



## Legislation Text

File #: TA2020-03003, Version: 1

### **SUBJECT/RECOMMENDATION:**

Approve amendments to the Clearwater Community Development Code revising Appendix B US 19 Zoning District and Development Standards general provisions, regulating plan, and flexibility divisions, and modifying the comprehensive landscaping program, parking demand study, and temporary uses sections, and pass Ordinance No. 9387-20 on first reading. (TA2020-03003)

### **SUMMARY:**

The proposed text amendment is the first substantive city-initiated update to the US 19 Zoning District and Development Standards (Appendix B of the Community Development Code) since it was adopted in February 2017. The City has processed permits for renovations of existing buildings, changes of use, and redevelopment projects of various scales under the new US 19 District requirements, which has allowed staff to assess the standards. Proposed Ordinance 9387-20 is primarily focused on sections of the US 19 District and Development Standards addressing development exemptions and flexibility, but also includes other limited amendments which are summarized below.

- Updated terminology within and the organization of Section B-103, Organization of Standards, to make consistent with the Downtown (D) District which was adopted after the US 19 District
- Clarified certain exemptions by modifying provisions for improvement, remodel or reconstruction projects and developments setback more than 200 feet to state that new floor area must meet the US 19 District setbacks “to the maximum extent practicable,” and by incorporating additional descriptions (Section B-104)
- Amended the US 19 District Regulating Plan by changing the designated Street Frontage Type from B to D for the eastern side of the Campus Walk retail plaza located at 2551 and 2571 Drew Street and the western side of the FDOT stormwater pond on US 19, and by depicting “key corners” on the maps (Division 2, Figure 1. Regulating Plan)
- Expanded options for flexibility in Appendix B, Division 7 under certain circumstances by:
  - allowing additional reductions to required parking beyond those possible through the parking reduction factors outlined in Table 3 based on the provision of a parking demand study (new flexibility provision)
  - allowing front setbacks less than the minimum required for lots that have various constraints such as irregular shapes or natural features which make it difficult to meet the required setbacks (modified existing flexibility provision)
  - reducing the acreage threshold from 10 acres to 5 acres for Special Project Types with “employment intensive land uses” (modified existing flexibility provision)
- Established a criterion for the use of the comprehensive landscape program in the US 19 District, where currently it is not permitted (Section 3-1202.G)
- Added the City Engineer as an approver for parking demand study methodology (Section 3-1401.C)
- Added the US 19 District to the list of Districts in which certain temporary uses can occur (Section 3-

2103)

The Planning and Development Department has determined that the proposed text amendment to the Community Development Code is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan and the Community Development Code as outlined in the staff report. The CDB reviewed the proposed text amendment at its meeting of June 16, 2020, and unanimously recommended approval of the amendment.

**APPROPRIATION CODE AND AMOUNT: N/A**

**USE OF RESERVE FUNDS: N/A**