

## **ORDINANCE NO. 9144-18**

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE ZONING ATLAS OF THE CITY BY REZONING ~~968969~~ PROPERTIES IN THE COMMUNITY REDEVELOPMENT AREA AS EXPANDED IN 2003 AND GENERALLY LOCATED SOUTH OF DREW STREET, EAST OF PROSPECT AVENUE, NORTH OF COURT STREET, AND WEST OF HIGHLAND AVENUE, IN ADDITION TO ONE PROPERTY LOCATED ON THE SOUTHEAST CORNER OF CHESTNUT STREET AND MYRTLE AVENUE AND ON THE NORTHWEST CORNER OF PROSPECT AVENUE AND TURNER STREET, WHICH ARE MORE SPECIFICALLY IDENTIFIED IN ATTACHED EXHIBIT A, CONSISTING OF 174.788 ACRES MORE OR LESS, ALL WITHIN THE CITY OF CLEARWATER, FROM THE COMMERCIAL (C), LOW MEDIUM DENSITY RESIDENTIAL (LMDR), MEDIUM DENSITY RESIDENTIAL (MDR), MEDIUM HIGH DENSITY RESIDENTIAL (MHDR), HIGH DENSITY RESIDENTIAL (HDR), OPEN SPACE/ RECREATION (OS/R), OFFICE (O) AND INSTITUTIONAL (I) DISTRICTS TO THE DOWNTOWN (D) DISTRICT AS DEPICTED IN ATTACHED "EXHIBITS B-1 AND B-2;" AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the updated Clearwater Downtown Redevelopment Plan ("the Plan"), as adopted by City Council on March 1, 2018, establishes policy direction to amend the future land use designations and Zoning Atlas designations of the properties in the Prospect Lake and Downtown Gateway Character Districts that were not previously amended when the Plan boundaries were expanded in 2003, to be consistent with the remainder of the Downtown; and

WHEREAS, the amendment to the Zoning Atlas of the City, as proposed by this ordinance, implements the intent of the Plan; and

WHEREAS, Ordinance 9143-18 amends the Future Land Use Element of the Comprehensive Plan to designate these same properties as Central Business District (CBD), thereby allowing for redevelopment within the Downtown Area at increased densities and intensities as established in the Plan; and

WHEREAS, this ordinance proposes changes to the Zoning Atlas designations of the properties described herein and in the maps attached in a manner that is consistent with the City's Future Land Use Map, as amended; and

WHEREAS, the amendment to the Zoning Atlas 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 following described properties in Clearwater, Florida, are hereby rezoned, and the Zoning Atlas of the City is amended as follows:

| <u>Property</u>                                  | <u>Zoning District</u>                                                                                                                                                                                                                                              |
|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| See attached Exhibit A for<br>Legal Descriptions | From: Commercial (C), Low Medium<br>Density Residential (LMDR), Medium<br>Density Residential (MDR), Medium<br>High Density Residential (MHDR), High<br>Density Residential (HDR), Open Space/<br>Recreation (OS/R), Office (O), and<br>Institutional (I) Districts |
| (REZ2017-09006)                                  | To: Downtown (D) District                                                                                                                                                                                                                                           |

The maps attached as Exhibits B-1 and B-2 are hereby incorporated by reference.

Section 2. The City Engineer is directed to revise the Zoning Atlas of the City in accordance with the foregoing amendment.

Section 3. This ordinance shall take effect immediately upon adoption, subject to the approval of the land use designations set forth in Ordinance 9143-18, and subject to a determination by the State of Florida, as appropriate, of compliance with the applicable requirements of the Local Government Comprehensive Planning and Land Development Regulation Act, pursuant to §163.3189, Florida Statutes.

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 9144-18 Exhibit A

[illegible]

