



Legislation Text

File #: LUP2017-09005, **Version:** 1

SUBJECT/RECOMMENDATION:

Approve a Future Land Use Map Amendment from the Residential Urban (RU), Institutional (I), and Commercial General (CG) categories to the Central Business District (CBD) category for 47 parcels located in the Old Bay Character District expansion area of the Clearwater Downtown Redevelopment Plan, and pass Ordinance 9145-18 on first reading. (LUP2017-09005)

SUMMARY:

The North Marina Area Master Plan (Master Plan), accepted by City Council in January 2016, recommended the northern boundary of the Clearwater Downtown Redevelopment Plan area be extended northward to incorporate those parcels not already designated Downtown (D) District on the Zoning Atlas but addressed in the Master Plan. This boundary expansion was included in the updated Clearwater Downtown Redevelopment Plan, adopted by City Council March 1, 2018 (Ordinance 9103-18).

This Future Land Use Map amendment involves 47 parcels totaling 10.848 acres which are located generally north of Nicholson Street, west of the Pinellas Trail, east of Clearwater Harbor, and within 285 feet north of Cedar Street. The parcels are comprised primarily of single family homes, with some multi-family residential and office uses, as well as a school (North Ward) that is currently closed. There are 17 vacant parcels within the amendment area which are all less than 10,000 square feet. New development has not occurred within the amendment area; however, the Garden Trail Apartments and the Habitat for Humanity homes have recently been constructed just to the south of the amendment area. It is likely that most development or redevelopment in the amendment area will be smaller-scale infill development, although the development potential could allow for larger developments.

The request is to amend the Future Land Use Map designations of this area from Residential Urban (RU), Institutional (I), and Commercial General (CG) to Central Business District (CBD). The City is initiating this amendment to establish a uniform land use designation across the expanded Old Bay Character District, consistent with the Master Plan and Clearwater Downtown Redevelopment Plan. A companion rezoning application proposes to amend the properties' zoning to the Downtown (D) District (REZ2017-09006, Ordinance 9146-18).

The proposed Central Business District (CBD) category allows a mix of uses; however, new Downtown Zoning District and Development Standards will dictate where specific uses can be located. The densities and intensities are established within the adopted Clearwater Downtown Redevelopment Plan. The density in the proposed amendment area is 35 dwelling units per acre. Additionally, the intensity, or floor area ratio (FAR) also varies from 1.5 for properties fronting on North Fort Harrison Avenue and westward to 0.5 for the remaining properties eastward.

The Planning and Development Department determined that the proposed Future Land Use Map amendment is consistent with the provisions of the Clearwater Community Development Code as specified below:

- The proposed amendment is consistent with the Comprehensive Plan and the Countywide Plan Rules.
- The proposed amendment is compatible with the surrounding property and character of the neighborhood.

- Sufficient public facilities are available to serve the property.
- The proposed amendment will not have an adverse impact on the natural environment.
- The proposed amendment will not have an adverse impact on the use of property in the immediate area.

In accordance with the Countywide Plan Rules, this land use plan amendment is subject to the approval of Forward Pinellas, in its role as the Pinellas Planning Council, and the Board of County Commissioners acting as the Countywide Planning Authority. The application is a large-scale amendment so review and approval by the Florida Department of Economic Opportunity and other state agencies is required.

The Community Development Board reviewed this application at its May 15, 2018 public hearing and made a unanimous recommendation of approval to the Council.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A