





Quality Places

Future Land Use and Housing Elements

CLEARWATER | 20
A bright and beautiful future. | 45



Introduction

The Quality Places Chapter provides guidance related to land use, development, and redevelopment; housing affordability; neighborhoods; and economic development.

Clearwater is a largely built-out community which means planning and policy development is geared more toward infill development and redevelopment rather than growth management. With only 5.6% of the city's land area characterized as vacant by the Pinellas County Property Appraiser's Office, the development of unoccupied, greenfield sites will have a limited impact on the city's future.

Chapter policies focus on:

- Directing new investment to appropriate locations;
- Ensuring compatibility between development and surrounding neighborhoods;
- Promoting neighborhood livability and programming;
- Expanding arts, history, and cultural opportunities; and
- Attracting jobs that offer community and fiscal benefits.

Planning Context

Land Use Planning

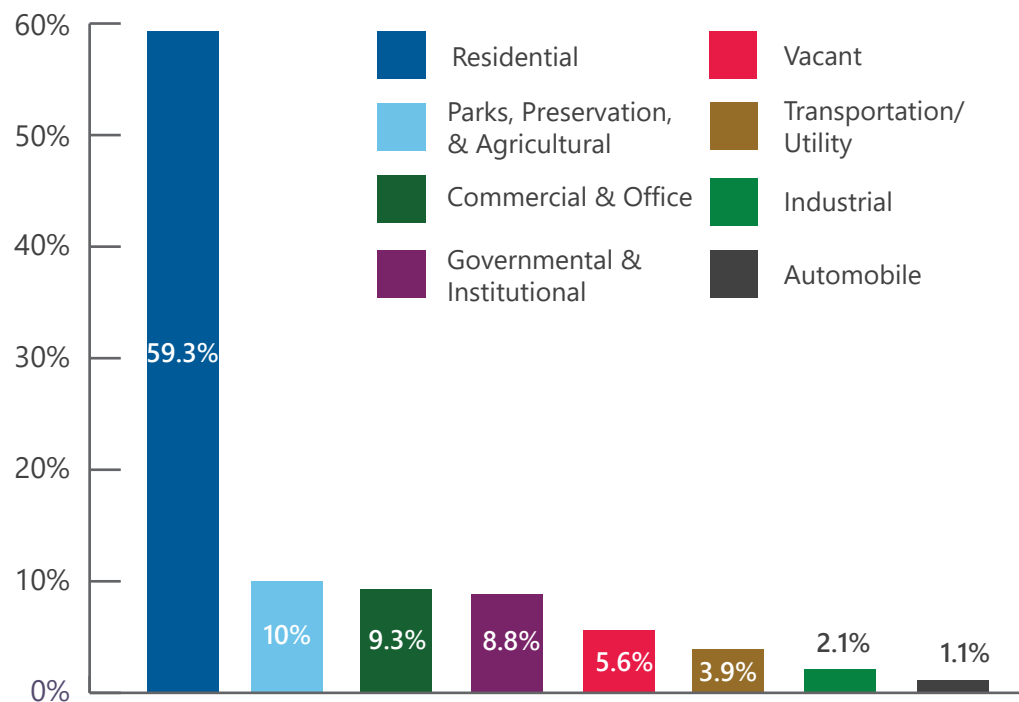
Future land use designations are used to establish where broad categories of uses can be built and at what density or intensity with the goal of creating development patterns that are orderly and rational. For example, the city's Future Land Use Map identifies land that will be preserved; where mixed-use development is allowed; and where high density and intensity uses are encouraged. The city governs residential development by density or units per acre (UPA) and nonresidential development by intensity or floor area ratio (FAR). Certain uses such as assisted living facilities are considered residential equivalent uses and a density of beds per unit per acre is established. Overnight accommodations are governed by units per acre; however, rooms per acre may also be used. These are further detailed in **Table QP 1. Future Land Use Categories**, and **Map QP 3. Future Land Use** shows the city's growth pattern.

Nearly 60% of the city is currently developed with residential uses; however, future opportunities for new housing are limited. The remainder of the city is comprised of recreation and open space uses (10%), commercial and office uses (9%), governmental and institutional uses (9%), transportation/utility uses (4%), industrial uses (2%), and automobile-related uses (1%) as shown in **Figure 4. Existing Land Uses Percentages**.

Land for recreation, parkland, and open space uses account for 10% of the land use in the city. These are scattered throughout the city and include neighborhood parks, golf courses, natural preserve areas, and uses such as bowling alleys, mini-golf, or campgrounds. Recreation and open space uses are important in providing a high quality of life through opportunities to improve both physical and mental health, as well as the ability to increase property values and economic development opportunities.

Commercial and office uses account for 9% of the land use in the city and can largely be found along the US 19 and Gulf to Bay Boulevard corridors, intersections such as Belcher Road and Sunset Point Road or McMullen Booth Road and SR 590, as well as along Drew Street. Commercial uses on Clearwater Beach are mostly hotels and restaurants and are an outlier in that they are within a more walkable environment. Typically, commercial uses are highly auto oriented and, other than Clearwater and Countryside Malls, are older buildings built post-WWII through the early 1990s.

Figure 4. Existing Land Uses Percentages



Commercial uses, including hotels, support the city's tourism and provide additional employment opportunities and the largest tax base.

Industrial and manufacturing uses account for only 2% of the land use in the city but provide an important economic base and are primarily within the Hercules Employment District, although there are other smaller pockets of industrial land located along the CSX rail line. Like most of the development in the city, these structures are older and likely need major renovations to remain viable uses. Industrial uses provide the city with important employment opportunities and tax base.

Housing

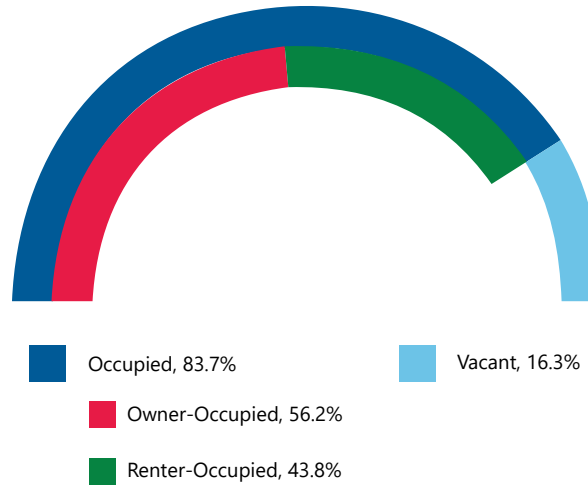
With well over half of the land in the city being used for residential uses, the stability of housing is important. According to the 2020 census, there are 62,330 housing units within the city, with nearly 84% being occupied and 16% being vacant. Of the occupied housing units, 56% are owner-occupied with the remaining 44% being renter-occupied as shown in **Figure 5. Occupied vs. Vacant Housing**. Most of the vacant housing units in the city are used for seasonal, recreational, or occasional use, like second homes, and nearly one-third are for rent or sale. The city does not permit short-term rentals, which are rentals of less than 30 days, within its residential zoning districts; however, enforcement remains challenging.

While the city aspires to provide housing to residents at all income levels, the ability is influenced by many factors. Land use and transportation must be looked at together, plans and programs should be coordinated, and cooperation between all entities that have a role in housing is necessary. Housing policies continue to focus on creating affordable and workforce housing throughout the city while protecting the existing neighborhoods. There is a mixture of legally restricted and naturally occurring affordable housing (LRAH and NOAH) within the city, both of which are important contributors to meeting the city's affordable housing needs. Recently, the city has seen several mobile home parks redevelop into market-rate rental apartment complexes which are also needed;

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however, this could lead to displacement of residents. *Plan* policies address ways to protect both affordable housing and the tenants that face displacement. There are many affordable and workforce housing programs available to eligible residents including those that might be facing displacement. Additionally, the city offers programs to assist with home purchase and rehabilitation.

Figure 5. Occupied vs. Vacant Housing



Into the Future

Neighborhood Livability

The city anticipates its residential neighborhoods to remain primarily as strong single-family areas; therefore, a focus on ensuring proper maintenance of these homes is crucial to maintaining neighborhood stability. The protection of affordable housing, specifically NOAH units, also needs to be a major focus, and creative solutions will need to be researched and implemented. Infill development provides opportunities to increase housing and affordability through enabling “missing middle” options such as duplexes and accessory dwelling units. However, such development will



Countryside Mall

need to complement and support existing neighborhoods. Increased neighborhood placemaking projects and programming helps strengthen neighborhoods, supporting their uniqueness and increasing artistic vibrancy.

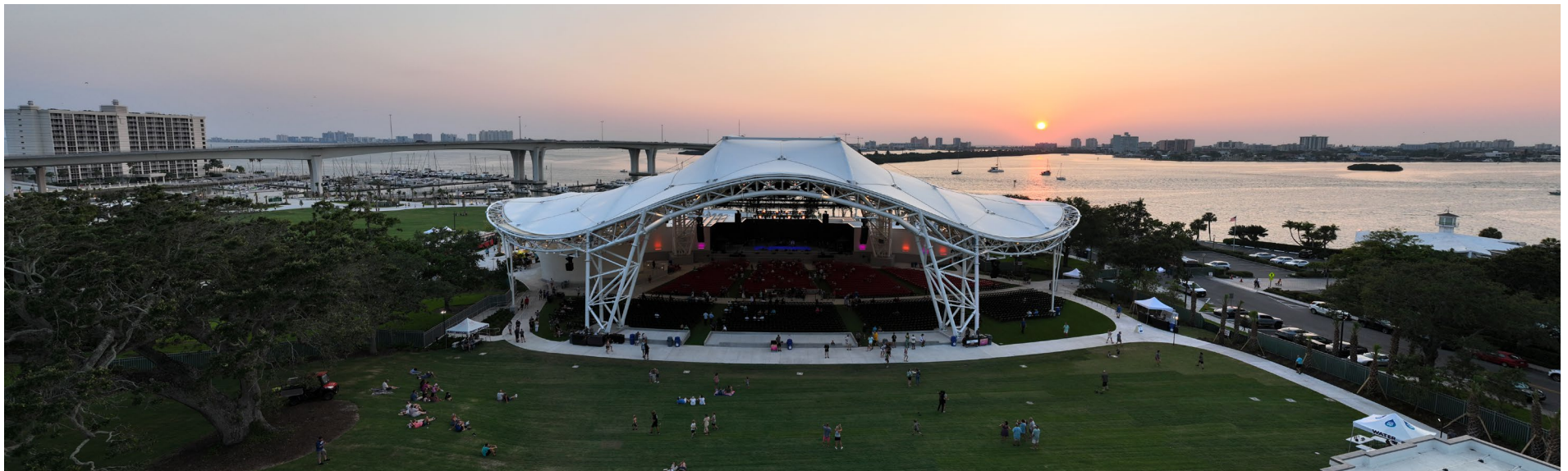
Trees provide many benefits to improve the livability of the city and its neighborhoods like boosting mental and physical health, cleaning the air, and cooling down places by providing shade. The city will work to find a balance between trees located on public and private property when prioritizing the creation of a long-lived tree canopy that will improve the livability of neighborhoods and the health and wellbeing of its residents.

Downtown Clearwater

New, larger-scale multifamily development will continue to occur in the city's Downtown and US 19 activity centers. The new Coachman Park is expected to be a catalyst for additional development in Downtown, achieving the city's long-time vision for a vibrant Downtown that can also serve as a "third day" activity for visitors. Downtown also aims to be a traditional urban environment, with a renewed focus on high density and intensity uses built around walkability.

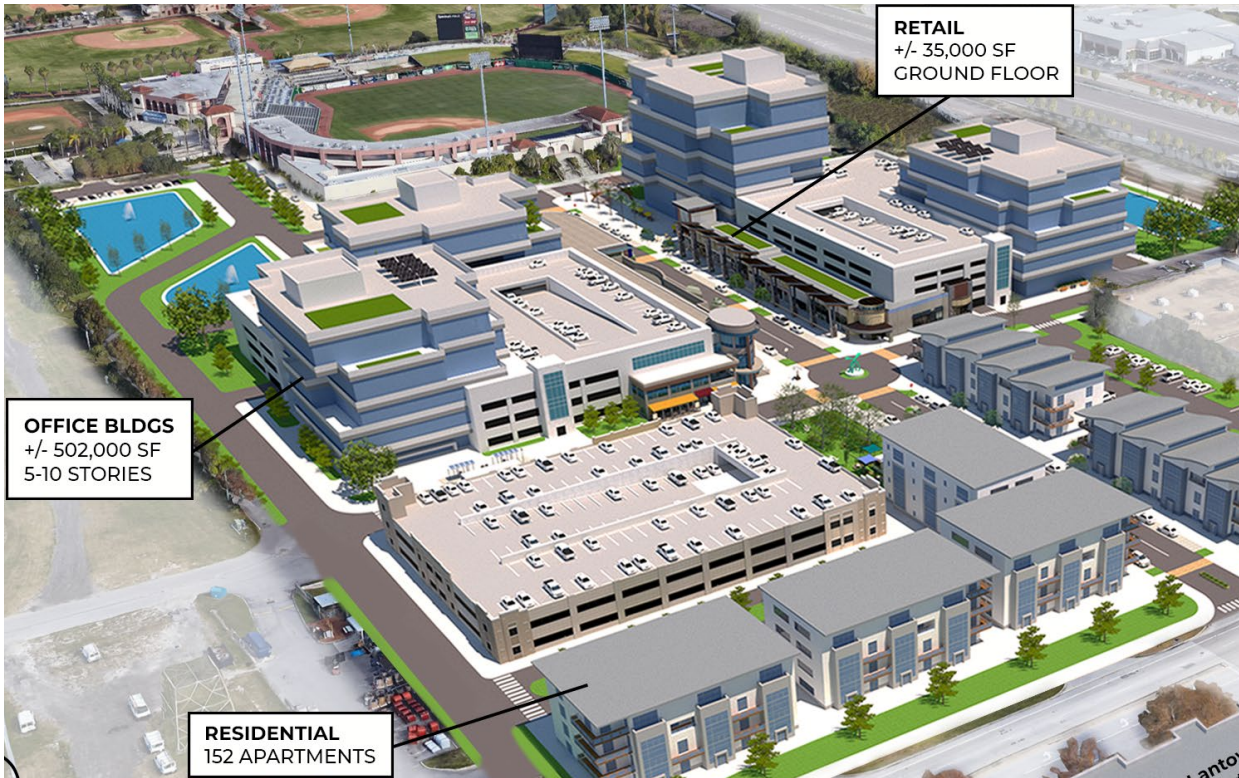
Economic Development

Planning efforts encourage employment uses to follow the growth of residential developments. As older shopping and retail centers become obsolete, there will be redevelopment opportunities and sites with potential for mixed-use campuses, which would allow for living, working, and entertainment within walkable communities.



