



Appendices

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APPENDIX 1 EXPANDED CRA LEGAL DESCRIPTION

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Beginning at the intersection of the centerline of Jones Street and the waters of Clearwater Bay, thence easterly along the centerline of Jones Street to the centerline of Myrtle Avenue; thence southerly along the centerline of Myrtle Avenue to the centerline of Drew Street; thence easterly along the centerline of Drew Street to the centerline of Highland Avenue; thence southerly along the centerline of Highland Avenue to the centerline of Court Street; thence westerly along the centerline of Court Street to the centerline of Martin Luther King, Jr. Avenue; thence southerly along the centerline of Martin Luther King, Jr. Avenue to the easterly extension of the south line of Lots 8 through 16, Block 16, of Magnolia Park, as recorded in Plat Book 1, Page 70, of the Public Records of Pinellas County, Florida; thence westerly along said south line and its easterly extension, to the southwest corner of Lot 8, Block 16, of said Magnolia Park; thence south 13 feet; thence west 50 feet; thence north 13 feet, to the southeast corner of Lot 6, Block 16, of said Magnolia Park; thence westerly along the south line of Lots 1 through 6, Block 16, of said Magnolia Park; and its westerly extension to the centerline of Prospect Avenue; thence southerly along the centerline of Prospect Avenue to the easterly extension of the south line of Lots 9 and 10, Block 17, of said Magnolia Park; thence westerly along said line and its easterly extension 142 feet; thence northerly 118 feet; thence westerly 50 feet; thence northerly 102 feet to the southeast corner of Lot 5, Block 17, of said Magnolia Park; thence westerly along the south line of Lots 1 through 5, Block 17, of said Magnolia Park and its westerly extension to the centerline of Myrtle Avenue; thence southerly

along the centerline of Myrtle Avenue to the centerline of Turner Street; thence westerly along the centerline of Turner Street to the east right-of-way line of the C.S.X. Railroad; thence northerly along said east right-of-way line to the easterly extension of the south line of Lots 1 through 5, Block 19, of said Magnolia Park; thence westerly along said south line and its westerly extension to the southwest corner of Lot 1, Block 19, of said Magnolia Park; thence northerly along the west line of said Lot 1 to the southeast corner of Block 5, Wallace Addition To Clearwater, as recorded in Plat Book 3, Page 6, of the Public Records of Hillsborough County, Florida, of which Pinellas County was once a part; thence westerly along the south line of said Block 5 to the southwest corner of Block 5 of said Wallace Addition To Clearwater; thence northeasterly along the west line of Block 5 of said Wallace Addition To Clearwater and its northeasterly extension to the centerline of Court Street; thence westerly along the centerline of Court Street to the northerly extension of a 15 foot alley in Block 1 of said Wallace Addition To Clearwater; thence southerly along the centerline of said 15 foot alley and its northerly and southerly extensions, to the centerline of Rogers Street; thence westerly along the centerline of Rogers Street to the centerline of Fort Harrison Avenue; thence northerly along the centerline of Fort Harrison Avenue to the north line of the south ½ of Section 16, Township 29 South, Range 15 East; thence westerly along said south line to the waters of Clearwater Harbor; thence meander northerly along the waters of Clearwater Harbor to the Point Of Beginning.

APPENDIX 2 DOWNTOWN MILESTONES

1926
Nolen Plan for City and Downtown approved

1970
Downtown Development Board (DDB) created by Special Act of Florida Legislature

1971
City referendum approves special taxing district powers for DDB

1977
First modern plan adopted for Downtown

1981
Establishment of Community Redevelopment Agency (CRA)

1981
Adoption of first Redevelopment Plan for Downtown

1981
Base year for Clearwater Tax Increment Financing (TIF) District (original CRA)

1993
Periphery Plan adopted for four areas surrounding Downtown

1995
Major revision to Redevelopment Plan

1996
Design Guidelines adopted for Downtown

1998
Clearwater Designated *Main Street Community* by Florida Department of State

1999
Redevelopment Plan amended to allow mixed use around Town Pond (now Prospect Lake)

2000
Periphery Plan update approved

2002
Findings of Necessity for expanded CRA approved

2002
Pinellas County Commission authorized preparation of Redevelopment Plan for CRA Expansion Area

2003
Major revision to the Clearwater Downtown Redevelopment Plan to encompass land previously governed by the Downtown Clearwater Periphery Plan and newly expanded CRA

2004
Downtown Redevelopment Plan approved as a Special Area Plan by the Pinellas Planning Council

2004
Board of County Commissioners authorize the City to use the County's portion of the TIF

2004
Redevelopment Trust Fund/TIF established

2004
Base year for Clearwater TIF District (expanded CRA)

2005
Downtown Plan amended to incorporate Design Guidelines

2005
Downtown Plan amended to extend the scope of the Fort Harrison Streetscape Project from Drew Street to Nicholson Street

2009
Clearwater Downtown Redevelopment Plan amended to support CRA funds for community policing

2009
Designation of *Main Street Community* removed

2010
Clearwater Downtown Redevelopment Plan amended to support outdoor display of bicycles and expanding allowable uses in the Old Bay Character District

2016
Clearwater Downtown Redevelopment Plan amended to add capacity for hotel development in the Old Bay Character District

2018

Major revision to the Clearwater Downtown Redevelopment Plan repealing and replacing Chapters 1-3, updating goals, objectives and policies; increasing density and intensity and revising allowable height throughout the plan area; modifying Character District boundaries; expanding the Old Bay Character District boundaries northward to include an additional 9.671 acres.

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APPENDIX 3 EXISTING LAND USE CLASSIFICATIONS, METHODOLOGY & DISTRIBUTION BY CHARACTER DISTRICT

Data Collection

Land use data for the Downtown Planning Area was compiled through a series of field surveys conducted between May and November 2017. The survey was supplemented by data obtained from the Pinellas County Property Appraiser and the City of Clearwater Building permit records.

The Pinellas Trail, which occupies current and former CSX and railroad right-of-way parcels, was removed from the future land use and zoning calculations as these parcels have no inherent development potential. The Pinellas Trail equates to about 5.3 acres through the Downtown Plan Area. Additionally, the Downtown Marina, which doesn't have a parcel, equates to roughly 7.7 acres of land that is considered to be Recreation.

The following assumptions were made in order to best accurately present existing land uses:

- Private parking lots (paved) and parking garages located on separate parcels that are accessory to the main use are categorized as Parking;
- Buildings that were vacant at the time of field surveys are classified as Vacant;
- Stevenson's Creek west of St. Cecilia's School is classified as Utility/Infrastructure;
- Parcels containing a multi-tenant building where least one of the tenants was a Retail use was are classified as Retail;
- Parcels containing a multi-tenant building with at least one Office use and no Retail uses are classified as Office.

