follows:

<u>Property</u>	<u>Land Use Category</u>
See attached Exhibit A for Legal Description	From: Residential Urban (RU), Institutional (I) and Commercial General (CG)
	To: Central Business District (CBD)

(LUP2017-09005)

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. All ordinances or portions of ordinances in conflict with or inconsistent with this ordinance are hereby replaced to the extent of such inconsistency or conflict.

Section 4. This ordinance shall take effect contingent upon approval of the land use designation by the Pinellas County Board of Commissioners, where applicable, and thirty-one (31) days post-adoption. 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 Economic Opportunity (DEO) 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 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

George N. Cretekos
Mayor

Approved as to form:

Attest:

Pamela K. Akin
City Attorney

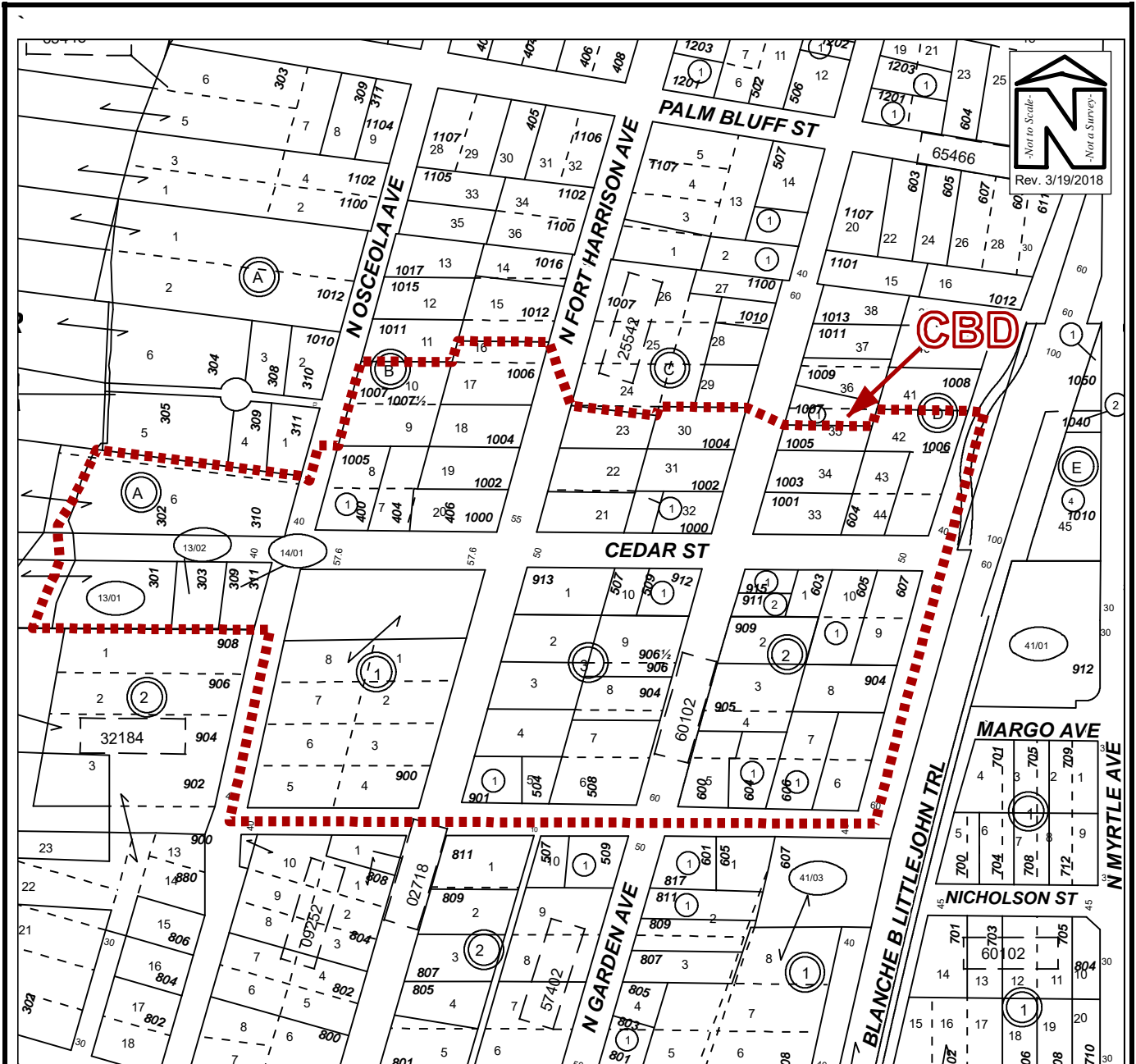
Rosemarie Call
City Clerk

Ordinance 9145-18 Exhibit A

Parcel ID Number	Subject Site Address	Current Countywide Land Use	Proposed Countywide Land Use	Current Future Land Use	Proposed Future Land Use	Current Zoning	Proposed Zoning
09-29-15-60102-002-0012	911 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0051	604 NICHOLSON ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0060	NICHOLSON ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0061	606 NICHOLSON ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0040	905 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0090	906 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0011	915 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-004-0430	RAILROAD AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-002-0170	1006 N FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-002-0190	N FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0020	909 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0080	904 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0040	FT HARRISON AVE N	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-003-0220	N FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0020	FT HARRISON AVE N	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-003-0210	N FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0100	GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0010	603 CEDAR ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-004-0330	1001 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-004-0420	1006 BLANCHE B LITTLEJOHN TRL	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-003-0310	1002 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0051	901 N FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0091	CEDAR ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-002-0180	N FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0010	913 N FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-00000-140-0100	309 CEDAR ST	Residential Low Medium (RLM)	Activity Center (AC)	Residential Urban (RU)	Central Business District (CBD)	Low Medium Density Residential (LMDR)	Downtown (D)