The Sound at Coachman Park during sunset

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Development concept for the northwest corner of Drew Street and US 19

Neighborhood Connection

Additionally, as older, auto-oriented commercial developments and corridors start to redevelop, this redevelopment should prioritize reconnections to nearby neighborhoods or other commercial developments, to increase opportunities for walkability and bikeability between neighborhoods and other commercial developments.

Framework Map

Map QP 1. Framework delineates the city's Neighborhoods; Corridors; Activity, Mixed-Use, and Neighborhood Centers; and the Hercules Employment District, establishing a framework for policies to address these unique areas to ensure the city's viability into the future. Those areas already guided by redevelopment plans and standards, such as Downtown, Clearwater Beach, and US 19, will continue to be governed by those plans and policies.

Goals QP 1 through QP 4 implement the Framework Map, and the objectives and policies specifically apply to those mapped areas, while Goals QP 5 through QP 8 cover a wide range of topics that impact the entire city.

Neighborhoods

Neighborhoods are the foundation, the building blocks of the city that offer a wide range of housing and lifestyle options to meet the needs of residents. Goals, objectives, and policies for neighborhoods are meant to protect these neighborhoods into the future, through ideas such as expanding neighborhood programming, ensuring infill development or redevelopment is compatible with and complements existing development, and implementing the *North Greenwood CRA Plan*.

Corridors & Neighborhood Centers

Corridors are the main commercial corridors through the city and Neighborhood Centers are small-scale and neighborhood-serving commercial nodes. These are the hubs for shopping, dining, and services that serve the daily and weekly needs of nearby neighborhoods. Goals, objectives, and policies focus on improving connectivity to neighborhoods and increasing opportunities for pedestrian activities, such as biking or walking.

Mixed-Use Centers

Mixed-Use Centers are mainly located along US 19, but the area around Morton Plant Hospital on Fort Harrison Avenue is also identified as a mixed-use center. These centers are important areas for living, working, and shopping, and will bring new life and opportunity to formerly underutilized and mostly auto-oriented places.

Activity Centers

The city's Activity Centers are Clearwater Beach and Downtown Clearwater, which are dense, walkable areas that serve as the city's primary economic engine. These centers are the city's traditional centers of living, working, shopping, and entertainment.

Employment District(s)

The Hercules Employment District, located north and east of Clearwater Airpark, is the city's traditional center for smaller-scale manufacturing, assembly, repairs, and other "maker" enterprises. While this is currently the only Employment District, there is a new study that will allow the city to create others if desired.

Chapter Goals

This chapter contains eight goals:

Goal QP 1. Neighborhoods

Sustain and improve the livability, stability, and attractiveness of neighborhoods.

Goal QP 2. Mixed-Use Corridors

Promote mixed-use development, walkable and transit-supportive redevelopment, and infill development in areas designated as Corridors or Mixed-Use or Neighborhood Centers on **Map QP 1. Framework**.

Goal QP 3. Activity Centers

Support the on-going transformation of the Downtown and Clearwater Beach Activity Centers as high intensity, walkable, and attractive regional centers for living, working, shopping, and entertainment.

Goal QP 4. Employment Districts

Protect and improve the Hercules Employment District and areas identified in the *Target Employment and Industrial Lands Study (TEILS)*, as primary locations for office uses; light industrial, manufacturing and assembly; and research and development, warehouse and distribution uses.

Goal QP 5. Future Land Use

Plan and regulate land use and development in the city to protect public health and safety and promote high quality development.

Goal QP 6. Housing

Encourage the development of housing units in a variety of types, costs, and locations that diversify housing options and provides housing that meets the evolving needs of Clearwater residents.

Goal QP 7. Arts, History, & Culture

Celebrate the unique qualities of Clearwater neighborhoods and preserve and enhance significant historic and cultural places and districts.








Goal QP 8. Causeways & View

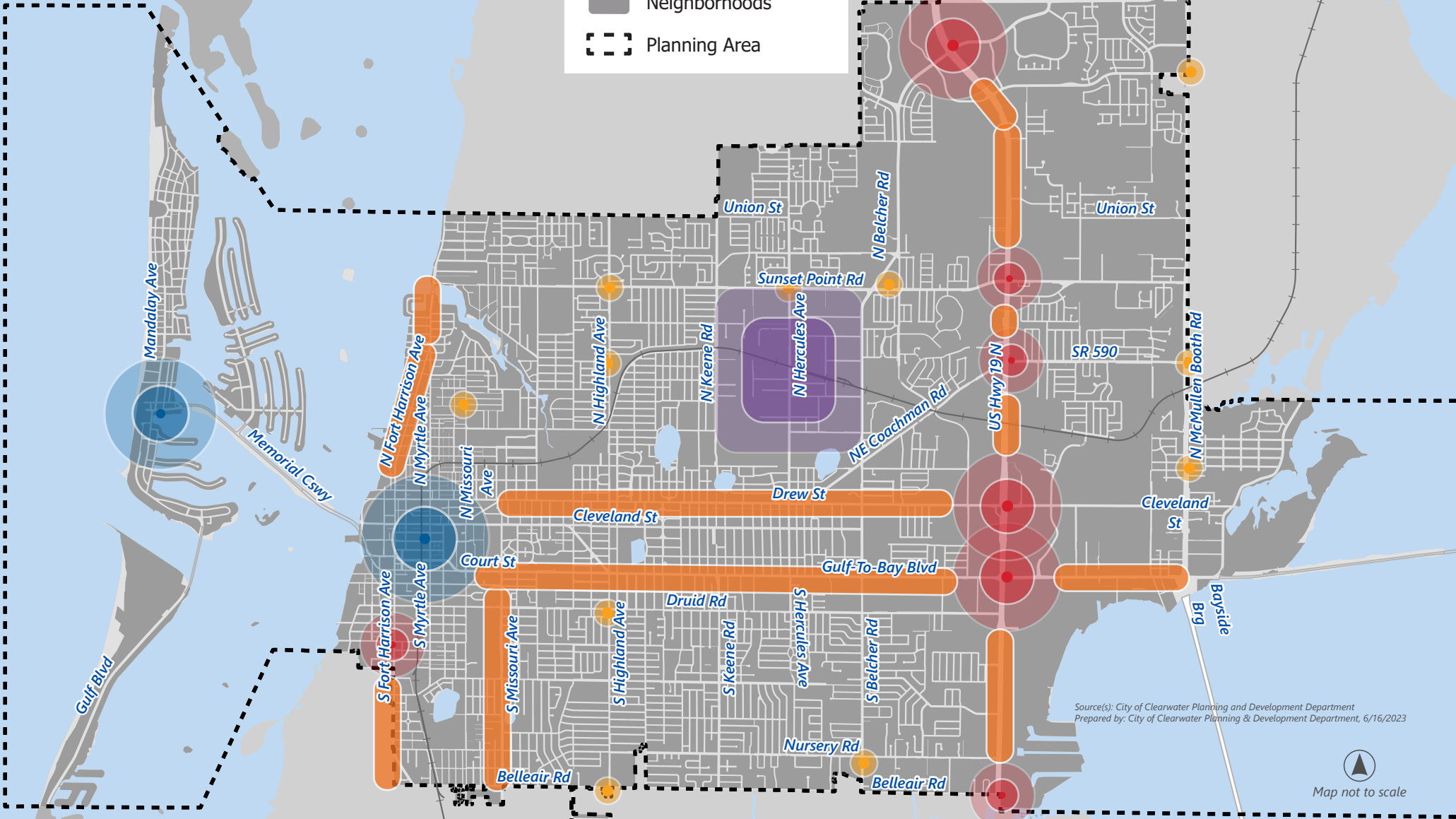
Corridors

Protect and enhance the Courtney Campbell Causeway, Memorial Causeway, city gateways, and view corridors as natural, recreational, scenic, historic, and cultural resources.

QP 1. Framework

The Framework Map establishes the city's Neighborhoods; Corridors; Activity, Mixed-Use, and Neighborhood Centers; and Hercules Employment District. The following goals, objectives, and policies guide development, redevelopment, and investment within the areas identified above.

-  Activity Centers
-  Mixed-Use Centers
-  Hercules Employment District
-  Neighborhood Centers and Corridors
-  Neighborhoods
-  Neighborhoods
-  Planning Area



Source(s): City of Clearwater Planning and Development Department
 Prepared by: City of Clearwater Planning & Development Department, 6/16/2023

Goal QP 1

Sustain and improve the livability, stability, and attractiveness of neighborhoods.

Objective QP 1.1

Ensure programs and investments are designed to support the long-term livability, sustainability, attractiveness, and safety of existing neighborhoods.

Policies

QP 1.1.1

Incorporate public health and safety considerations in neighborhood planning to improve resident health outcomes, improve safety and security, reduce risks, and improve quality of life.

QP 1.1.2

Consider expanding existing neighborhood-focused programs, services, and initiatives to strengthen neighborhood identity, celebrate history and heritage, and build new channels of communication to address the unique challenges of different neighborhoods.

QP 1.1.3

Consider creating a neighborhood planning program to identify opportunities for conservation, redevelopment, and reinvestment in existing neighborhoods.

QP 1.1.4

Prioritize neighborhood planning to support stabilization and revitalization of older and under-resourced neighborhoods, including those identified as having the greatest need for support in the city's *Consolidated Plan* and *Annual Action Plan*.

Objective QP 1.2

Guide development and public investment in neighborhoods to preserve community character and promote strategic infill development and redevelopment.

Policies

QP 1.2.1

Evaluate standards in the *Community Development Code (CDC)* to promote compact and walkable forms of mixed-income housing, ensure new and infill housing complements the character of the existing neighborhood, and ensure projects create interconnected street networks and provide effective transitions in scale.

QP 1.2.2

Amend the *CDC* to modify minimum lot sizes, setbacks, and development techniques such as the use of clustered development for zoning districts consistent with the Residential Estate (RE) and Residential Suburban (RS) future land use categories.

QP 1.2.3

Encourage the provision of neighborhood-serving uses and amenities in locations planned for increased housing density, including in Downtown and in designated centers along the US 19 corridor.

QP 1.2.4

Protect the established character of South Martin Luther King, Jr. Avenue from Lakeview Road to Woodlawn Street by limiting future land use and zoning amendments to key locations that support neighborhood commercial uses.

QP 1.2.5

Consider future land use or zoning amendments along Lakeview Road from South Fort Harrison Avenue to South Martin Luther King, Jr. Avenue that support the emerging character of the area and Morton Plant Hospital.



Mural in the North Greenwood community

QP 1.2.6

Consider future land use and zoning amendments that promote affordable and mixed-income housing and mixed-use development along South Fort Harrison Avenue from A Street to E Street to support the emerging character of Morton Plant Hospital.

QP 1.2.7

Encourage lot consolidation, streetscape improvements, and the creation of affordable housing and mixed-use development along Missouri Avenue from Drew Street to Belleair Road.

QP 1.2.8

Encourage the creation of walkable and livable neighborhoods on Drew Street from Myrtle Avenue to Old Coachman Road.

Objective QP 1.3

Support the vision of the North Greenwood area through implementation of the strategies in the *North Greenwood Community Redevelopment Area (CRA) Plan*.

Policies

QP 1.3.1

Continue to support the tax increment financing program and redevelopment efforts of the North Greenwood area through activities of the Community Redevelopment Agency.

QP 1.3.2

Review the *North Greenwood CRA Plan* periodically to ensure that goals and strategies are being met and consider revisions if needed.

QP 1.3.3

Update the *North Greenwood CRA Plan* by 2033 to identify tax increment financing projects and strategies for the final ten years of the planning period from 2033 through 2042.

QP 1.3.4

Work to retain the existing neighborhood character of North Greenwood when evaluating the creation of form-based standards or amendments to the *CDC*.

QP 1.3.5

Consider amendments to the *CDC* to create missing middle housing and infill development opportunities.

QP 1.3.6

Utilize findings from the North Martin Luther King, Jr. Avenue Design Charrette to guide amendments to the *CDC* to facilitate redevelopment along the North Martin Luther King, Jr. Avenue Corridor.

Goal QP 2

Promote mixed-use development, walkable and transit-supportive redevelopment, and infill development in areas designated as Corridors or Mixed-Use or Neighborhood Centers on Map QP 1. Framework.

Objective QP 2.1

Support opportunities for corridor planning and mixed-use or neighborhood-scale development.

Policies

QP 2.1.1

Initiate corridor planning to identify opportunities for conservation, redevelopment, and reinvestment along existing commercial and mixed-use corridors.

