



CLEARWATER  
BRIGHT AND BEAUTIFUL · BAY TO BEACH

## PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

**MEETING DATE:** March 21, 2023  
**AGENDA ITEM:** F.1.  
**CASE:** CPA2022-10002  
**ORDINANCE NO.:** 9638-23  
**REQUEST:** Review and recommendation to the City Council of an amendment to the *Clearwater Comprehensive Plan*, addressing the creation of a new Parks and Recreation impact fee system.  
**INITIATED BY:** City of Clearwater, Parks and Recreation Department

### BACKGROUND:

Proposed Ordinance 9638-23 amends the Recreation and Open Space Element of the *Clearwater Comprehensive Plan* to provide for a new Parks and Recreation Facilities impact fee system. The amendment will be consistent with the proposed Text Amendment, which proposes to replace Chapter 54 of the Community Development Code in its entirety and is being processed concurrently (TA2022-10002, Ordinance 9639-23). This Element has not been updated, revised, or amended since 2008 and the methodology and calculation of the fees contained in the Recreation and Open Space Dedication in the Community Development Code have not been updated since 1983. Tindale Oliver (now Benesch) of Tampa, Florida, was retained to prepare a technical report that documents current conditions in Clearwater as the basis to establish a new impact fee system. The technical report documented the current cost, credit and demand components associated with providing parks and recreation facilities, along with a resulting fee schedule.

### ANALYSIS:

Impact fees are a funding mechanism that allow the city to meet comprehensive plan objectives. The proposed amendment has little impact on the Recreation and Open Space Element of the Comprehensive Plan. The primary change is to the location of where fees collected under the proposed impact fee system can be expended.

The current language is very restrictive and does not allow for the highest and best use of funds to meet the resident's needs. Funds must be used in designated areas from where the fee is collected and prevents the city to use funds to accomplish the goals of the Comprehensive Plan as well as the Parks and Recreation Master Plan.

The proposed amendments to the Comprehensive Plan involve updates to the following Goals of the Recreation and Open Space Element:

1. G.1.2.2 This goal has been changed to allow for funds collected under Chapter 54 to be used at any location in the City when used for recreation facilities and open space uses.
2. G.1.2.3 Removed language regarding the application of a service radius guideline for use of funds collected under Chapter 54.
3. G.1.2.4 Added language to incentivize private developers to provide affordable housing dwelling units within the proposed impact fee system.

### **STANDARDS FOR REVIEW:**

Pursuant to Community Development Code Section 4-603.F., no amendment to the *Comprehensive Plan* shall be approved unless it complies with the following standards:

1. **The amendment will further implementation of the *Comprehensive Plan* consistent with the goals, policies and objectives contained in the Plan.**

The proposed amendments to the *Clearwater Comprehensive Plan* are consistent with the following goals, objectives and policy in the *Plan*:

Objective G.1.1 The City shall ensure that parks, open space, trails and recreation facilities are efficiently and adequately maintained for all segments and districts of the population according to the level of service standards established for the city.

Policy G.1.1.1 Maintain the established minimum level of service standard of four (4) acres of core system parkland for every one thousand (1,000) persons for citywide application. For purposes of applying this Level of Service standard, core system parkland includes community, neighborhood, and scenic parks.

The proposed amendments include a Level of Service (LOS) to maintain four acres for every 1,000 residents. The definition of parkland included in the Parks and Recreation Facilities Impact Fee Study include community, neighborhood, environmental and some special use facilities. It excludes parks not owned by the city, parks/facilities that generate revenue where the public has to pay to enter as well as wetlands or inaccessible land.

Objective G.1.2 The City of Clearwater shall continue intergovernmental coordination with the private sector and other public entities to increase public recreational opportunities and open space acreage.

Policy G.1.2.1 Continue to enforce the adopted recreation and open space land dedication requirements for the express purpose of maintaining the existing levels of service of recreation lands and facilities.

The proposed amendment will provide the funding necessary to meet LOS for recreation lands and facilities.

Objective G.1.3 Continue to increase the supply of core system parkland in areas needing additional neighborhood parks.

Policy G.1.3.2 Continue to acquire parkland for new supplemental parks to meet district deficiencies.

The proposed amendment will provide the funding necessary to purchase parks in areas of the city not currently being served.

Objective G.1.6 Develop new and enhance existing blueways, greenways and recreational trail systems throughout Clearwater.

Policy G.1.6.1 The City will continue to develop greenways and trails as identified in *Shifting Gears-Clearwater's Bicycle and Pedestrian Master Plan*.

Policy G.1.6.2 The City will provide new access or enhance/maintain existing access to water bodies where possible for recreational use.

The proposed amendments will provide funding for future trails and new access ways to water bodies.

**2. The amendment is not inconsistent with other provisions of the *Comprehensive Plan*.**

The proposed amendments are not in conflict with other provisions of the *Comprehensive Plan* and bring further consistency between the goals, objectives and policies. The proposed amendment updates several existing policies to reflect current data and/or references.

**3. The available uses, if applicable, to which the property may be put are appropriate to the property in question and compatible with existing and planned uses in the area.**

This is not applicable to the proposed amendments as they do not relate to a specific property or properties.

**4. Sufficient public facilities are available to serve the property.**

This is not applicable to the proposed amendments as the proposed policy changes do not relate to a specific property or properties; therefore, the adequacy of available public facilities will need to be assessed on a case-by-case basis as development proposals are received.

**5. The amendment will not adversely affect the natural environment.**

The proposed amendments will not adversely affect the natural environment. The policies contained within the Recreation and Open Space Element provide consistent and coordinated efforts for the conservation and enhancement of the natural environment.

**6. The amendment will not adversely impact the use of property in the immediate area.**

This is not applicable to the proposed amendments as they do not relate to a specific property or properties.

**SUMMARY AND RECOMMENDATION:**

The purpose of this amendment is to update the Recreation and Open Space Element of the *Clearwater Comprehensive Plan* to provide for a new Parks and Recreation Facilities impact fee. The proposed amendment is consistent with and will further the goals, objectives, and policies of the *Clearwater Comprehensive Plan*, will not result in inappropriate or incompatible uses, will not adversely affect the natural environment, or impact the use of the property in the immediate area, and sufficient public facilities exist to implement the proposed amendment.

Based upon the above, the Planning and Development Department recommends **APPROVAL** of Ordinance No. 9638-23 that amends the *Clearwater Comprehensive Plan*.

Prepared by Parks and Recreation Department Staff: \_\_\_\_\_



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ATTACHMENTS: Ordinance No. 9638-23  
Parks and Recreation Facilities Impact Fee Study  
Resume