Ordinance 9144-18 Exhibit A

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Ordinance 9144-18 Exhibit A

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Ordinance 9144-18 Exhibit A

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Ordinance 9144-18 Exhibit A

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Ordinance 9144-18 Exhibit A

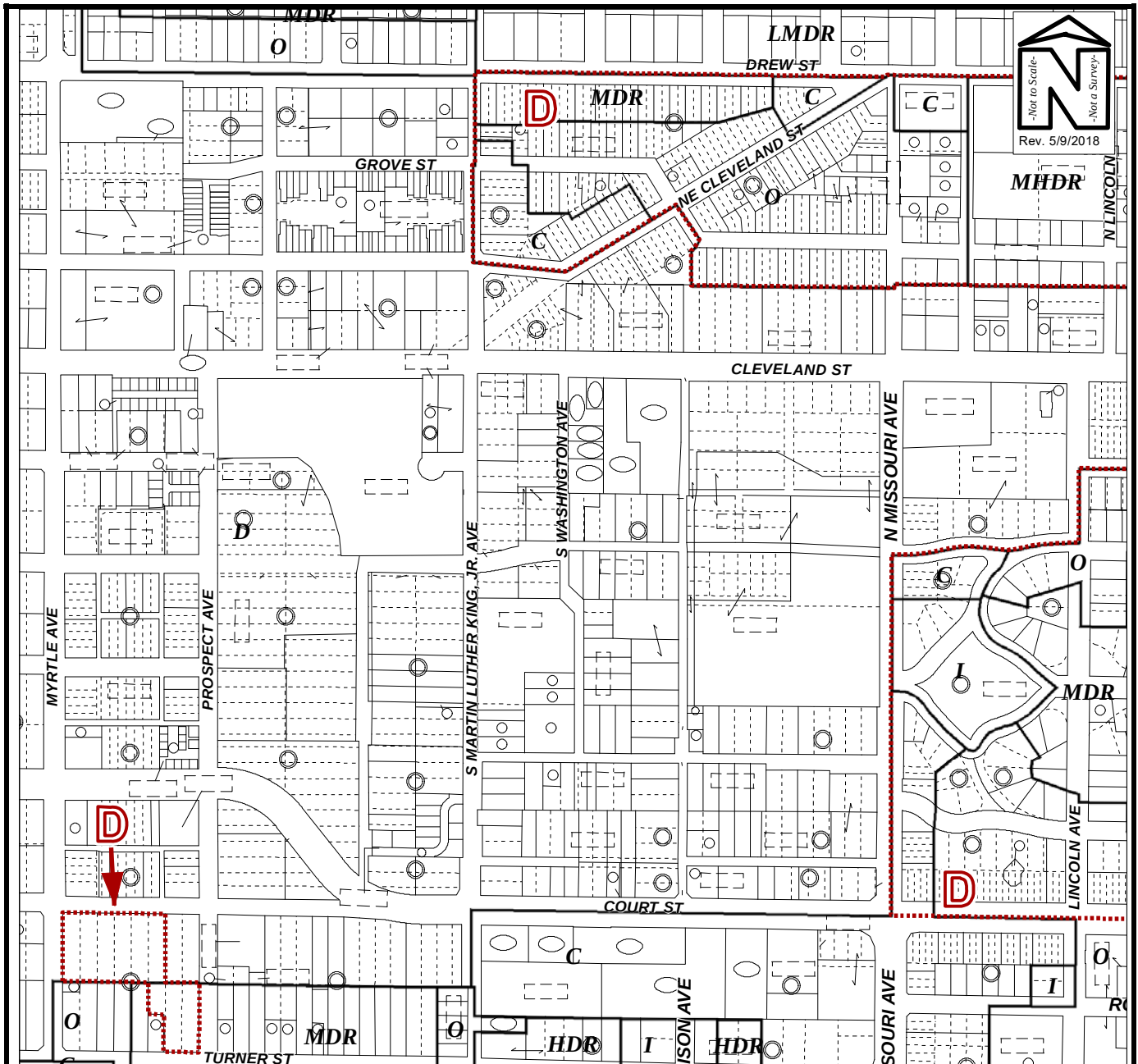
[illegible]