QP 2.1.2

Support the adoption and utilization of future land use categories made available by the *Countywide Plan for Pinellas County* to prioritize infill development and redevelopment along corridors identified as Investment Corridors in the *Advantage Pinellas: Long Range Transportation Plan*.

QP 2.1.3

Advocate for mixed-use development that includes a combination of compatible land uses having functional interrelationships and design and build human-scale active, attractive designs that encourage walking, cycling, and the use of transit.

QP 2.1.4

Identify target areas for mixed-use development opportunities.

QP 2.1.5

Explore the potential to establish a neighborhood main street program which could serve as a foundation for promoting reinvestment in older neighborhood-serving commercial areas.

QP 2.1.6

Consider creating development standards to facilitate neighborhood-serving commercial development consistent with the Commercial Neighborhood (CN) or Commercial Limited (CL) future land use categories.

Objective QP 2.2

Continue to promote redevelopment along the US 19 corridor through implementation of the *US 19 Redevelopment Plan* and application of the *US 19 Zoning District and Development Standards*.

Policies

QP 2.2.1

Review the *US 19 Zoning District and Development Standards* to ensure provisions encourage transit-supportive and walkable forms of development while allowing sufficient levels of flexibility to address unique development opportunities and constraints.

QP 2.2.2

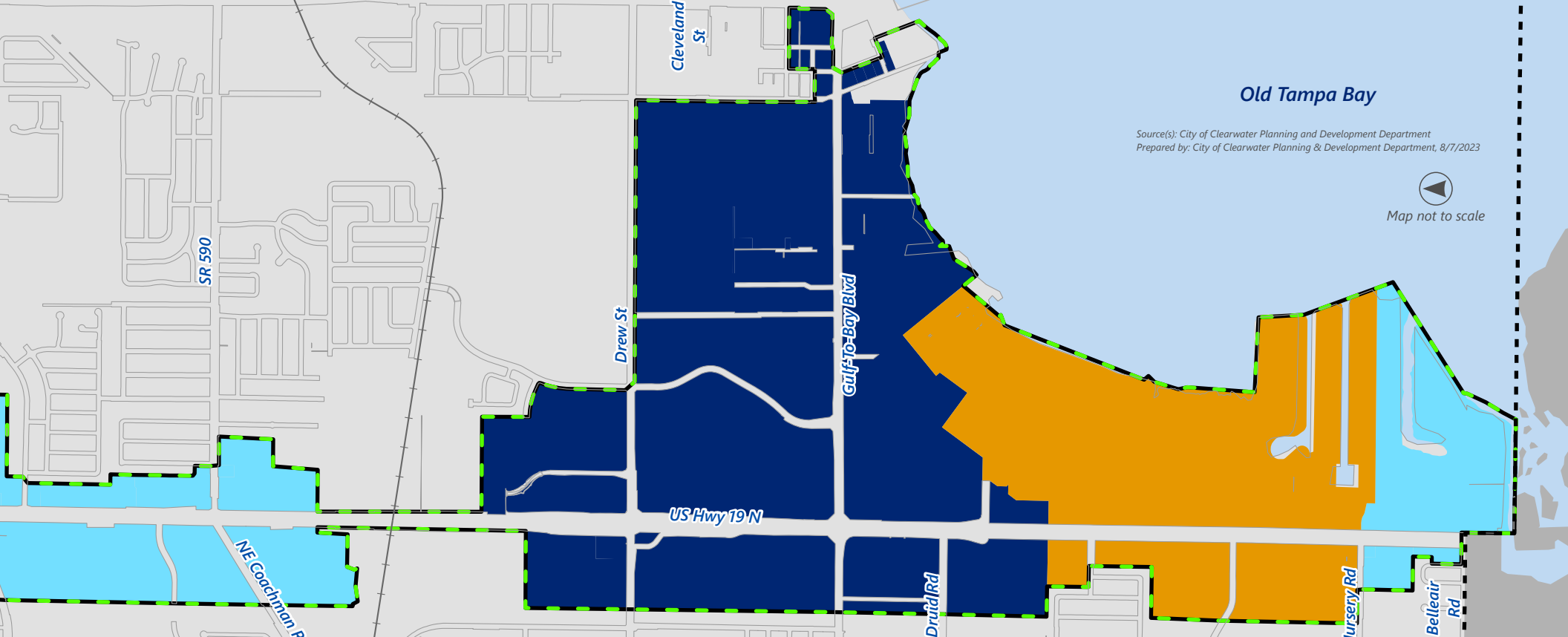
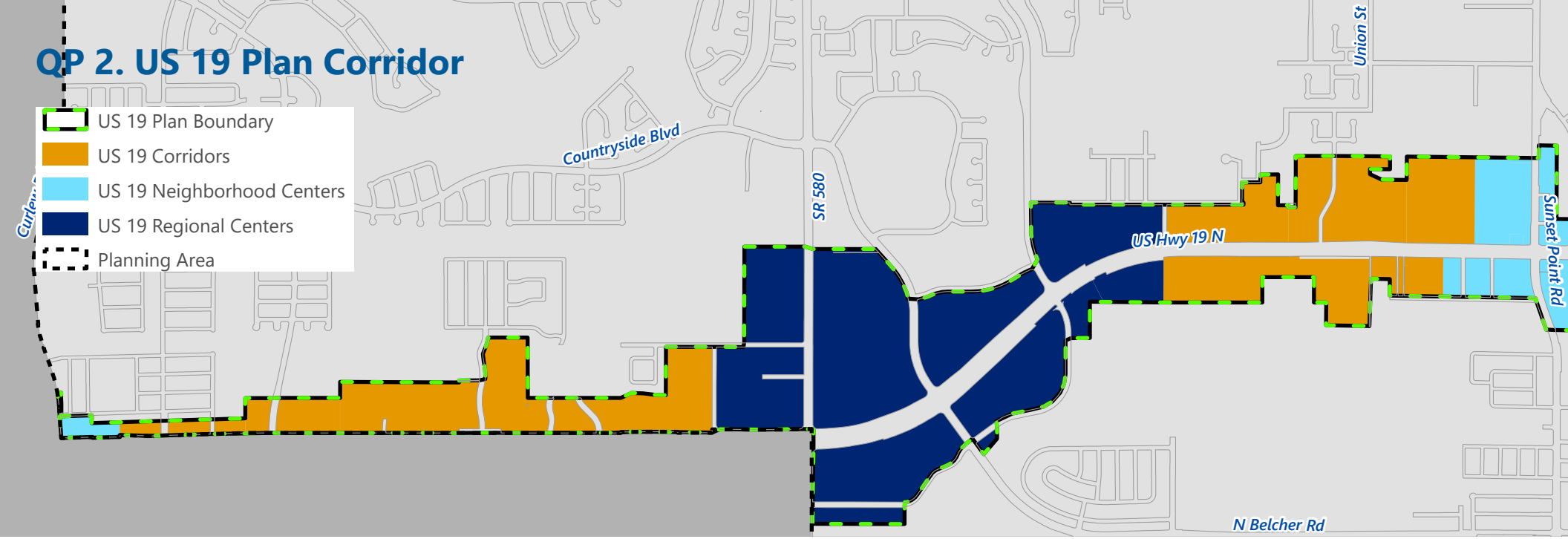
Designate unincorporated property within the US 19 corridor redevelopment area, upon annexation, to a future land use category consistent with the US 19 Regional Center (US 19-RC), US 19 Neighborhood Center (US 19-NC), and US 19 Corridor (US 19-C) boundaries depicted on **Map QP 2. US 19 Plan Corridor**.

QP 2.2.3

Continue to market preferred sites and pursue opportunities for property assemblage within the US 19 Corridor that have the greatest potential for employment-intensive and mixed uses.

QP 2. US 19 Plan Corridor

- US 19 Plan Boundary
- US 19 Corridors
- US 19 Neighborhood Centers
- US 19 Regional Centers
- Planning Area





Harn Boulevard through the Morningside Neighborhood



Cleveland Street corridor through Skycrest Neighborhood

Objective QP 2.3

Protect and preserve the character of neighborhoods and corridors.

Policies

QP 2.3.1

Preserve the residential character of the designated Scenic/ Noncommercial Corridor of Belcher Road north of Sunset Point Road and south of Druid Road.

QP 2.3.2

Limit expansion of existing commercial uses at the intersections of Belcher Road with Sunset Point Road and Nursery Road.

QP 2.3.3

Support the continued existence of the residential and institutional character along Nursery Road between Belcher Road and US 19.

QP 2.3.4

Continue to preserve the limited large-lot residential character of neighborhoods designated as Residential Estate (RE) and Residential Suburban (RS) by discouraging Future Land Use Map Amendments to higher-density or intensity future land use categories.

QP 2.3.5

Protect and preserve the golf course community character of the Countryside neighborhood.

QP 2.3.6

Preserve the scenic water views and residential character of North Clearwater Beach, Sand Key, Island Estates, and Old Bay.

Goal QP 3

Support the on-going transformation of the Downtown and Clearwater Beach Activity Centers as high intensity, walkable, and attractive regional centers for living, working, shopping, and entertainment.

Objective QP 3.1

Continue to protect and enhance waterfront uses that promote tourism and recreation within the city.

Policies

QP 3.1.1

Continue to invest in the Downtown and Clearwater Beach marinas to provide safe and efficient access for all users of the marinas and ferry service.

QP 3.1.2

Encourage the preservation of recreational and commercial working waterfronts, marinas, and other water-dependent facilities.

QP 3.1.3

Discourage future land use and zoning amendments of recreational and commercial working waterfronts.

Objective QP 3.2

Continue to promote reinvestment and revitalization in Downtown through implementation of the *Clearwater Downtown Redevelopment Plan* and application of the *Downtown District and Development Standards*.

Policies

QP 3.2.1

Evaluate the *Clearwater Downtown Redevelopment Plan* and *Downtown District and Development Standards* periodically to determine if amendments are necessary to guide redevelopment and public investment.

QP 3.2.2

Update the *Master Streetscape Plan* within the *Clearwater Downtown Redevelopment Plan*.

QP 3.2.3

Continue to support the tax increment financing program and redevelopment efforts of the Downtown area through activities of the Community Redevelopment Agency.

QP 3.2.4

Activate streets and sidewalks to support local businesses through various Community Redevelopment Agency projects or programs.

QP 3.2.5

Recognize the unique topographic bluff features throughout Downtown Clearwater and consider those features during review of development along the Downtown waterfront.

QP 3.2.6

Encourage the continued presence and concentration of public uses in Downtown, including city and county governmental uses.

QP 3.2.7

Explore integrated parking management and pricing strategies to reduce parking demand and maximize the benefits of publicly available on-street parking and public parking resources.

QP 3.2.8

Incentivize residential development, including full-time occupancy, in Downtown to create a larger and more stable population base.

QP 3.2.9

Continue to utilize the Public Amenities Incentive Pool as established in the *Clearwater Downtown Redevelopment Plan* to incentivize development.



Cleveland Street is a hub of activity in Downtown Clearwater

Objective QP 3.3

Continue to use *Beach by Design: A Preliminary Design for Clearwater Beach and Design Guidelines (Beach by Design)* to guide development, redevelopment, and placemaking on Clearwater Beach.

Policies

QP 3.3.1

Guide the on-going transformation of Clearwater Beach through *Beach by Design* and periodically evaluate the plan to determine if amendments are necessary to meet changing conditions or needs.

QP 3.3.2

Recognize the area governed by *Beach by Design* on the Countywide Plan Map as a Community Redevelopment District, which is indicated on the map as Activity Center with Special Center subcategory. This area is bounded on the north by the line dividing the block between Acacia Street and Somerset Street, the Gulf of Mexico on the west, Clearwater Harbor on the east, excluding Island Estates, and the Sand Key Bridge on the south, excluding Devon Avenue and Bayside Drive. Beachfront and public property located adjacent to the Gulf of Mexico and the Intracoastal Waterway with a future land use designation of Recreation/Open Space (R/OS) shall be excluded from the Community Redevelopment District.

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QP 3.3.3

Permit the use of the Destination Resort Density Pool of additional hotel rooms established in *Beach by Design* in the following areas:

- a. The land located between Mandalay Avenue and the Gulf of Mexico between Rockaway Street and Papaya Street; and
- b. The land located south of the Pier 60 parking lot and north of the southerly lot lines of Lots 77 and 126 of the Lloyd-White-Skinner Subdivision between South Gulfview Boulevard and Coronado Drive.

QP 3.3.4

Continue to utilize the Hotel Density Reserve allocation as established in *Beach by Design* to facilitate hotel development on Clearwater Beach.

QP 3.3.5

Continue to administer a tracking system for and monitor the allocation of units from the Destination Resort Density Pool and the Hotel Density Reserve permitted by *Beach by Design*.



Beach Walk and Clearwater Beach. Photo credit: Pinellas County

Goal QP 4

Protect and improve the Hercules Employment District and areas identified in the *Target Employment and Industrial Lands Study (TEILS)*, as primary locations for office uses; light industrial, manufacturing and assembly; and research and development, warehouse and distribution uses.

Objective QP 4.1

Update the *Comprehensive Plan* to be consistent with the *Countywide Rules*, as amended, based on the accepted *TEILS*.