While every effort was made to ensure that the existing land use map was as accurate as possible, it's imperative to understand that the data reflects a "snapshot in time" as uses can change after data was collected. It should also be noted that some parcels can contain more than one land use.

Use Classifications

The preceding table describes the assumptions made in order to re-categorize the specific uses into the generalized categories listed above.

Existing Land Use Tables

The following tables show the distribution of different land uses in each of the five character districts.

Table 3.A. Existing Land Use General Descriptions

Use Code	Use	General Description
1	Single Family	A building containing one residential unit
2	Two Family	A building containing two residential units or two buildings on a property each containing one residential unit
3	Multi-Family	A building containing three residential units or a combination of buildings containing at least three residential units on the property
4	Retail	Establishments engaged in selling or leasing goods, services or merchandise; including funeral homes and problematic uses
5	Office	General business or medical/dental establishments
6	Institutional	Any private non-profit organizations including places of worship, social service agencies, halfway houses, garden clubs, etc.
7	Overnight Accommodations	A building designed and used primarily to provide sleeping accommodations for transient guests for a daily or weekly rental charge and including interval ownership and such office, meeting, restaurant facilities as are integral to its primary function
8	Vehicle Services	Establishments that sell, repair, service, tow or store vehicles or marine vessels
9	Industrial	Establishments that warehouse, wholesale, manufacture or distribute good; including businesses that store significant amounts of goods and equipment
10	Governmental Facilities	Any facility owned and operated by a governmental agency excluding utility/infrastructure uses
11	Utility/Infrastructure	Any public utility facility including drainage, cable, electrical and gas facilities
12	Recreation/Open Space	Any public or private recreation facility
13	Parking	Any stand-alone parcel devoted to parking including paved lots and grassed areas with wheel stops
0	Vacant	Any undeveloped land or land with a vacant building or storefront

Table 3.B. Land Use Distribution by Character District

Land Use	Downtown Core			Old Bay			South Gateway			Prospect Lake			Downtown Gateway			Downtown		
	Parcels	Acres	%	Parcels	Acres	%	Parcels	Acres	%	Parcels	Acres	%	Parcels	Acres	%	Parcels	Acres	%
Vacant	32	12.1	9.2	66	17.6	20.1	8	1.7	7.6	160	32.1	24.3	31	7.5	4.3	294	73.0	13.2
Single Family	2	0.5	0.4	50	9.7	10.7	3	2.0	8.8	45	6.5	4.9	202	31.7	18.1	301	50.4	9.2
Two Family	0	0.0	0.0	15	2.4	2.6	1	0.2	0.9	18	2.6	2.0	149	26.2	14.9	184	31.4	5.7
Multi-Family	428	10.9	8.4	141	9.0	10.2	27	1.2	5.1	65	15.5	11.8	370	36.5	20.8	1028	73.1	13.3
Retail	40	8.9	6.8	14	9.0	9.8	2	5.4	23.6	29	9.2	7.0	53	17.0	9.7	138	47.4	8.6
Office	28	11.1	8.5	12	2.9	3.5	11	7.9	34.3	58	30.0	22.7	64	17.3	9.9	175	69.2	12.6
Institutional	22	11.1	8.5	11	6.2	6.7	2	0.4	1.7	13	6.4	4.9	12	19.8	11.3	59	44.0	8.0
Overnight Accommodations	3	4.7	3.6	4	6.4	7.0	0	0.0	0.0	2	2.8	2.1	6	3.2	1.8	15	17.1	3.1
Vehicle Services	2	0.8	0.6	3	1.2	1.3	0	0.0	0.0	16	4.8	3.7	9	4.0	2.3	30	10.8	2.0
Industrial	8	3.6	2.8	13	7.3	8.0	0	0.0	0.0	20	10.5	7.9	0	0.0	0.0	40	21.4	3.9
Governmental	21	23.0	17.5	0	0.0	0.0	3	1.6	6.9	10	3.0	2.3	1	0.1	0.1	31	27.7	5.0
Utility/Infrastructure	0	0.0	0.0	5	10.3	11.2	0	0.0	0.0	0	0.0	0.0	5	8.6	4.9	8	18.9	3.4
Recreation	7	20.2	15.4	6	7.2	7.9	1	1.1	4.7	2	7.3	5.5	2	0.5	0.3	16	36.2	6.6
Parking	32	24.0	18.3	9	0.8	1.1	3	1.5	6.4	3	1.1	0.8	11	2.9	1.6	56	30.3	5.5
Totals:	619	130.9	100.0	349	91.7	100.0	61	23.0	100.0	441	131.9	100.0	914	175.3	100.0	2,378	550.9	100.0

APPENDIX 4 DEMOGRAPHICS METHODOLOGY AND ESTIMATES

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The demographic profile included in this plan utilized the 2000 and 2010 Census data, as well as 2011-2015 American Community Survey estimates, which were released in December of 2016. Because the Character District lines are not positioned along Census Block Group boundaries, all data was apportioned using an innovative software tool, MySidewalk. The demographic data utilized within the Plan include the following:

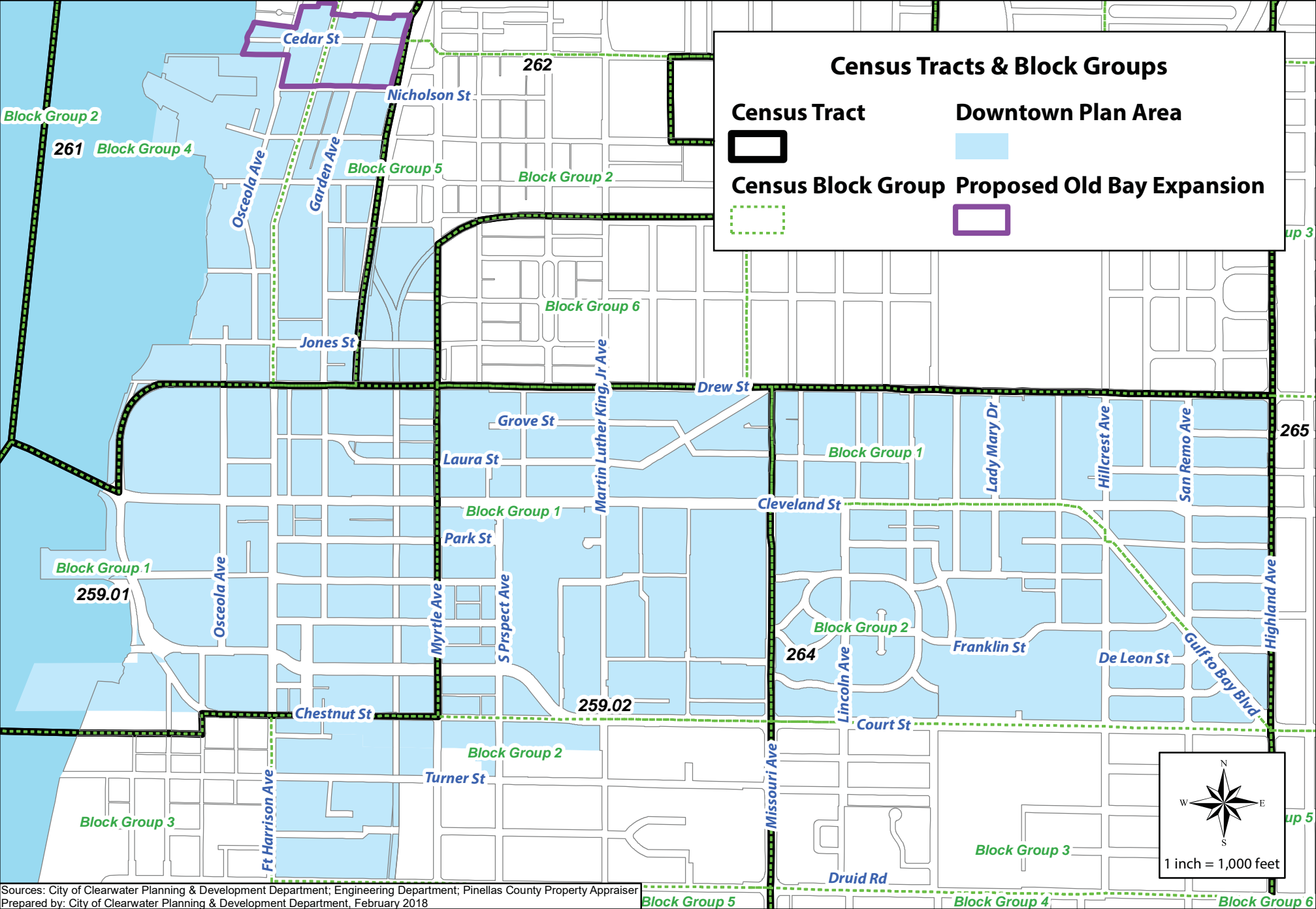
- Population;
- Population by Race/Ethnicity;
- Population by Gender and Age;
- Median Age;
- Households;
- Median Household Income;
- Housing Units;
- Median Value Owner-Occupied Units;
- Median Rent;
- Percentage of Income Spent Towards Rent; and
- Housing Units By Year Built

Appendix Map 4A shows the Census Tracts from the 2000 Census and Map 4B shows the Tracts as they were during the 2010 Census.

Appendix Map 4.A

2000 Census Tracts & Block Groups

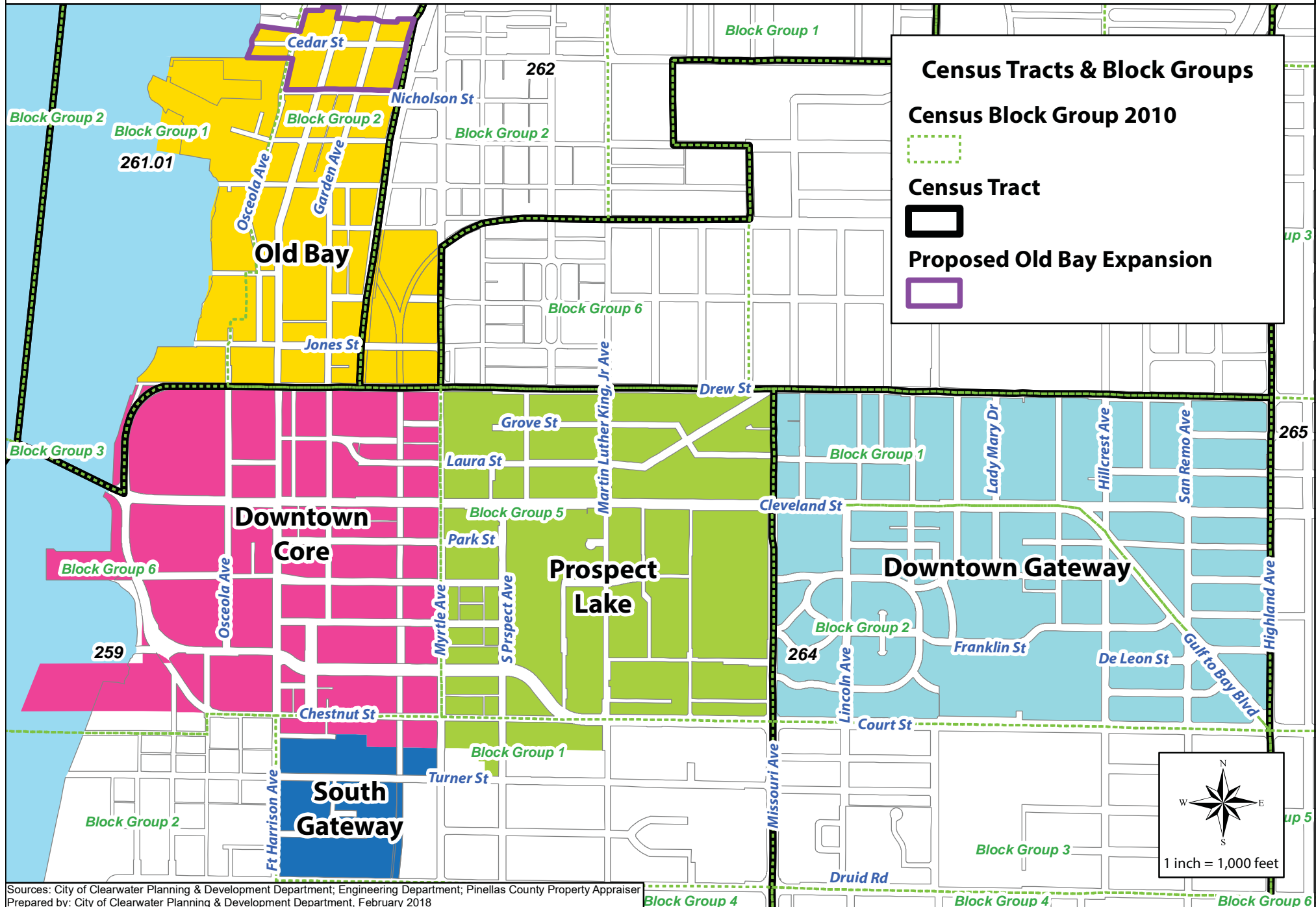
Clearwater Downtown Redevelopment Plan



Sources: City of Clearwater Planning & Development Department; Engineering Department; Pinellas County Property Appraiser
 Prepared by: City of Clearwater Planning & Development Department, February 2018