09-29-15-25542-003-0321	N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0090	607 CEDAR ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-004-0350	N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-003-0230	N FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-002-0090	1007 N OSCEOLA AVE	Residential Low Medium (RLM)	Activity Center (AC)	Residential Urban (RU)	Central Business District (CBD)	Low Medium Density Residential (LMDR)	Downtown (D)
09-29-15-00000-130-0200	303 CEDAR ST	Residential Low Medium (RLM)	Activity Center (AC)	Residential Urban (RU)	Central Business District (CBD)	Low Medium Density Residential (LMDR)	Downtown (D)
09-29-15-25542-003-0320	1000 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-32184-001-0010	900 N FT HARRISON AVE	Public/Semi-Public (P/SP)	Activity Center (AC)	Institutional (I)	Central Business District (CBD)	Institutional (I)	Downtown (D)
		Retail & Services (R&S)		Commercial General (CG)		Commercial (C)	
09-29-15-60102-003-0050	504 NICHOLSON ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0050	600 NICHOLSON ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-002-0080	904 BLANCHE B LITTLEJOHN TRL	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0101	509 CEDAR ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-002-0070	CEDAR ST	Residential Low Medium (RLM)	Activity Center (AC)	Residential Urban (RU)	Central Business District (CBD)	Low Medium Density Residential (LMDR)	Downtown (D)
09-29-15-25542-002-0071	1005 N OSCEOLA AVE	Residential Low Medium (RLM)	Activity Center (AC)	Residential Urban (RU)	Central Business District (CBD)	Low Medium Density Residential (LMDR)	Downtown (D)
09-29-15-60102-003-0030	FT HARRISON AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-60102-003-0060	508 NICHOLSON ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-004-0340	GARDEN AVE N	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-002-0200	CEDAR ST	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)
09-29-15-25542-003-0300	1004 N GARDEN AVE	Retail & Services (R&S)	Activity Center (AC)	Commercial General (CG)	Central Business District (CBD)	Commercial (C)	Downtown (D)

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Parcel ID Number	Subject Site Address	Current Countywide Land Use	Proposed Countywide Land Use	Current Future Land Use	Proposed Future Land Use	Current Zoning	Proposed Zoning
09-29-15-00000-130-0100	301 CEDAR ST	Residential Low Medium (RLM)	Activity Center (AC)	Residential Urban (RU)	Central Business District (CBD)	Low Medium Density Residential (LMDR)	Downtown (D)
09-29-15-25542-001-0060	302 CEDAR ST	Residential Low Medium (RLM)	Activity Center (AC)	Residential Urban (RU)	Central Business District (CBD)	Low Medium Density Residential (LMDR)	Downtown (D)



FUTURE LAND USE MAP

Owner(s): Multiple Owners		Case:	LUP2017-09005 REZ2017-09006
Site: Multiple Addresses		Property Size(Acres):	10.848
Land Use		PIN:	See attached
From:	CG, I, RU		
To:	CBD	Atlas Page:	268B, 277B