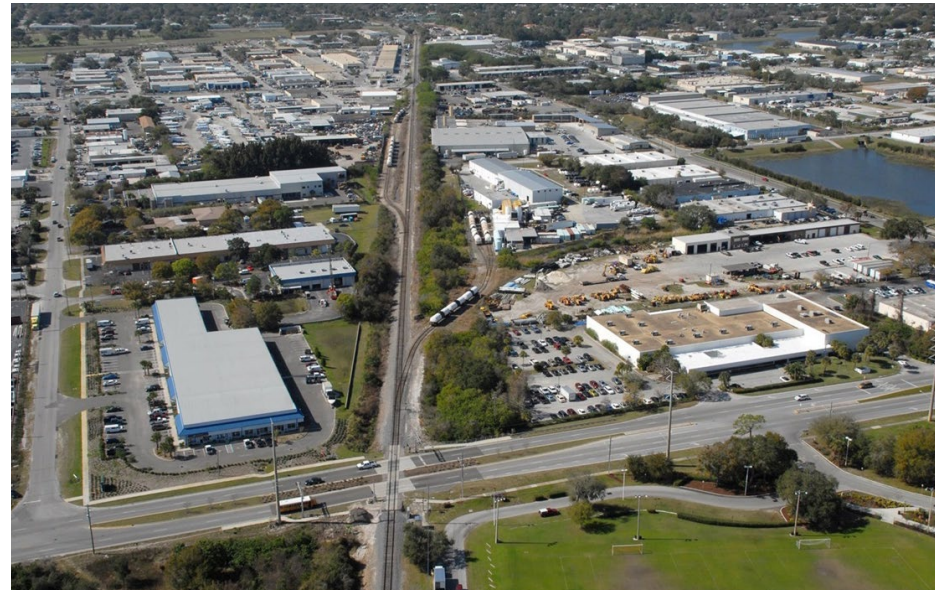
Policies

QP 4.1.1

Map Target Employment Center (TEC) overlays and establish TEC standards to protect and improve these TECs in the *Comprehensive Plan* and *CDC* based on the accepted *TEILS* and any subsequent amendments to the *Countywide Rules*.

QP 4.1.2

Support investments in infrastructure, mixed-use, and employment-intensive uses consistent with *TEILS*.



Hercules Employment District

Objective QP 4.2

Establish policies and programs to ensure the continued viability of small-scale manufacturing, assembly, and related uses in the Hercules Employment District and smaller industrial areas throughout the city.

Policies

QP 4.2.1

Continue to limit the potential for retail and office development, with the exception of allowing for smaller-scale supportive uses that directly serve the primary light industrial functions.

QP 4.2.2

Continue to ensure that adequate buffering and transitions exist to minimize off-site impacts to surrounding neighborhoods.

Goal QP 5

Plan and regulate land use and development in the city to protect public health and safety and promote high quality development.

Objective 5.1

Use **Table QP 1. Future Land Use Categories** and **Map QP 3. Future Land Use** to guide development in the city consistent with the **Countywide Plan Map** and implemented through the **CDC**.

Policies

QP 5.1.1

Recognize the consistency between the countywide future land use categories, the city's future land use categories, and the city's zoning districts as shown in **Table QP 1. Future Land Use Categories**.

QP 5.1.2

Interpret the land uses on the city's Future Land Use Map as indicated in **Table QP 1. Future Land Use Categories**.

QP 5.1.3

Utilize **Table QP 1. Future Land Use Categories** for maximum permitted density and intensity standards for each future land use category, except where otherwise permitted by special area or redevelopment plans approved by the City Council.

QP 5.1.4

Ensure that an adequate number of future land use categories exist in the city, as established in **Table QP 1. Future Land Use Categories**, and that land uses transition from higher density and intensity to lower density and intensity away from commercial corridors.

Future Land Use Categories & the Future Land Use Map

Table QP 1. Future Land Use Categories establishes the city's future land use categories and provides the maximum development potential for each land use category. The following standards are also set forth, as applicable, for each future land use category: impervious surface ratio, primary uses, the consistent countywide future land use category, and consistent city zoning district(s).

The purpose of the future land use categories is to depict those areas of the city that are now developed, or are appropriate to be developed, in a manner consistent with the category's general description included in **Table QP 1. Future Land Use Categories**. Parcels are designated with one or more categories, as shown on **Map QP 3. Future Land Use**, the city's Future Land Use Map. The **CDC** further refines these standards and prescribes additional regulations that affect a building's form, character, and use.

Development potential is measured as follows:

- Residential Density: Dwelling Units per Acre
- Overnight Accommodations Density: Overnight Accommodation Units per Acre
- Residential Equivalent Density: 3.0 Beds per Unit (based on Residential Density)
- Nonresidential Intensity: Floor Area Ratio

Applicable *Countywide Rules* related to acreage thresholds for certain uses can be found in the **CDC**.

Overlay categories have no assigned development potential, and are set "on top" of a future land use category. They are used to establish density or intensity bonuses or depict features such as easements.

Table QP 1. Future Land Use Categories

| Residential Estate (RE) | Residential Suburban (RS) | Residential Low (RL) |
|--|---|--|
| <p>The Residential Estate category is intended to recognize areas appropriate for estate residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.</p> | <p>The Residential Suburban category is intended to recognize areas appropriate for residential uses where development characteristics are suburban, low-density residential in nature.</p> | <p>The Residential Low category is intended to recognize areas appropriate for residential uses that are consistent with low-density, non-intensive qualities and serve as transitions between more suburban and more urban residential areas.</p> |
| <p>Maximum Development Potential:</p> <p>Residential: 1.0 UPA Nonresidential: 0.30 FAR ISR: 0.60</p> | <p>Maximum Development Potential:</p> <p>Residential: 2.5 UPA Nonresidential: 0.30 FAR ISR: 0.60</p> | <p>Maximum Development Potential:</p> <p>Residential: 5.0 UPA Nonresidential: 0.40 FAR ISR: 0.65</p> |
| <p>Consistent Countywide Plan Category: Residential Very Low (RVL)</p> | <p>Consistent Countywide Plan Category: Residential Low Medium (RLM)</p> | <p>Consistent Countywide Plan Category: Residential Low Medium (RLM)</p> |
| <p>Consistent Zoning District(s): Low Density Residential (LDR)</p> | <p>Consistent Zoning District(s): Low Density Residential (LDR)</p> | <p>Consistent Zoning Districts(s): Low Density Residential (LDR) Low Medium Density Residential (LMDR)</p> |

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

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Table QP 1. Future Land Use Categories (con't)

| Residential Urban (RU) | Residential Low Medium (RLM) | Residential Medium (RM) |
|--|--|---|
| <p>The Residential Urban category is intended to recognize areas appropriate for residential and residential equivalent uses, consistent with urban qualities. These areas are appropriate to locations between commercial and employment centers, and serve as a transition between more suburban and more urban residential areas.</p> | <p>The Residential Low Medium category is intended to recognize areas for residential and residential equivalent uses consistent with urban qualities in a low- to moderately-intensive residential manner, and served by a range of urban services and transit. These areas act as a transition between low-density and high-density residential areas.</p> | <p>The Residential Medium category is intended to recognize areas appropriate for residential and residential equivalent uses in a moderately intensive residential manner in close proximity to major employment centers. These areas serve as a transition between less urban and more urban residential and mixed-use areas, and have a range of urban services and transit service available.</p> |
| <p>Maximum Development Potential:</p> <p>Residential: 7.5 UPA Nonresidential: 0.40 FAR ISR: 0.65</p> | <p>Maximum Development Potential:</p> <p>Residential: 10 UPA Nonresidential: 0.50 FAR ISR: 0.75</p> | <p>Maximum Development Potential:</p> <p>Residential: 15 UPA Nonresidential: 0.50 FAR ISR: 0.75</p> |
| <p>Consistent Countywide Plan Category: Residential Low Medium (RLM)</p> | <p>Consistent Countywide Plan Category: Residential Low Medium (RLM)</p> | <p>Consistent Countywide Plan Category: Residential Medium (RM)</p> |
| <p>Consistent Zoning District(s): Low Medium Density Residential (LMDR) Medium Density Residential (MDR)</p> | <p>Consistent Zoning District(s): Medium Density Residential (MDR) Mobile Home Park (MHP)</p> | <p>Consistent Zoning District(s): Medium Density Residential (MDR) Medium High Density Residential (MHDR)</p> |

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

Table QP 1. Future Land Use Categories (con't)

| Residential High (RH) | Residential/Office Limited (R/OL) | Residential/Office General (R/OG) |
|---|--|--|
| <p>The Residential High category is intended to recognize areas appropriate for residential and residential equivalent uses developed in a highly intensive manner and areas well-suited for these uses and transportation facilities. These areas are served by a complete range of urban services with particular emphasis on the availability of enhanced transit.</p> | <p>The Residential/Office Limited category is intended to recognize areas appropriate for residential, residential equivalent, or limited office uses and provide a transition from more intensive nonresidential use to low-density residential or less intensive public/semi-public use.</p> | <p>The Residential/Office General category is intended to recognize areas appropriate for residential, residential equivalent, office, or employment uses in areas well-suited for a mix of uses with residential and office character. These areas serve as a transition from a high intensity activity center or more intensive nonresidential use to low-density residential or public/semi-public use.</p> |
| <p>Maximum Development Potential:</p> <p>Residential: 30 UPA</p> <p>Nonresidential: 0.60 FAR</p> <p>ISR: 0.85</p> | <p>Maximum Development Potential:</p> <p>Residential: 7.5 UPA</p> <p>Nonresidential: 0.40 FAR</p> <p>ISR: 0.75</p> | <p>Maximum Development Potential:</p> <p>Residential: 15 UPA</p> <p>Nonresidential: 0.50 FAR</p> <p>ISR: 0.75</p> |
| <p>Consistent Countywide Plan Category:</p> <p>Residential High (RH)</p> | <p>Consistent Countywide Plan Category:</p> <p>Office (O)</p> | <p>Consistent Countywide Plan Category:</p> <p>Office (O)</p> |
| <p>Consistent Zoning District(s):</p> <p>Medium High Density Residential (MHDR)</p> <p>High Density Residential (HDR)</p> | <p>Consistent Zoning District(s):</p> <p>Office (O)</p> | <p>Consistent Zoning District(s):</p> <p>Medium Density Residential (MDR)</p> <p>Office (O)</p> |

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

QUALITY PLACES

Table QP 1. Future Land Use Categories (con't)

| <p>Residential/Office/Retail (R/O/R)</p> | <p>Commercial Neighborhood (CN)</p> | <p>Commercial Limited (CL)</p> | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|---------------------------|--------|-----------------|----------|------|------|---|--------------|--------|-----------------|----------|------|------|---|--------------|--------|---------------------------|--------|-----------------|----------|------|------|
| <p>The Residential/Office/Retail category is intended to recognize residential, office, or retail commercial uses in areas appropriate for employment uses and have a mix of uses with residential/office/retail character. These areas serve as a transition from more intensive nonresidential uses or major roadways to residential, office, or public/semi-public uses.</p> | <p>The Commercial Neighborhood category is intended to recognize areas appropriate for local, neighborhood-scale convenience commercial goods and services in areas adjacent to and on the periphery of large residential neighborhoods. These areas are well-suited for neighborhood commercial use consistent with the need, scale, and character of adjoining residential areas which they serve.</p> | <p>The Commercial Limited (CL) category is intended to recognize areas appropriate for local, neighborhood-scale commercial goods and services in areas adjacent to and on the periphery of large residential neighborhoods. These areas are well-suited for commercial use consistent with the need, scale, and character of adjoining residential areas which they serve.</p> | | | | | | | | | | | | | | | | | | | | | | |
| <p>Maximum Development Potential:</p> | <p>Maximum Development Potential:</p> | <p>Maximum Development Potential:</p> | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0"> <tr> <td>Residential:</td> <td>18 UPA</td> </tr> <tr> <td>Overnight Accommodations:</td> <td>30 UPA</td> </tr> <tr> <td>Nonresidential:</td> <td>0.40 FAR</td> </tr> <tr> <td>ISR:</td> <td>0.85</td> </tr> </table> | Residential: | 18 UPA | Overnight Accommodations: | 30 UPA | Nonresidential: | 0.40 FAR | ISR: | 0.85 | <table border="0"> <tr> <td>Residential:</td> <td>10 UPA</td> </tr> <tr> <td>Nonresidential:</td> <td>0.40 FAR</td> </tr> <tr> <td>ISR:</td> <td>0.80</td> </tr> </table> | Residential: | 10 UPA | Nonresidential: | 0.40 FAR | ISR: | 0.80 | <table border="0"> <tr> <td>Residential:</td> <td>18 UPA</td> </tr> <tr> <td>Overnight Accommodations:</td> <td>30 UPA</td> </tr> <tr> <td>Nonresidential:</td> <td>0.45 FAR</td> </tr> <tr> <td>ISR:</td> <td>0.85</td> </tr> </table> | Residential: | 18 UPA | Overnight Accommodations: | 30 UPA | Nonresidential: | 0.45 FAR | ISR: | 0.85 |
| Residential: | 18 UPA | | | | | | | | | | | | | | | | | | | | | | | |
| Overnight Accommodations: | 30 UPA | | | | | | | | | | | | | | | | | | | | | | | |
| Nonresidential: | 0.40 FAR | | | | | | | | | | | | | | | | | | | | | | | |
| ISR: | 0.85 | | | | | | | | | | | | | | | | | | | | | | | |
| Residential: | 10 UPA | | | | | | | | | | | | | | | | | | | | | | | |
| Nonresidential: | 0.40 FAR | | | | | | | | | | | | | | | | | | | | | | | |
| ISR: | 0.80 | | | | | | | | | | | | | | | | | | | | | | | |
| Residential: | 18 UPA | | | | | | | | | | | | | | | | | | | | | | | |
| Overnight Accommodations: | 30 UPA | | | | | | | | | | | | | | | | | | | | | | | |
| Nonresidential: | 0.45 FAR | | | | | | | | | | | | | | | | | | | | | | | |
| ISR: | 0.85 | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Consistent Countywide Plan Category:</p> | <p>Consistent Countywide Plan Category:</p> | <p>Consistent Countywide Plan Category:</p> | | | | | | | | | | | | | | | | | | | | | | |
| <p>Retail & Services (R&S)</p> | <p>Retail & Services (R&S)</p> | <p>Retail & Services (R&S)</p> | | | | | | | | | | | | | | | | | | | | | | |
| <p>Consistent Zoning District(s):</p> | <p>Consistent Zoning District(s):</p> | <p>Consistent Zoning District(s):</p> | | | | | | | | | | | | | | | | | | | | | | |
| <p>Medium Density Residential (MDR) Commercial (C) Office (O)</p> | <p>Commercial (C)</p> | <p>Commercial (C)</p> | | | | | | | | | | | | | | | | | | | | | | |