Appendix Map 4.B 2010 Census Tracts & Block Groups

Clearwater Downtown Redevelopment Plan

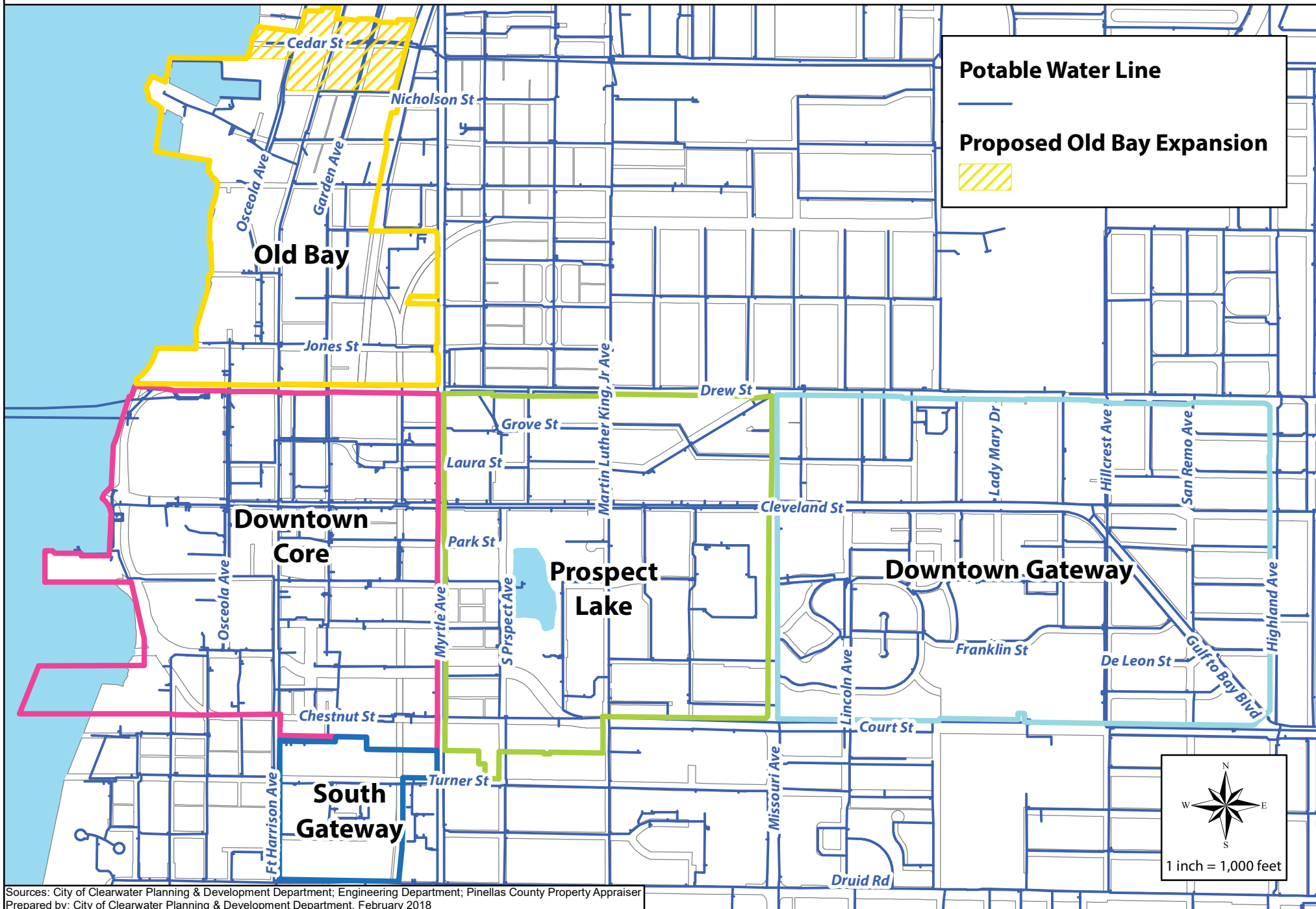


APPENDIX 5 UTILITIES MAPS

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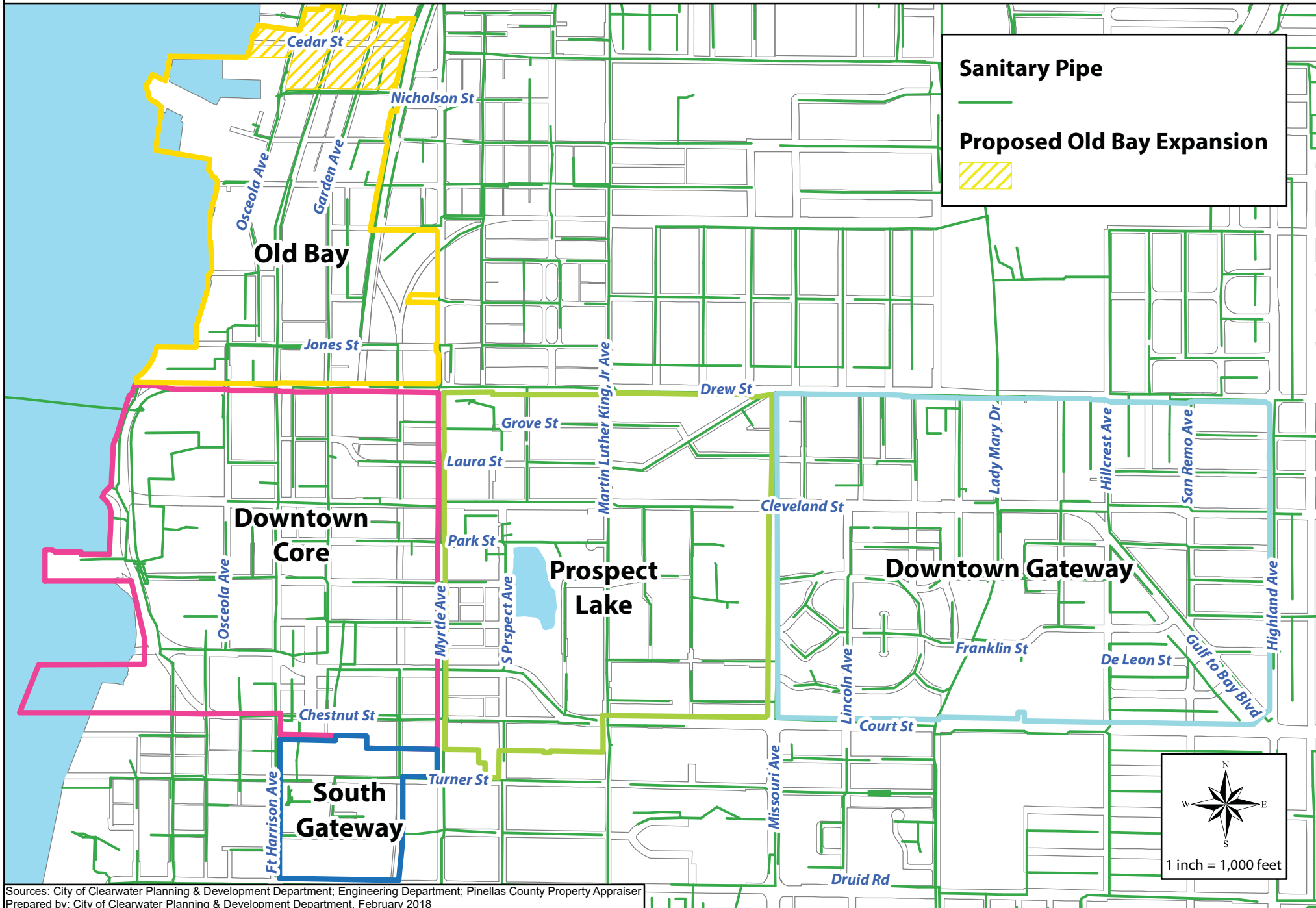
Appendix Map 5.A Potable Water