Ordinance 9144-18 Exhibit A

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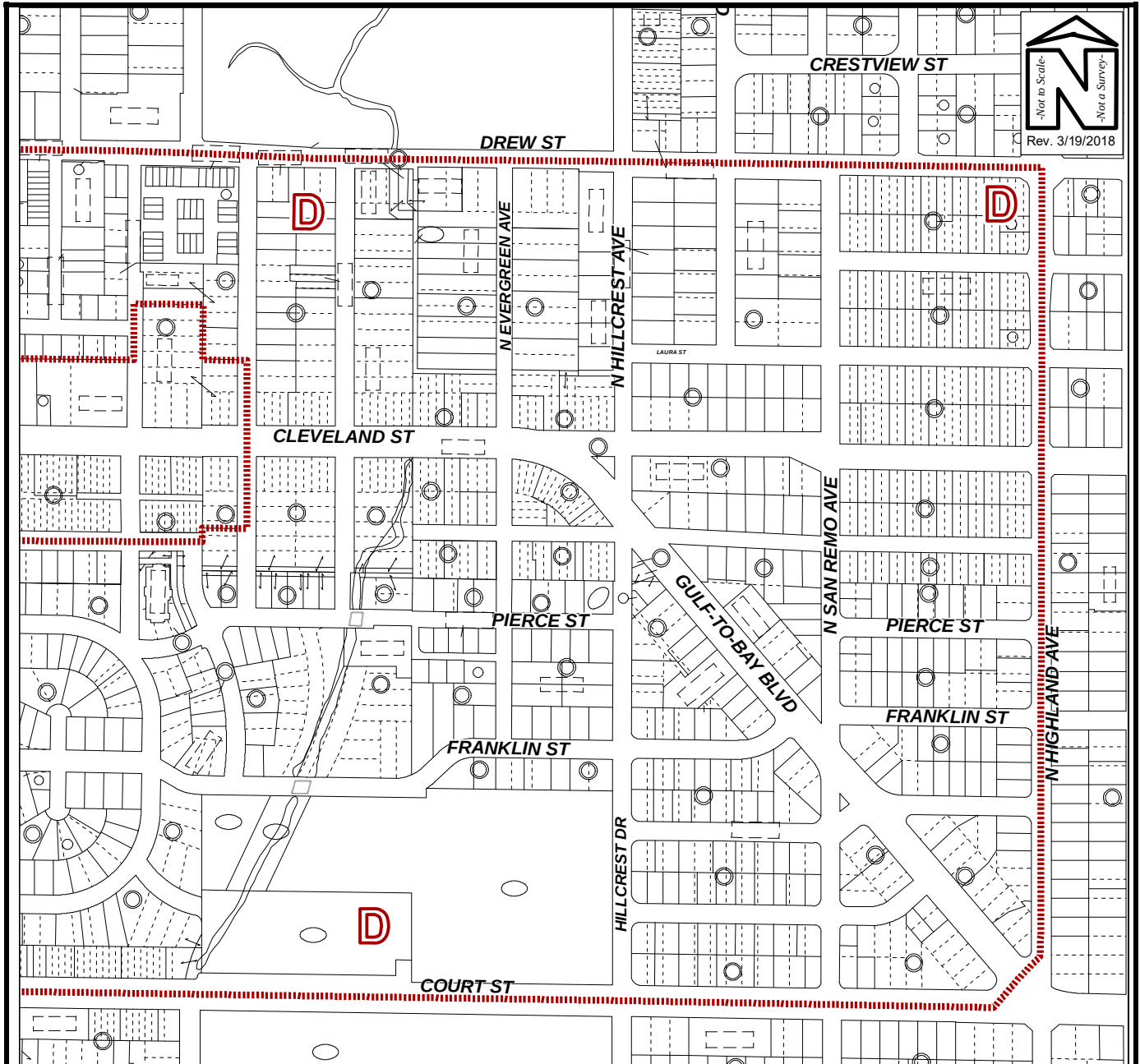
Ordinance 9144-18 Exhibit A

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## ZONING MAP 1 OF 2

|                           |                                 |                       |                                |
|---------------------------|---------------------------------|-----------------------|--------------------------------|
| Owner(s): Multiple Owners |                                 | Case:                 | LUP2017-09004<br>REZ2017-09005 |
| Site: Multiple Addresses  |                                 | Property Size(Acres): | 174.788                        |
| Land Use                  |                                 | PIN:                  | See attached                   |
| From:                     | R/OG, RM, CG<br>RU, RH, I, R/OS |                       |                                |
| To:                       | CBD                             | Atlas Page:           | 287A, 287B, 288A               |



## ZONING MAP 2 of 2

|                           |                                 |                       |                                |
|---------------------------|---------------------------------|-----------------------|--------------------------------|
| Owner(s): Multiple Owners |                                 | Case:                 | LUP2017-09004<br>REZ2017-09005 |
| Site: Multiple Addresses  |                                 | Property Size(Acres): | 174.788                        |
| Land Use                  |                                 | PIN:                  | See attached                   |
| From:                     | R/OG, RM, CG<br>RU, RH, I, R/OS |                       |                                |
| To:                       | CBD                             | Atlas Page:           | 287A, 287B, 288A               |