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

Table QP 1. Future Land Use Categories (con't)

| Commercial General (CG) | Institutional (I) | Resort Facilities High (RFH) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|--|---------------------------|--------|-----------------|----------|------------------------|---------|------|------|---|--------------|----------|-----------------|----------|------------------------|---------|------|------|---|--------------|--------|---------------------------|--------|-----------------|---------|------|------|---------|-----------------|-----------|-----------------|----------|------------------|
| <p>The Commercial General category is intended to recognize areas designed to provide community or regional commercial goods and provide for employment uses. Residential uses can be located in these areas when appropriate and consistent with the objective of encouraging a mix of uses. These areas are typically found along major corridors or intersections of major corridors.</p> | <p>The Institutional category is intended to recognize areas appropriate for public/semi-public uses while being consistent with the scale of the surrounding areas. These areas provide for uses to serve the community, including educational, health, public safety, civic, religious, and similar uses.</p> | <p>The Resort Facilities High category is intended to recognize areas appropriate for residential, overnight accommodations, and resort attached dwellings, usually situated in close proximity to unique recreational assets or resort areas.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Maximum Development Potential:</p> <table border="0"> <tr> <td>Residential:</td> <td>24 UPA</td> </tr> <tr> <td>Overnight Accommodations:</td> <td>40 UPA</td> </tr> <tr> <td>Nonresidential:</td> <td>0.55 FAR</td> </tr> <tr> <td>Nonresidential Bonus*:</td> <td>1.1 FAR</td> </tr> <tr> <td>ISR:</td> <td>0.90</td> </tr> </table> <p><i>*For Office and Research & Development Uses in a Target Employment Center (TEC).</i></p> | Residential: | 24 UPA | Overnight Accommodations: | 40 UPA | Nonresidential: | 0.55 FAR | Nonresidential Bonus*: | 1.1 FAR | ISR: | 0.90 | <p>Maximum Development Potential:</p> <table border="0"> <tr> <td>Residential:</td> <td>12.5 UPA</td> </tr> <tr> <td>Nonresidential:</td> <td>0.65 FAR</td> </tr> <tr> <td>Nonresidential Bonus*:</td> <td>1.0 FAR</td> </tr> <tr> <td>ISR:</td> <td>0.85</td> </tr> </table> <p><i>*For Hospital Uses as detailed in Objective QP 5.10.</i></p> | Residential: | 12.5 UPA | Nonresidential: | 0.65 FAR | Nonresidential Bonus*: | 1.0 FAR | ISR: | 0.85 | <p>Maximum Development Potential:</p> <table border="0"> <tr> <td>Residential:</td> <td>30 UPA</td> </tr> <tr> <td>Overnight Accommodations:</td> <td>50 UPA</td> </tr> <tr> <td>Nonresidential:</td> <td>1.2 FAR</td> </tr> <tr> <td>ISR:</td> <td>0.95</td> </tr> </table> <p>Clearwater Beach Overnight Accommodation Uses*:</p> <table border="0"> <tr> <td><1 acre</td> <td>70 UPA; 2.0 FAR</td> </tr> <tr> <td>1-3 acres</td> <td>90 UPA; 3.0 FAR</td> </tr> <tr> <td>>3 acres</td> <td>110 UPA; 4.0 FAR</td> </tr> </table> <p><i>*Consistent with applicable Alternative Temporary Lodging provisions of the Countywide Rules.</i></p> | Residential: | 30 UPA | Overnight Accommodations: | 50 UPA | Nonresidential: | 1.2 FAR | ISR: | 0.95 | <1 acre | 70 UPA; 2.0 FAR | 1-3 acres | 90 UPA; 3.0 FAR | >3 acres | 110 UPA; 4.0 FAR |
| Residential: | 24 UPA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Overnight Accommodations: | 40 UPA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nonresidential: | 0.55 FAR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nonresidential Bonus*: | 1.1 FAR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ISR: | 0.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residential: | 12.5 UPA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nonresidential: | 0.65 FAR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nonresidential Bonus*: | 1.0 FAR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ISR: | 0.85 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residential: | 30 UPA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Overnight Accommodations: | 50 UPA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nonresidential: | 1.2 FAR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ISR: | 0.95 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <1 acre | 70 UPA; 2.0 FAR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1-3 acres | 90 UPA; 3.0 FAR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| >3 acres | 110 UPA; 4.0 FAR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Consistent Countywide Plan Category: Retail & Services (R&S)</p> | <p>Consistent Countywide Plan Category: Public/Semi-Public (P/SP)</p> | <p>Consistent Countywide Plan Category: Resort (R)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Consistent Zoning District(s): Commercial (C)</p> | <p>Consistent Zoning District(s): Institutional (I)</p> | <p>Consistent Zoning District(s): High Density Residential (HDR) Commercial (C) Tourist (T)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

QUALITY PLACES

Table QP 1. Future Land Use Categories (con't)

Central Business District (CBD)

The Central Business District category is intended to recognize Downtown Clearwater, for which a special area plan and development standards have been adopted. General uses include: moderate- to high-density residential, office, public/semi-public, and others as indicated in the *Clearwater Downtown Redevelopment Plan* and the *Downtown District and Development Standards*.

Maximum Development Potential:

As set forth in the *Clearwater Downtown Redevelopment Plan*.

Consistent Countywide Plan Category:

Activity Center (AC)/Special Center

Consistent Zoning District(s):

Downtown (D)

US 19 Regional Center (US 19-RC)

The US 19 Regional Center category is intended to recognize areas of the *US 19 Redevelopment Plan* that provide for the highest intensity of development. General uses include: office, high density residential, retail sales & service, overnight accommodations, research & development, and light manufacturing.

Maximum Development Potential:

All uses: 2.5 FAR

Consistent Countywide Plan Category:

Activity Center (AC)/Major Center

Consistent Zoning District(s):

US 19

US 19 Neighborhood Center (US 19-NC)

The US 19 Neighborhood Center category is intended to recognize areas of the *US 19 Redevelopment Plan* that provide for neighborhood-serving development. General uses include: office, high density residential, retail sales & service, overnight accommodations, research & development, and light manufacturing.

Maximum Development Potential:

All uses: 1.5 FAR

Consistent Countywide Plan Category:

Activity Center (AC)/Community Center

Consistent Zoning District(s):

US 19

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

Table QP 1. Future Land Use Categories (con't)

| US 19 Corridor (US 19-C) | Industrial Limited (IL) | Industrial General (IG) |
|--|--|---|
| <p>The US 19 Corridor category is intended to recognize areas of the <i>US 19 Redevelopment Plan</i> that provide for development that falls between exits along US 19. General uses include: office, high density residential, institutional, warehouse, light manufacturing, and research & development.</p> | <p>The Industrial Limited category is intended to recognize areas appropriate for a broad range of employment uses, such as light/medium manufacturing, research and development, and wholesale uses along with overnight accommodations. These areas allow for internal service areas and have access to transportation and utility facilities.</p> | <p>The Industrial General category is intended to recognize areas appropriate for development with heavy industrial uses, including wholesale, warehouse, research & development, vehicular salvage, and all manufacturing uses. These areas provide for internal service access and buffer impacts to neighboring properties, and have good access to transportation and utility facilities.</p> |
| <p>Maximum Development Potential:</p> | <p>Maximum Development Potential:</p> | <p>Maximum Development Potential:</p> |
| <p>All uses: 1.5 FAR</p> | <p>Overnight Accommodations: 50 UPA Overnight Accommodations Bonus¹: 75 UPA Nonresidential: 0.65 FAR Nonresidential Bonus¹: 1.5 FAR Nonresidential Bonus²: 1.3 FAR ISR: 0.85</p> | <p>Nonresidential: 0.75 FAR Nonresidential Bonus*: 1.5 FAR ISR: 0.95</p> |
| <p><i>1. Development potentials subject to applicable Alternative Temporary Lodging provisions of the Countywide Rules. 2. For Manufacturing, Office, and Research & Development Uses in a TEC.</i></p> | <p><i>1. Development potentials subject to applicable Alternative Temporary Lodging provisions of the Countywide Rules. 2. For Manufacturing, Office, and Research & Development Uses in a TEC.</i></p> | <p><i>*For Manufacturing, Office, and Research & Development Uses in a TEC.</i></p> |
| <p>Consistent Countywide Plan Category: Multi Modal Corridor (MMC)/Primary</p> | <p>Consistent Countywide Plan Category: Employment (E)</p> | <p>Consistent Countywide Plan Category: Industrial (I)</p> |
| <p>Consistent Zoning District(s): US 19</p> | <p>Consistent Zoning District(s): Industrial, Research & Technology (IRT)</p> | <p>Consistent Zoning District(s): Industrial, Research, & Technology (IRT)</p> |

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

QUALITY PLACES

Table QP 1. Future Land Use Categories (con't)



Target Employment Center (TEC) Overlay

The Target Employment Center Overlay is intended to recognize areas appropriate for the development of uses that include high-wage jobs and increase the employment base. These TECs are based upon *TEILS* and associated provisions found within the *Countywide Rules*. General uses include office, manufacturing, and research & development.

Maximum Development Potential:

100% intensity bonus for Manufacturing, Office, and Research & Development Uses; otherwise, density, FAR, and ISR are based upon the underlying future land use category.

Consistent Countywide Plan Category:

Target Employment Center (TEC)

Consistent Zoning District(s):

Commercial (C)
Office (O)
Institutional (I)
Industrial, Research, & Technology (IRT)



Recreation/Open Space (R/OS)

The Recreation/Open Space category is intended to recognize areas appropriate to be developed with recreational and open space uses, including public or private open space, recreational facilities, and beach or water access.

Maximum Development Potential:

Nonresidential: 0.25 FAR
ISR: 0.60

Consistent Countywide Plan Category:

Recreation/Open Space (R/OS)

Consistent Zoning District(s):

Open Space/Recreation (OS/R)



Preservation (P)

The Preservation (P) category is intended to recognize and protect those areas of the city that are ecologically sensitive, including natural or undeveloped water features, beaches and dunes, and environmental parks.

Maximum Development Potential:

Nonresidential: 0.10 FAR
ISR: 0.20

Consistent Countywide Plan Category:

Preservation (P)

Consistent Zoning District(s):

Preservation (P)

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

Table QP 1. Future Land Use Categories (con't)



Transportation/Utility (T/U)

The Transportation/Utility category is intended to recognize areas appropriate to be developed with transportation and utility related uses, including airports, marinas, or utility facilities.

Maximum Development Potential:

Nonresidential: 0.70 FAR
 ISR: 0.90

Consistent Countywide Plan Category:

Public/Semi-Public (P/SP)

Consistent Zoning District(s):

Institutional (I)



Transportation/Utility (T/U) Overlay

The Transportation/Utility Overlay is intended to recognize utility transmission lines which are located in easements.

Maximum Development Potential:

Density, FAR, and ISR are based upon the underlying future land use category; applicable to properties less than 10 acres.

Consistent Countywide Plan Category:

Public/Semi-Public (P/SP)

Consistent Zoning District(s):

All zoning districts



Water

The Water category is intended to recognize water bodies that are greater than 3 acres in size, typically ponds, lakes, or submerged lands.

Maximum Development Potential:

There is no development potential associated for property designated as Water.

Consistent Countywide Plan Category:

Not designated on the Countywide Map

Consistent Zoning District(s):

All zoning districts

UPA = Units per Acre | FAR = Floor Area Ratio | ISR = Impervious Surface Ratio

QUALITY PLACES

Table QP 1. Future Land Use Categories (con't)



Drainage Feature Overlay

The Drainage Feature Overlay is intended to recognize drainage ditches, channels, or easements and those water bodies that are less than 3 acres in size, which are typically used for stormwater.

Maximum Development Potentials:

Based upon the underlying future land use category.