Clearwater Downtown Redevelopment Plan



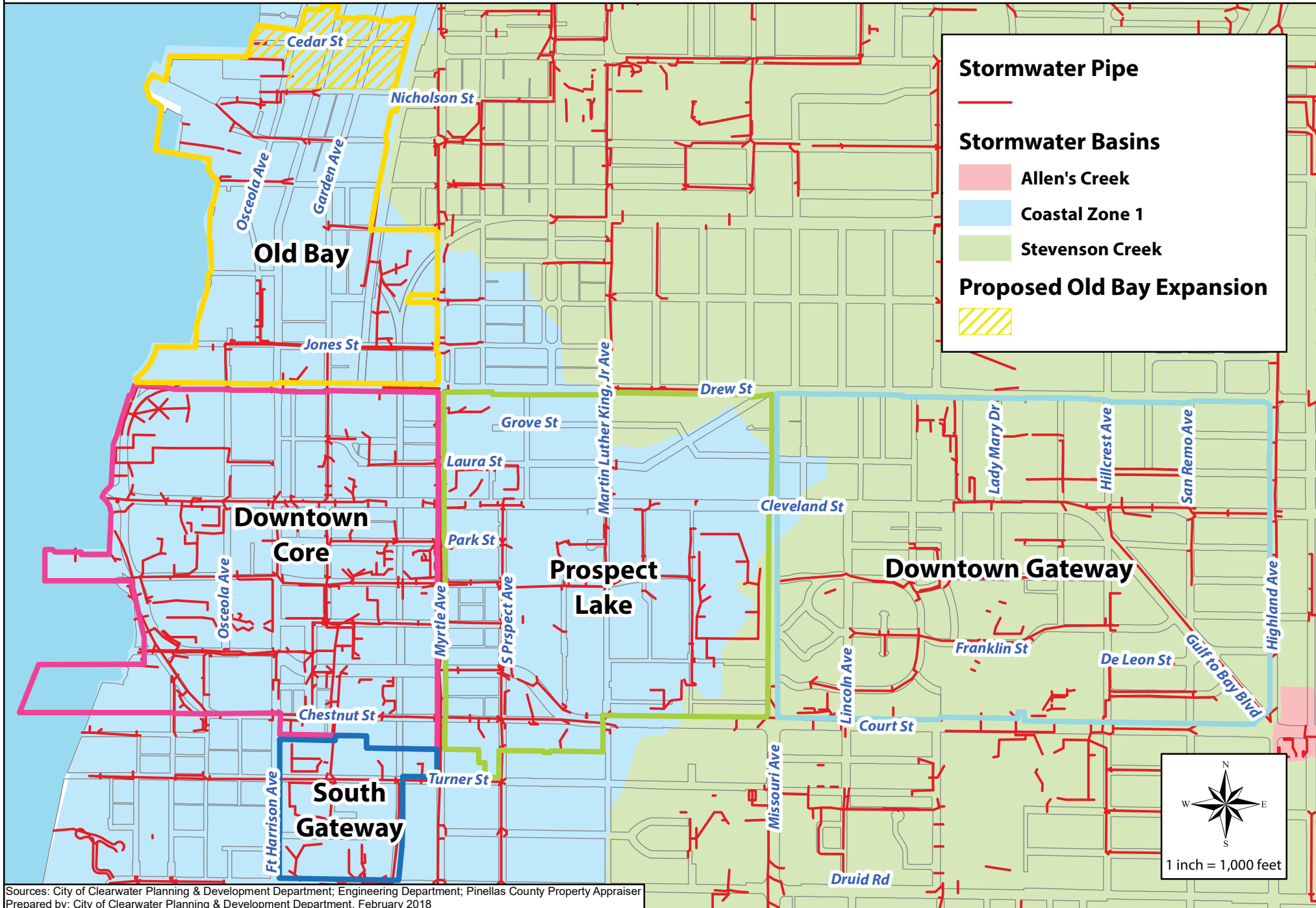
Appendix Map 5.B Sanitary Sewer

Clearwater Downtown Redevelopment Plan



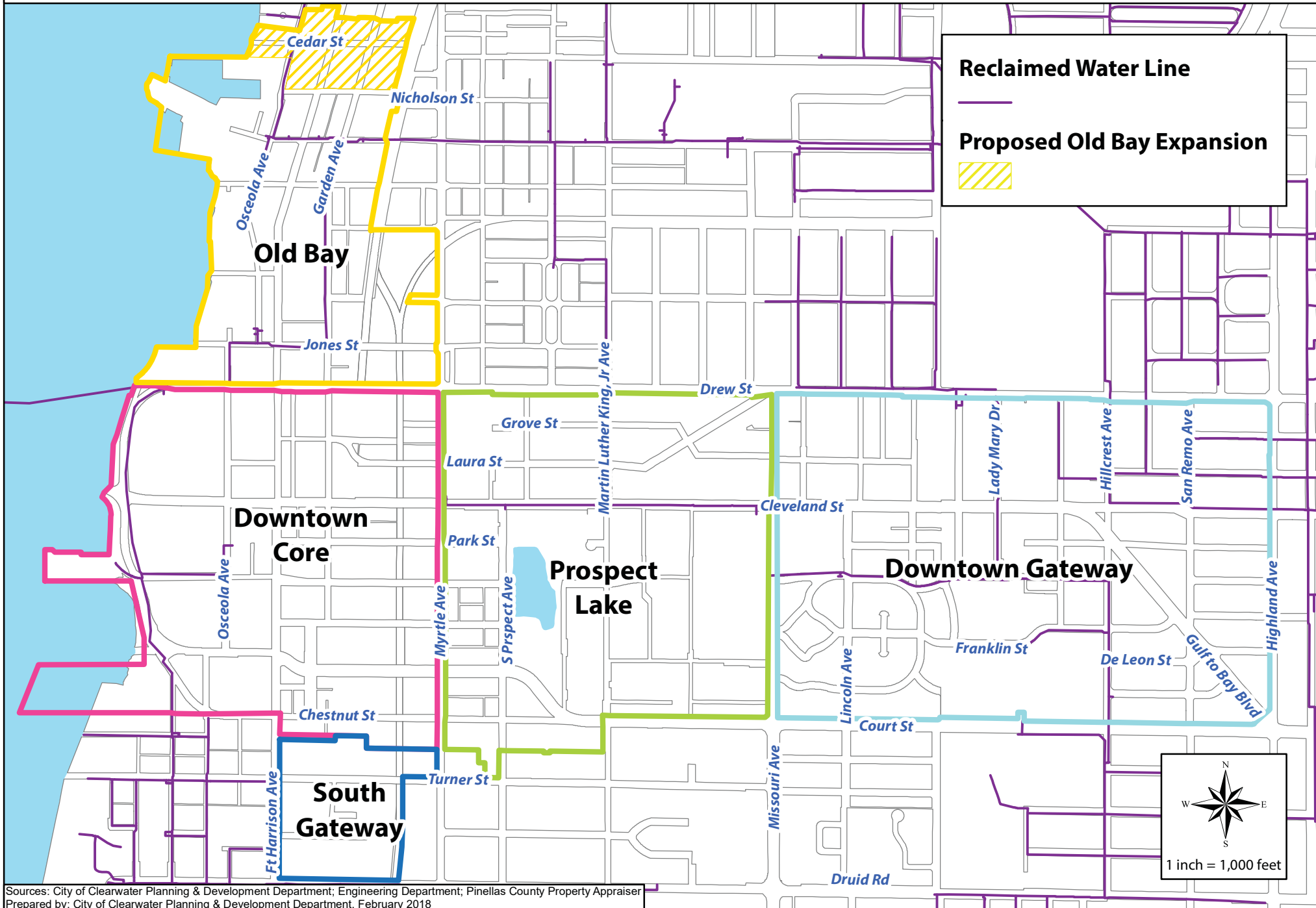
Appendix Map 5.C Stormwater System

Clearwater Downtown Redevelopment Plan



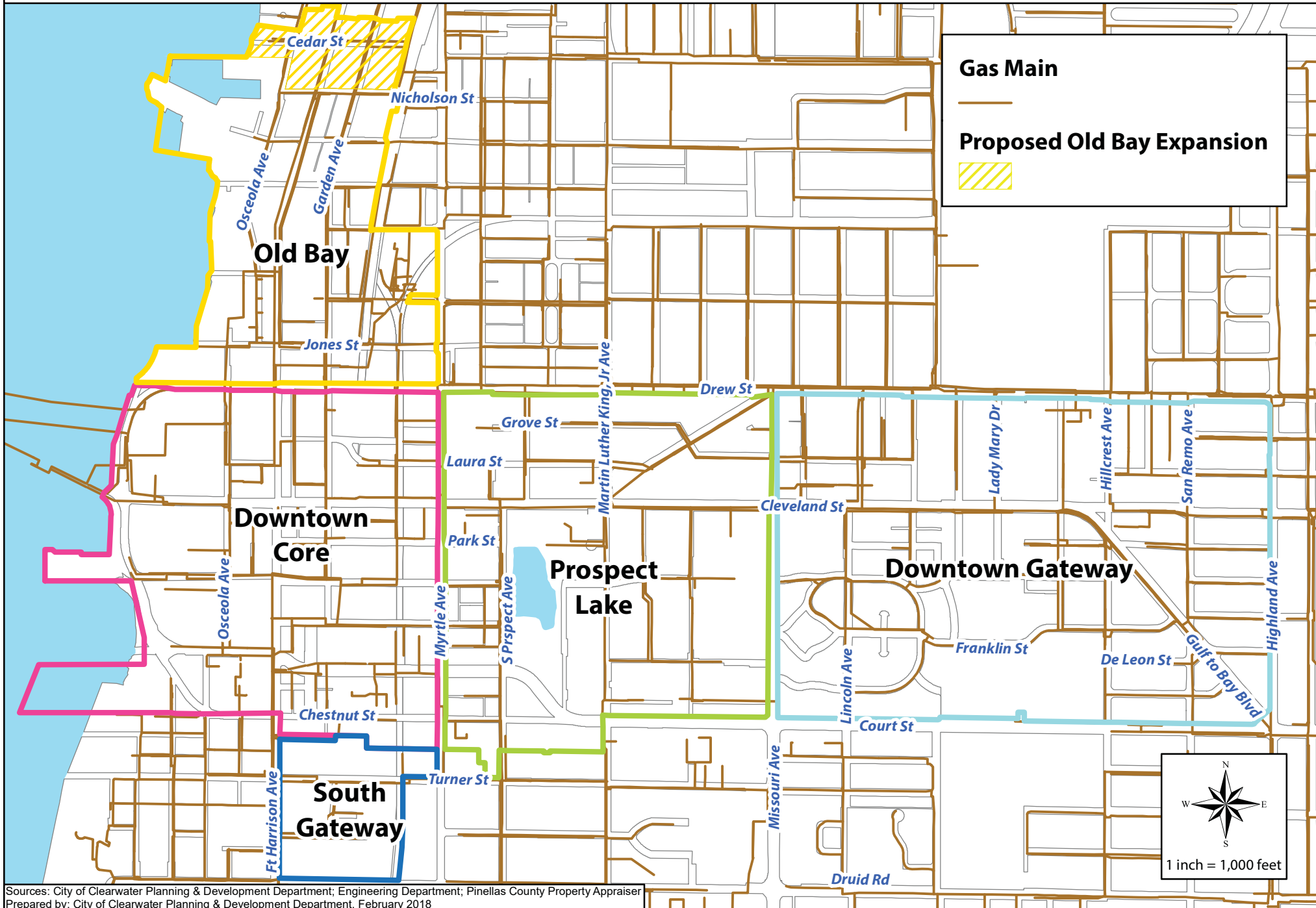
Appendix Map 5.D Reclaimed Water

Clearwater Downtown Redevelopment Plan



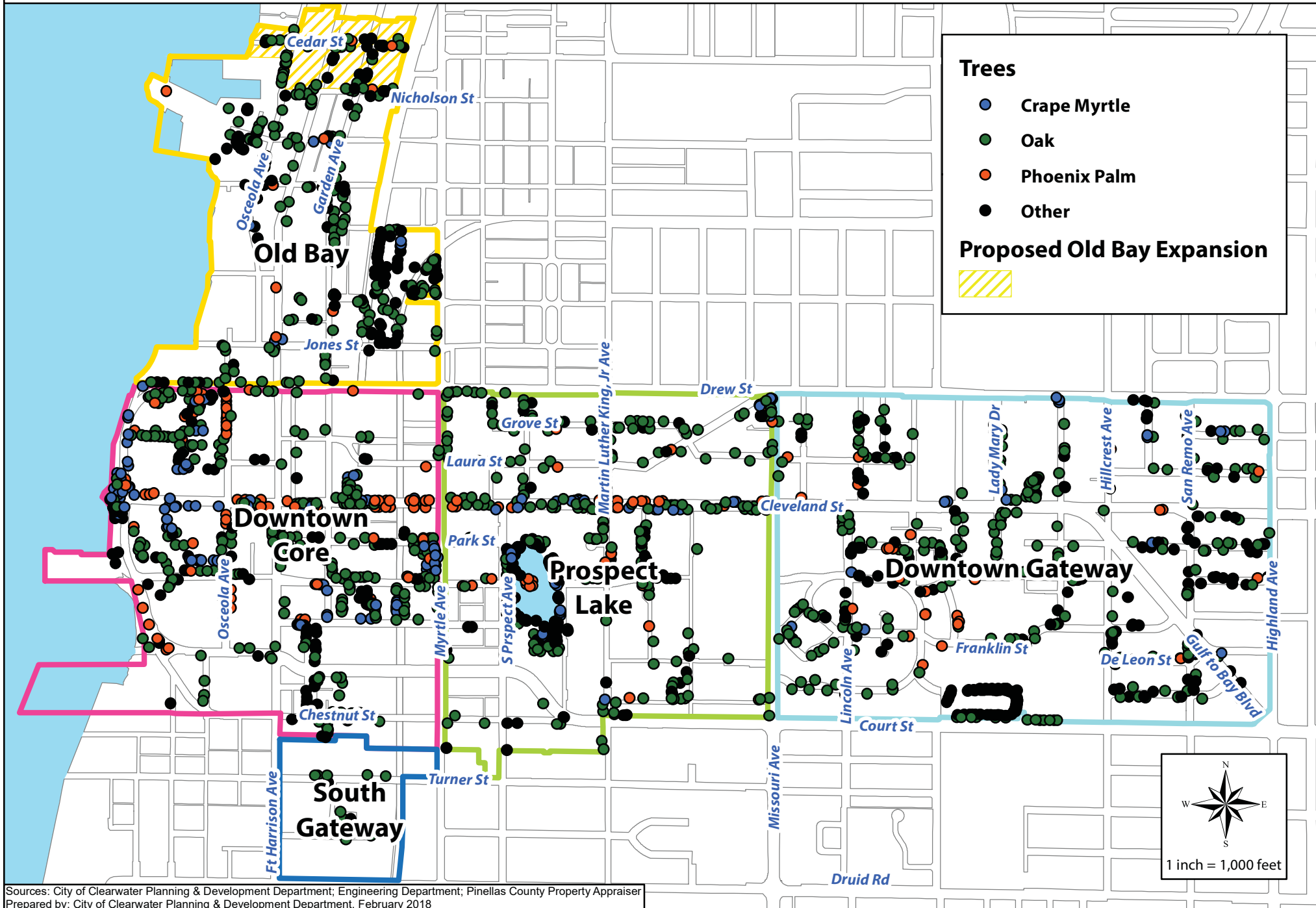