Consistent Countywide Plan Category:

Not designated on the Countywide Map

Consistent Zoning District(s):

All zoning districts



Water feature at Coachman Park

UPA = Units per Acre | FAR = Floor Area Ratio
ISR = Impervious Surface Ratio

QP 3. Future Land Use

Residential

- (RE) Residential Estate
- (RS) Residential Suburban
- (RL) Residential Low
- (RU) Residential Urban
- (RLM) Residential Low Medium
- (RM) Residential Medium
- (RH) Residential High
- (R/OL) Residential/Office Limited

Commercial

- (R/OG) Residential/Office General
- (R/O/R) Residential/Office/Retail
- (CN) Commercial Neighborhood
- (CL) Commercial Limited
- (CG) Commercial General
- (CBD) Central Business District
- (RFH) Resort Facilities High

Industrial

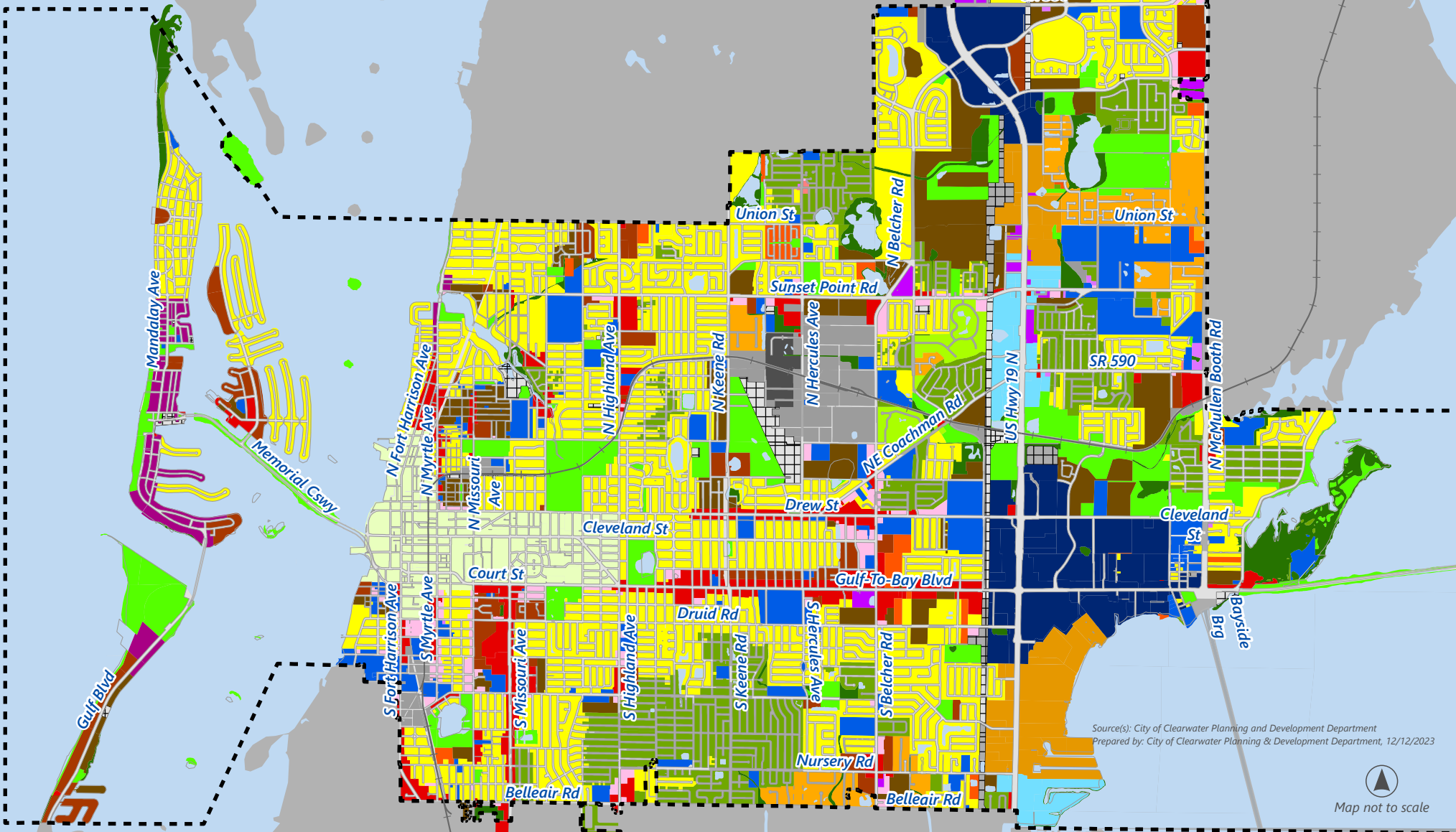
- US 19 Corridor
- US 19 Neighborhood Center
- US 19 Regional Center
- (IL) Industrial Limited
- (IG) Industrial General

Public & Education

- (I) Institutional

Other Designations

- (T/U) Transportation/Utility
- (TUO) Transportation/Utility Overlay
- (WATER) Water
- Outside Service Area
- Planning Area



Source(s): City of Clearwater Planning and Development Department
 Prepared by: City of Clearwater Planning & Development Department, 12/12/2023

Objective QP 5.2

Continue to review and evaluate amendments to the Future Land Use Map to ensure proposed uses and density or intensity are compatible with surrounding areas and consistent with the *Countywide Rules*.

Policies

QP 5.2.1

Continue to maintain consistency between the Countywide Plan Map and the city's Future Land Use Map.

QP 5.2.2

Complete a detailed comparison of the city's Future Land Use Map, the Countywide Plan Map, and the city's Zoning Atlas to ensure consistency and identify amendments to address inconsistencies.

QP 5.2.3

Continue to ensure Future Land Use Map Amendments are consistent with the Countywide Plan's Scenic/Noncommercial Corridors.

QP 5.2.4

Continue to limit amendments that are on a single parcel where the requested future land use designation does not exist adjacent to the subject parcel.

QP 5.2.5

Direct amendments of higher density and intensity future land use categories to Multimodal Corridors or Future Transit Corridors as delineated by the Land Use Strategy Map in the *Countywide Rules*.

QP 5.2.6

Evaluate proposed amendments to ensure there are appropriate density and intensity transitions within neighborhoods.

QP 5.2.7

Ensure proposed amendments will not create uses, densities, or intensities that are incompatible with the surrounding neighborhood or any applicable special area or redevelopment plans.

QP 5.2.8

Continue to evaluate that sufficient public facilities are available to support proposed increases to density or intensity and require mitigation strategies if sufficient public facilities will not be available.

QP 5.2.9

Review proposed Future Land Use Map Amendments for properties near the Clearwater Airpark to ensure there are no conflicts with requirements found in the *Airport Master Plan*.



Edgewater Drive is a scenic/noncommercial corridor

QP 5.2.10

Continue to deny Future Land Use Map Amendments that result in an increase of residential density or intensity within the Coastal Storm Area (CSA) unless applicable statutory requirements and the following balancing criteria found in the *Countywide Rules* are met:

- a. Access to Emergency Shelter Space and Evacuation Routes. The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.
- b. Utilization of Existing and Planned Infrastructure. The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.
- c. Utilization of Existing Disturbed Areas. The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.
- d. Maintenance of Scenic Qualities and Improvement of Public Access to Water. The requested amendment will result in the maintenance of scenic qualities and the improvement of public access to the Gulf of Mexico, inland waterways (such as Stevenson Creek), and Tampa Bay.
- e. Water Dependent Use. The requested amendment is for uses which are water dependent.
- f. Part of a Community Redevelopment Plan. The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated development area.
- g. Overall Reduction of Density or Intensity. The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding CSA.

- h. Clustering of Uses. The requested amendment within the CSA provides for the clustering of uses on a portion of the site outside the CSA.
- i. Integral Part of Comprehensive Planning Process. The requested amendment has been initiated by the local government as an integral part of its comprehensive planning process, consistent with the local government comprehensive plan.

Objective QP 5.3

Continue to promote redevelopment and infill development that is consistent and compatible with the surrounding properties.

Policies

QP 5.3.1

Support the adoption and utilization of future land use categories that promote infill development and desired redevelopment along corridors.

QP 5.3.2

Ensure compatibility with surrounding properties by encouraging development transitions between higher density and intensity development and surrounding residential neighborhoods.

QP 5.3.3

Encourage context-sensitive redevelopment and promote infill development of economically underutilized sites, corridors, and districts through land assembly opportunities, incentives, and public investments.

QP 5.3.4

Facilitate the redevelopment of abandoned, brownfield, or underutilized properties and buildings, bringing them back into productive use.

QUALITY PLACES

QP 5.3.5

Continue to allow the transfer of development rights (TDRs), consistent with the *CDC*, between properties to help facilitate redevelopment within special area and redevelopment plans, or to protect historical structures or environmentally sensitive lands outside of special area plans.

QP 5.3.6

Continue to use development agreements to allow for redevelopment that is compatible with surrounding properties.

Objective QP 5.4

Encourage the use of graywater systems in development or redevelopment.

Policy

QP 5.4.1

Create a density bonus for residential development or redevelopment that utilizes graywater systems within the *CDC*.

Objective QP 5.5

Continue to ensure development, redevelopment, or renovations of city-owned properties or buildings meet the *Florida Accessibility Code* and Americans with Disabilities Act (ADA).

Policies

QP 5.5.1

Continue to implement the *City of Clearwater ADA Transition Plan* to reduce noncompliance.

QP 5.5.2

Ensure publicly accessible buildings or portions of buildings are compliant or incorporate renovations to increase compliance as feasible.



The Wyndham Grand resort used a development agreement

Objective QP 5.6

Ensure quality landscaping and tree protection throughout the city.

Policies

QP 5.6.1

Continue to protect trees during site development or redevelopment through standards in the *CDC*.

QP 5.6.2

Ensure new development is sited to reduce impacts to trees within rights-of-way.

QP 5.6.3

Continue to pursue and achieve the designation of Tree City USA.

QP 5.6.4

Maintain and enhance the existing landscaped medians throughout the city to preserve the natural beauty and character of the community.

QP 5.6.5

Consider establishing enhanced landscaping standards in the *CDC* for scenic corridors.

QP 5.6.6

Promote the use of native plants and xeriscaping during site development or redevelopment.

Objective QP 5.7

Prioritize the creation of a sustainable and long-lived tree canopy on public and private properties during development or redevelopment.

Policies

QP 5.7.1

Support the retention of tree canopies over and within public rights-of-way by developing strategies for maintaining, re-establishing, and enhancing those tree canopies.



Resident receiving a tree during an Arbor Day tree giveaway

QUALITY PLACES

QP 5.7.2

Preserve a shade tree canopy on private property by continuing to limit shade tree removal and ensuring shade trees are replaced/replanted in appropriate locations.

QP 5.7.3

Survey the city's current tree canopy and set a goal to increase the canopy coverage in accordance with *Greenprint 2.0*.

QP 5.7.4

Ensure development or redevelopment provides appropriate amounts of Florida-friendly shade trees to improve stormwater runoff and provide heat reduction, noise abatement, buffering, and aesthetic beauty.

QP 5.7.5

Research possible amendments to the *CDC* to incorporate arboricultural and horticultural standards for development or redevelopment initiatives.

Objective QP 5.8

Ensure standards of the *CDC* and applicable building codes are met and properties are maintained through building inspections and code enforcement activities.

Policies

QP 5.8.1

Continue to educate property owners and residents on city standards established within city codes.

QP 5.8.2

Continue to enforce and uphold city standards through code enforcement procedures to help protect property values and increase quality of life.

QP 5.8.3

Continue to administer the *Florida Building Code* and the permitting process in a fair and equitable manner to create safe buildings.

QP 5.8.4

Continue to administer the minimum housing and unsafe structures codes to maintain a stable building stock and property values.

Objective QP 5.9

Require all signage within the City of Clearwater to be consistent with the Clearwater sign code, as found within the *CDC*, and evaluate all proposed signs to determine their effectiveness in reducing visual clutter and in enhancing the safety and attractiveness of the streetscape.

Policies

QP 5.9.1

Continue to restrict commercial signs in the city to discourage the proliferation of visual clutter, promote community aesthetics, provide for highway safety, and allow the identification of business locations.

QP 5.9.2

Continue to prohibit the proliferation of billboards along major collector and arterial streets as is currently provided in the *CDC*.

Objective QP 5.10

Support the recruitment, retention, and expansion of existing industries through economic opportunity and creation of jobs and workforce training.

Policies

QP 5.10.1

Continue to recognize tourism as a substantial economic base and support the enhancement of tourism throughout the city.

QP 5.10.2

Evaluate city-owned properties for possible expansion of economic opportunities or industries before being declared surplus.

QP 5.10.3

Encourage prospective businesses to work with city staff to find locations and potential incentives for locating within the city.

QP 5.10.4

Encourage the formation and growth of small and minority-owned businesses.

QP 5.10.5

Involve private lending institutions in the planning and development of programs designed to help with small business economic development loan needs in very low- to moderate-income neighborhoods.

QP 5.10.6

Continue partnering with area colleges to promote awareness about business-related curriculums and degrees.

QP 5.10.7

Continue promoting and supporting workforce training grant programs.

QP 5.10.8

Create programs or policies that work to reduce employment disparities across race, geography, and educational attainment status.



Yo Mama's Foods opened their headquarters in Clearwater

Objective QP 5.11

Continue to provide a FAR bonus for hospital uses that meet additional bonus criteria established by and consistent with the *Countywide Rules*.

Policies

QP 5.11.1

Continue to allow hospital uses to develop up to 1.0 FAR provided all of the following conditions are met:

- a. The hospital use must not exceed an ISR of 0.85;
- b. The hospital use must be based upon and subject to an approved final master plan or site plan; and
- c. The master plan or site plan must include any and all adjacent, contiguous, or touching property, structures, facilities, and uses which are: attributable to common ownership; or part of a common plan of operation, administration, promotion, advertising, service, or business; or voluntarily sharing facilities or infrastructure; or used in any way in conjunction with the hospital use.

QP 5.11.2

Continue to create transition areas to ensure respect for and compatibility with the physical and visual character, intensity of development, and type of use where the municipal boundary of any adjoining local government is contiguous to or within one hundred fifty feet of the hospital use utilizing this bonus by limiting the hospital use to 0.65 FAR for the uses located in this transition area.

QP 5.11.3

Any proposed use within one hundred fifty feet shall be so designed and located as to specifically consider each of the following:

- a. The height of any building or structure in relationship to the distance from adjoining property and buildings in the adjoining jurisdiction(s) to ensure minimum negative visual impact based on the standards for setback, separation distance, and buffering in the adjoining local government(s).
- b. The separation distance and landscape buffer provisions for any vehicular use, storage, or service area or structure, consistent with the character and use of the adjoining property based on the standards for such buffer area in the adjoining local government(s).
- c. The landscape treatment, including the type, size and intensity of vegetative buffer areas consistent with the character and use of the adjoining property based on the standards for such landscape treatment in the adjoining local government(s).
- d. That no use shall constitute a nuisance with respect to noise, odor, air quality, fire or explosive hazard, vibration, or electromagnetic interference based on the performance standards in the adjoining local government(s).

QP 5.11.4

Continue to provide adjoining local government(s) an opportunity to review and comment on the master plan or site plan, or any amendment thereto, as it applies to the property within one hundred fifty feet of the municipal boundary by providing at a minimum the following:

- a. Transmittal of two copies of the master plan or site plan, or any amendment thereto, to the adjoining local government(s) not less than thirty days prior to scheduled action by the approving local government; and
- b. The opportunity and specific process by which to provide comments and recommendations by the adjoining local government(s) so as to be timely and meaningfully considered by the approving local government.

QP 5.11.5

Review and approval of a final master plan or site plan, or any amendment thereto, for hospitals utilizing this bonus provision will only be conducted after full and fair consideration of its impact on the adjoining local government(s) with the objective of maintaining the integrity of the land use plan, land development regulations, and existing use of land in the adjoining local government(s).



Morton Plant Hospital

Goal QP 6

Encourage the development of housing units in a variety of types, costs, and locations that diversify housing options and provide housing that meets the evolving needs of Clearwater residents.

Objective QP 6.1

Provide opportunities for the creation of affordable housing.

Policies

QP 6.1.1

Continue to promote and further fair housing goals and programs so that a variety of housing choices are available to households without regard to religion, disability, age, race, national origin, or marital status.

QP 6.1.2

Support the continuation of the Clearwater Housing Authority's and Habitat for Humanity's programs for affordable housing opportunities.

QP 6.1.3

Continue to provide information, incentives, and technical assistance to promote housing production that meets the needs of very low- to moderate-income households.

QP 6.1.4

Maintain sufficient residentially-zoned acreage of varying densities and locations to accommodate existing and future housing needs.

QP 6.1.5

Continue to provide density bonuses for affordable housing developments consistent with the *CDC*. Such bonuses shall not be provided to properties within in the *CSA* unless preempted by state legislation.

QP 6.1.6

Establish missing middle and senior housing density bonuses and standards in the *CDC* consistent with provisions of the *Countywide Rules*.

QP 6.1.7

Support amendments to the *CDC* to enable greater housing diversity and affordability, such as accessory dwelling units and other missing middle housing types.

QP 6.1.8

Develop standards to implement state legislation allowing affordable housing to be built on any parcel of land zoned for commercial or industrial use.

QP 6.1.9

Review and, if necessary, amend the *CDC* to determine if barriers exist that slow the delivery of housing development.

QP 6.1.10

Allow accessory dwelling units in all residential zoning districts and exempt them from density provisions to provide additional and diverse housing options integrated into existing neighborhoods. Such accessory dwelling units shall not be used for short-term rental purposes.

QP 6.1.11

Continue to identify surplus city-owned lands with potential to support affordable housing development and publish a list of properties on the city's website.

QP 6.1.12

Identify other publicly or semi-publicly owned lands suitable for workforce and affordable housing and partner with property owners for potential development.

QP 6.1.13

Support the creation of affordable housing and mixed-use development along Investment Corridors found in the most recently approved *Advantage Pinellas: Long Range Transportation Plan*.



Increasing the availability of quality, affordable housing is a critical objective

Objective QP 6.2

Develop policies and strategies to address housing disinvestment and displacement.

Policies

QP 6.2.1

Continue to track neighborhood change, development, and housing costs to identify areas of the city that are experiencing, or likely to experience, displacement pressures.

QP 6.2.2

Create and expand programs to minimize displacement from the loss of rental housing units due to demolition or conversion, and the financial hardships created by rising rents.

QP 6.2.3

Identify residential areas, including mobile home parks, at risk of disinvestment, demolition, or redevelopment, and prepare regulatory, financial, and other programs to preserve or address replacement of naturally occurring affordable housing units.

QP 6.2.4

Assist with identifying relocation options for mobile home park tenants being displaced by the closure of any mobile home park.

QP 6.2.5

Consider mechanisms to provide temporary relocation assistance or counseling to enable the rehabilitation of substandard housing or to assist in the clearance of dangerously deteriorated houses.

QP 6.2.6

Encourage the renovation, rehabilitation, or removal and replacement of substandard housing units through code enforcement activities, housing programs, or strategic capital investments.

Objective QP 6.3

Strengthen outreach, partnerships, funding, and capacity to deliver workforce and affordable housing projects.

Policies

QP 6.3.1

Expand city outreach to low-income and housing insecure neighborhoods to develop a better understanding of housing needs and promote existing assistance and support programs.

QP 6.3.2

Continue meeting with the Neighborhood & Affordable Housing Board (NAHAB) and the Affordable Housing Advisory Committee (AHAC) to help facilitate the construction of affordable housing units within the city.

QP 6.3.3

Continue to provide assistance to qualified residents to retrofit housing in order to be barrier free and accessible to accommodate households with special needs.

QP 6.3.4

Partner with public and private sector entities to explore funding opportunities and other financial tools to support the delivery of affordable housing.

QP 6.3.5

Promote efforts to strengthen the capacity of existing and create new not-for-profit entities (e.g., Community Based Development Organizations or community land trust) with the potential to own, manage, and construct affordable and workforce housing.

Objective QP 6.4

Continue to provide zoning and land use regulations which allow the establishment of group homes, foster care facilities, and special needs housing subject to minimum state requirements.

Policies

QP 6.4.1

Establish population-based standards for group homes and foster care facilities in concert with knowledgeable state and community human services organizations.

QP 6.4.2

Encourage and assist human service agencies and other community groups in developing special living facilities at a level appropriate to Clearwater's population and needs.

QP 6.4.3

Periodically review and adjust the separation requirement for group homes as found in the *CDC* so that the requirement continues to function to provide broad dispersion without inhibiting these facilities.

QP 6.4.4

Continue to permit licensed group homes in all residential districts provided the use meets the minimum separation requirement of the State of Florida and development standards found in the *CDC*.

QP 6.4.5

Define Special Needs Housing as housing that is temporary, supportive, or permanent that provides shelter for the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families) persons with alcohol or other drug addiction, and other categories the city may specify and describe as special needs housing. Special needs housing shall include but not be limited to include emergency and supportive housing, transitional housing and other permanent housing designed to allow for independent living and prevent individuals from becoming homeless.

Objective QP 6.5

Encourage the rehabilitation and preservation of the existing housing stock through both public and private resources.

Policies

QP 6.5.1

Continue to use Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), State Housing Initiatives Partnership Program (SHIP), and any other available funds for housing rehabilitation and preservation.

QP 6.5.2

Continue the city's Owner-Occupied and Multifamily Rehabilitation Programs provided for through the *Local Housing Assistance Plan*.

QP 6.5.3

Continue providing housing rehabilitation programs such as owner-occupied rehabilitation or multifamily rental rehabilitation for households earning less than or equal to 120% area median income (AMI).

QP 6.5.4

Involve private lending institutions in the development of programs to encourage investments in affordable housing, community services targeted to low- and moderate-income individuals, promotion of economic development, or revitalization or stabilization of very low- to moderate-income neighborhoods.

QP 6.5.5

Encourage private lending institutions, through their participation in project and program planning, to be more responsive to the household income needs of very low- to moderate-income households.

QUALITY PLACES

Goal QP 7

Celebrate the unique qualities of Clearwater neighborhoods and preserve and enhance significant historic and cultural places and districts.

Objective QP 7.1

Use the *Cultural Arts Strategic Plan* to provide support for arts and culture.

Policies

QP 7.1.1

Create art projects and programs that help shape the city's image, strengthen civic connectivity through art placement in community facilities and parks, and support neighborhood identity with programs such as the Storm Drain and Signal Box Programs that create attraction points.

QP 7.1.2

Explore the creation of an artist-in-residence program to expand artistic offerings throughout the city.

QP 7.1.3

Designate Downtown as an Arts District, from Coachman Park to the Mercado, and explore the feasibility of an incentive program to support the viability of arts and culture programming.

QP 7.1.4

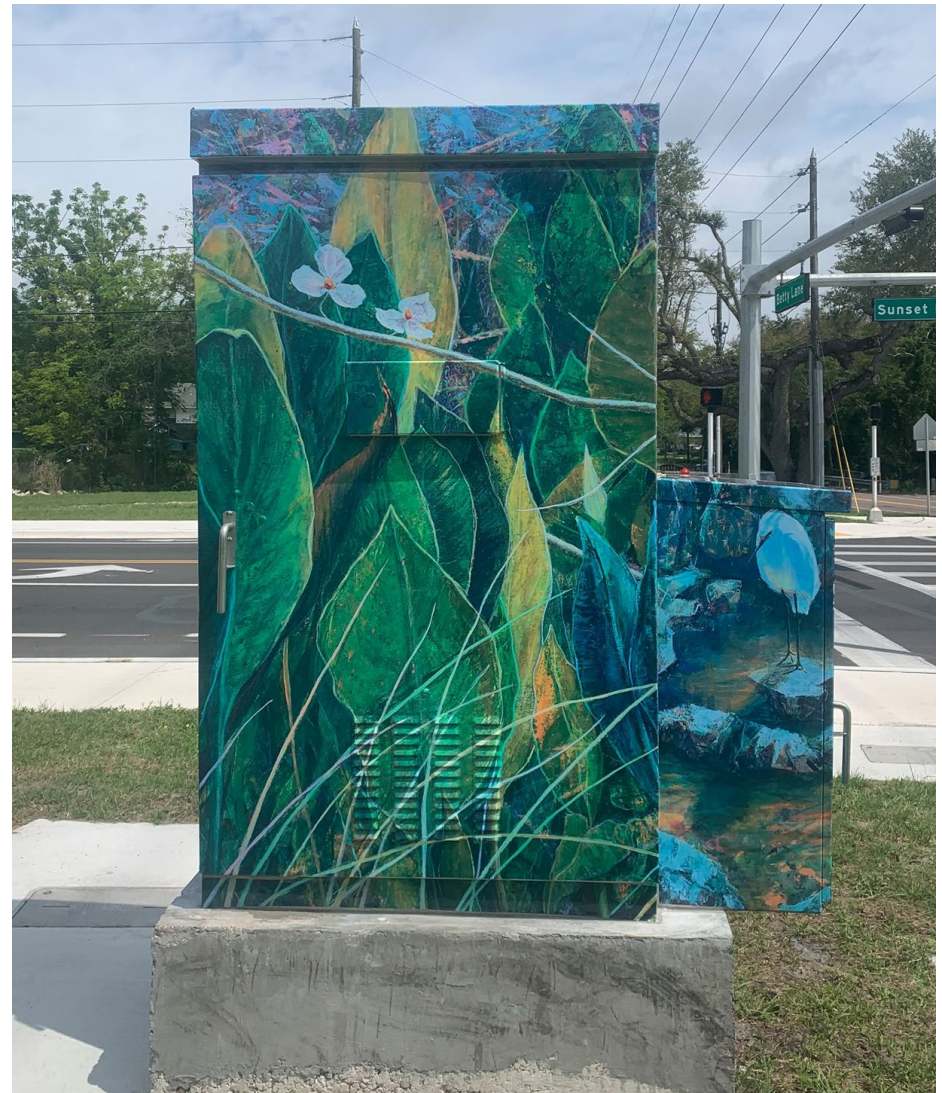
Expand cultural arts programming to neighborhood parks, libraries, and recreation centers, and determine the feasibility of creating a community arts center.

QP 7.1.5

Explore the creation of a Sister Cities Program cultural exchange.

QP 7.1.6

Continue to implement the *Clearwater Cultural Plan* as funds become available.



Signal box artwork

Objective QP 7.2

Preserve the authenticity of the built environment and celebrate historic places as shown on Map QP 4. Historical Sites.

Policies

QP 7.2.1

Encourage the implementation of historic overlay districts.

QP 7.2.2

Continue to protect, preserve, and maintain existing historic properties, housing, and neighborhoods through the preservation provisions in the CDC.

QP 7.2.3

Review and update the historic preservation provisions in the CDC.

QP 7.2.4

Conduct new surveys to update, identify, and evaluate potential historic sites and districts, including publicly owned sites and buildings eligible for local designation.

QP 7.2.5

Increase public awareness of the city's history and benefits of historic preservation through outreach, education, and installation of historical markers and interpretive signage.