Appendix Map 5.E Gas System

Clearwater Downtown Redevelopment Plan



Appendix Map 5.F Downtown Trees

Clearwater Downtown Redevelopment Plan

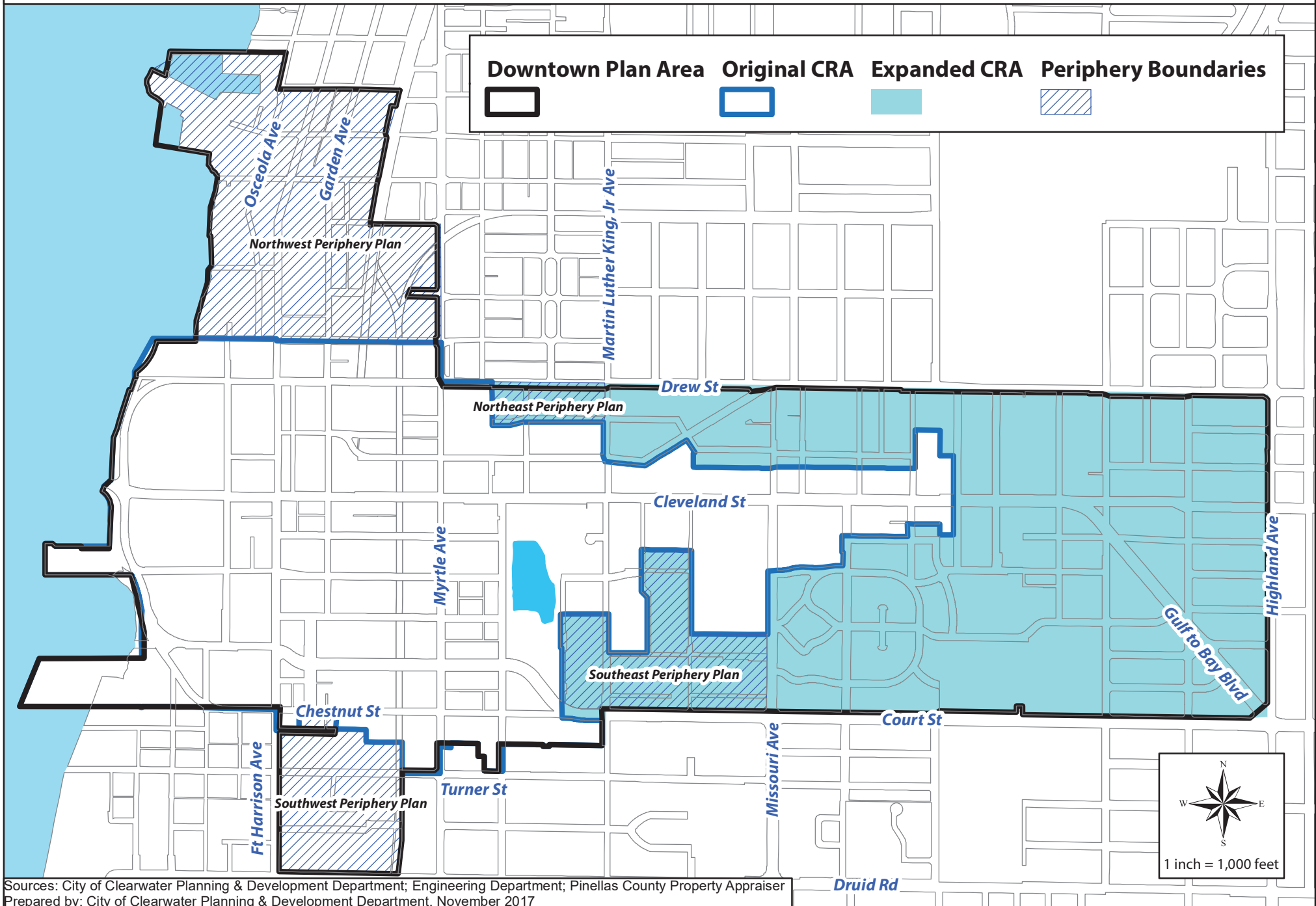


APPENDIX 6 COMMUNITY REDEVELOPMENT AREA BOUNDARIES AND PERIPHERY PLAN MAP

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Clearwater Downtown Redevelopment Plan

Appendix Map 6 CRA Boundaries & Periphery Plans



APPENDIX 7 BUILD-OUT SCENARIOS (2004)

To compare the pre-2004 Plan development potential of the Downtown to the development potential proposed in the 2004 Plan, the City of Clearwater hired Tampa Bay Engineering to prepare a detailed comparison of them. The methodology and all assumptions were reviewed and approved by the City's Planning Department. This appendix explains the methodology used to prepare those buildout scenarios.