QP 7.2.6

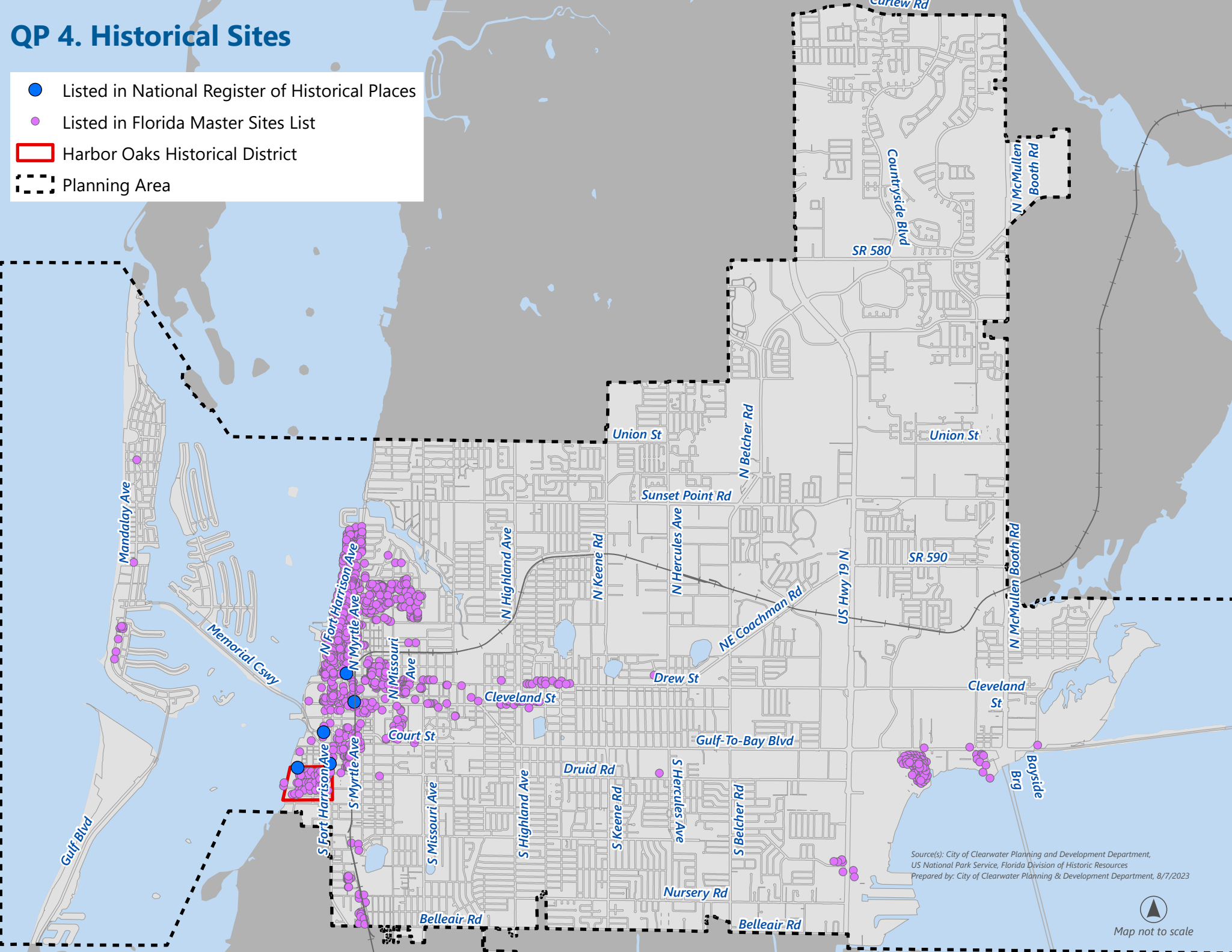
Work with property owners in the Harbor Oaks Neighborhood Association to determine whether there is interest in pursuing local historic district designation of the city's only National Register Historic District.



Historical view of Cleveland Street looking west in Downtown

QP 4. Historical Sites

- Listed in National Register of Historical Places
- Listed in Florida Master Sites List
- Harbor Oaks Historical District
- Planning Area



Source(s): City of Clearwater Planning and Development Department,
 US National Park Service, Florida Division of Historic Resources
 Prepared by: City of Clearwater Planning & Development Department, 8/7/2023

Goal QP 8

Protect and enhance the Courtney Campbell Causeway, Memorial Causeway, city gateways, and view corridors as natural, recreational, scenic, historic, and cultural resources.

Objective QP 8.1

Preserve the existing character of the Courtney Campbell and Memorial Causeways.

Policies

QP 8.1.1

Continue to promote educational programs and community partnerships that work to preserve natural and recreational features of the Courtney Campbell and Memorial Causeways.

QP 8.1.2

Establish the causeways as tourist points of interest through maintenance and enhancement of the recreational opportunities provided by the causeways.

QP 8.1.3

Continue to work with volunteer groups through the Adopt-a-Park, -Street, and -Trail Programs to facilitate litter cleanup days to maintain the natural environment of the causeways.

QP 8.1.4

Continue to support the vision, goals, and objectives of the Courtney Campbell Causeway Florida Scenic Highway designation.

QP 8.1.5

Support efforts to retain the current physical cross-sectional character of the Courtney Campbell Causeway reminiscent of its historic origin.

QP 8.1.6

Maintain the natural coastal-style landscaping and scenic views from the Courtney Campbell Causeway.

QP 8.1.7

Maintain the iconic native Florida landscaping and scenic views from the Memorial Causeway.



Aerial image of the Courtney Campbell Causeway looking east

QUALITY PLACES

Objective QP 8.2

Maintain and preserve the unique water views along Edgewater Drive, the Bayside Bridge, Bayshore Boulevard, and the Sand Key Bridge as gateways into the city.

Policy

QP 8.2.1

Consider developing gateway beautification projects.

Objective QP 8.3

Preserve view corridors identified on **Map QP 5. View Corridors** that provide a clear view of the water from the abutting street.

Policies

QP 8.3.1

Review site plans near view corridors to ensure view corridors will not be negatively impacted.

QP 8.3.2

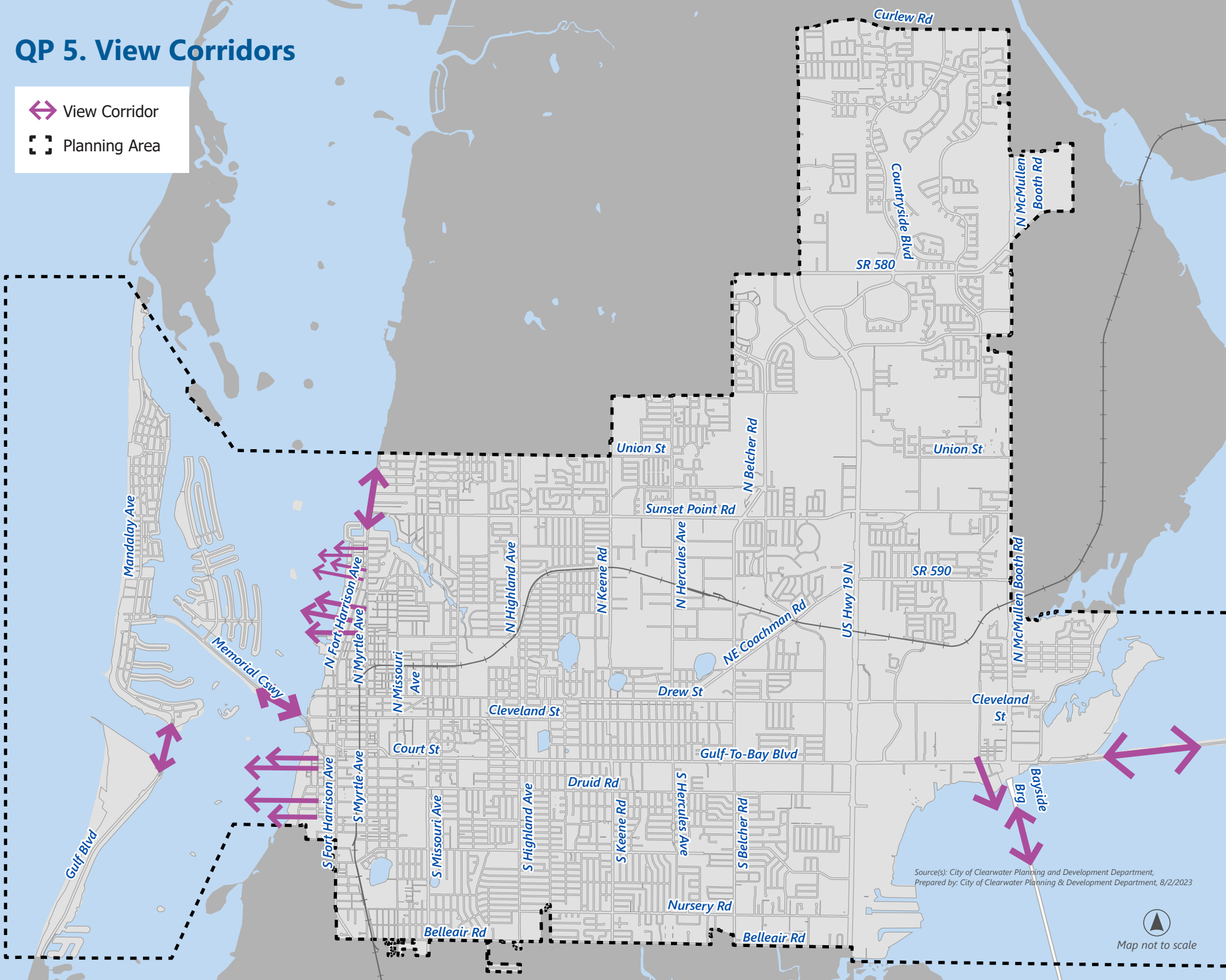
Preserve and maintain public access to right-of-way ends that are protected by the city charter.



Magnolia Street view corridor and fishing pier


















QP 5. View Corridors

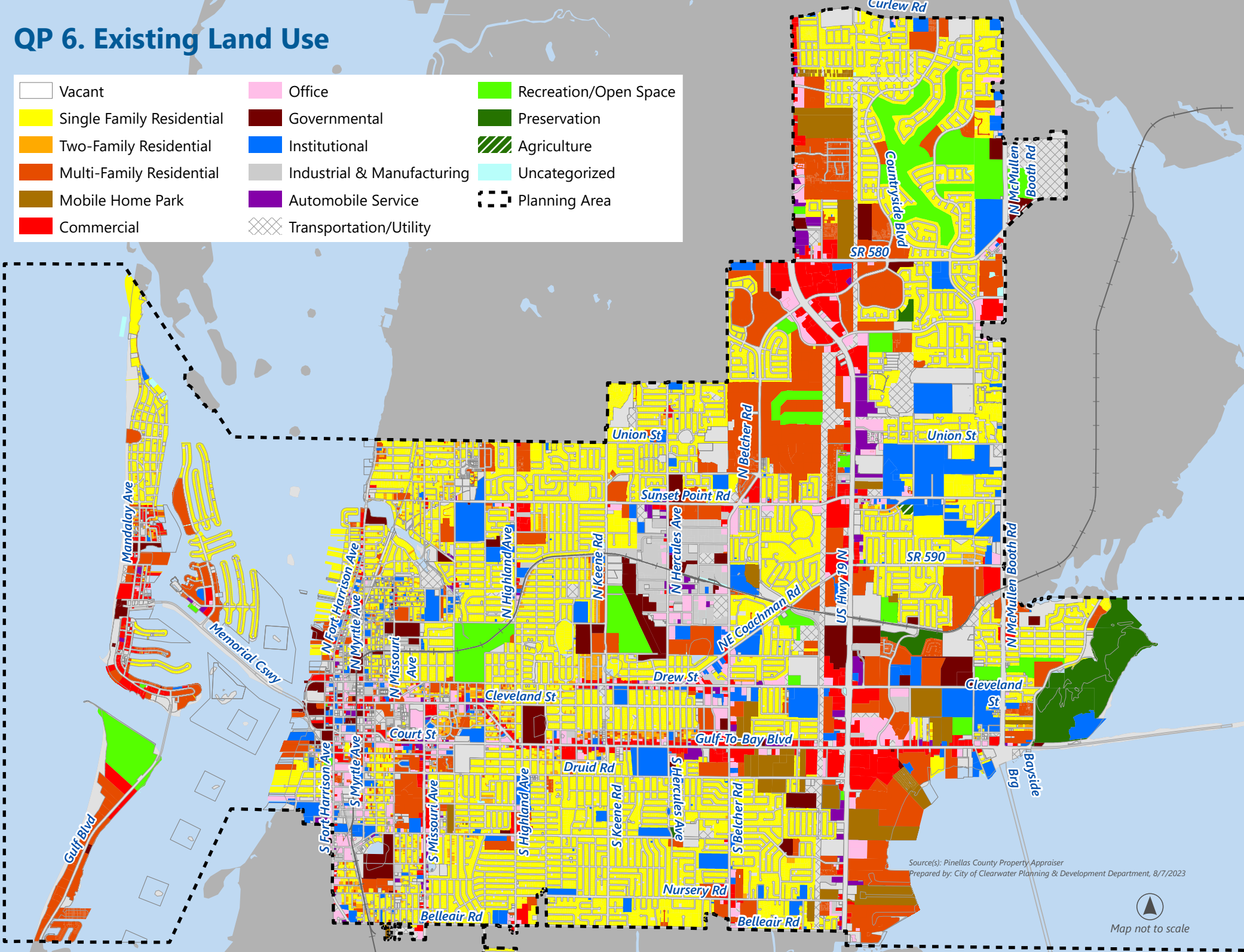
↔ View Corridor
[] Planning Area



Source(s): City of Clearwater Planning and Development Department,
Prepared by: City of Clearwater Planning & Development Department, 8/2/2023

QP 6. Existing Land Use

| | | | | | |
|--|---------------------------|---|----------------------------|---|-----------------------|
|  | Vacant |  | Office |  | Recreation/Open Space |
|  | Single Family Residential |  | Governmental |  | Preservation |
|  | Two-Family Residential |  | Institutional |  | Agriculture |
|  | Multi-Family Residential |  | Industrial & Manufacturing |  | Uncategorized |
|  | Mobile Home Park |  | Automobile Service |  | Planning Area |
|  | Commercial |  | Transportation/Utility | | |



Source(s): Pinellas County Property Appraiser
 Prepared by: City of Clearwater Planning & Development Department, 8/7/2023





228184

CAUTION
STAND CLEAR AT
ALL TIMES
WHEN CONTAINER
IS OFF GROUND