The development potential that existed prior to the 2004 Plan was based on several adopted documents that established the maximum development potential for areas that comprised the expanded Downtown Plan Area. The existing potential was based on these specific documents:

For the old Downtown Plan Area:
1995 Clearwater Downtown Redevelopment Plan

For the four Periphery Areas:
Downtown Clearwater Periphery Plan, 2000 Update

For the Eastern CRA Expansion Area:
Land Use Plan categories of the Clearwater Comprehensive Plan

The proposed development potential was based on the density and intensity measures for each Character District as contained in the revised 2004 Plan. During the preparation of that Plan, it was determined that most of the CRA Expansion area would not be re-designated with the Central Business District plan category nor would the areas be rezoned to the Downtown zoning district. Those parcels retained their current

land use plan categories and zoning districts that are used throughout the City. For the parcels in this expansion area, the maximum development potential was based on the density and intensity measures in their respective land use plan categories.

There were five parcels excluded from the Buildout scenarios for two reasons: their development as a public park or public facility was unlikely to change during the life of the Plan; and, secondly, the Plan and previous City actions did not allow the redevelopment of these parcels. The parcels excluded from the build-out scenarios were:

- Coachman Park (17.8 acres in the Downtown Core District)
- New Main Library site (2.1 acres in the Downtown Core District)
- Station Square Park (0.42 acres in the Downtown Core District)
- Seminole Street Launching Facility (5.74 acres in the Old Bay District)
- Prospect Lake Park (4.93 in the Town Lake Residential District)

The three parcels excluded from the Downtown Core District total 20.32 acres; the sizes of the other two parcels are shown above. All other parcels within the Downtown Plan Area were included in the buildout scenarios since the purpose was to estimate the maximum development potential during the life of the Plan.

A ratio of expected development was applied to both the existing and proposed buildout scenarios. The ratios reflected the goals, objectives and policies governing development in the current plan and the proposed plan. The land use ratio for each Character District is shown in the table below.

The steps in the methodology along with an example of each step is shown below.

1. The total acreage for each Character District was calculated based on the boundaries provided by the Clearwater Planning Department using GIS software.

EXAMPLE: District A = 50 acres

Table 7.A. Land Use Ratios by Character District

District	Existing Scenario		Proposed Scenario	
	Residential	Commercial	Residential	Commercial
Downtown Core	20%	80%	20%	80%
Old Bay	60%	40%	60%	40%
South Gateway	33%	66%	50%	50%
Town Lake Residential	80%	20%	80%	20%
Town Lake Business	33%	66%	20%	80%
East Gateway	66%	33%	66%	33%

2. Within each Character District, the size of each plan category was calculated using GIS software.

EXAMPLE: District A

Residential = 25 acres

Commercial = 25 acres

3. Parcels developed with major public facilities (parks and library) were noted for exclusion from the acreage of the applicable Character District.

EXAMPLE: District A

Parcel 1 = 5 acres with 25 dwelling units
(FLU = RES)

Parcel 2 = 5 acres with 50,000 square feet
shopping center (FLU = COM)

4. Excluded parcels were subtracted from the appropriate land use plan category acreages.

EXAMPLE: District A

Residential 25 acres – 5 acre (Parcel 1) = 20 acres

Commercial 25 acres – 5 acres (Parcel 2) = 20 acres

5. The total acreage for each plan category was then multiplied by the maximum density/intensity as dictated by the governing plan.

EXAMPLE: District A

Residential 20 acres @ 6 d.u./acre = 120 dwelling units

OR

20 acres @ 0.25 FAR = 217,800 square feet

Commercial 20 acres @ 10 d.u./acre = 200 dwelling units

OR

20 acres @ 0.50 FAR = 435,600 square feet

6. The resulting density/intensity, both residential and commercial, for each category were totaled for each character district.

EXAMPLE: District A

i. Total maximum residential density = 395 dwelling units

OR

ii. Total commercial density = 757,851 square feet

OR

iii. Some combination of i and ii

7. A ratio of allowable land use allocations (residential and commercial) was then applied to the resulting total dwelling units and total commercial square footage to determine the overall buildout. The allowable land use mix permitted within the applicable Character District determined these ratios (See Table below for specific land use allocations).

**Table 7.B. Summary of Maximum Development Potential by Character District
Current Development Potential Compared to Proposed Development Potential**

	Existing Plan		Proposed Plan		Development Potential (Proposed - Existing)	
District	Dwelling Units	Commercial Sq. Ft.	Dwelling Units	Commercial Sq. Ft.	Dwelling Units	Commercial Sq. Ft.
Downtown Core	1,324	13,299,784	1,508	15,051,085	+184	+1,751,301
Old Bay	2,367	1,900,142	1,838	660,021	-529	-1,240,121
South Gateway	386	795,214	573	498,762	+187	-296,452
Town Lake Residential	3,105	1,187,207	1,998	732,493	-1,107	-454,714
Town Lake Business	882	3,050,372	262	1,519,373	-620	-1,530,999
East Gateway	3,361	1,001,242	2,920	652,560	-441	-348,682
TOTAL	11,425	21,233,961	9,099	19,114,294	2,326 Available Units	2,119,667 Available Sq. Ft.

APPENDIX 8 DOWNTOWN-GATEWAY STRATEGIC ACTION PLAN

Downtown-Gateway Strategic Action Program

Fiscal Year 2002-2003	Program	Project	Evaluation	\$ (e)	Status
Memorial Causeway Bridge		x		64.2M	Open to traffic 1Q 2004
Main Library		x		20.2M	Opening Early 2004
Prospect Lake Park Construction		x		7.3M	Suggestions for names being accepted/Grand Open Fall 2003
Fort Harrison Avenue Improvements		x		5.397M	Constructoin started from project's southern boundary. DOT working with the city to ensure night lane closure doesn't impact traffic
East Street Railroad Tracks		x		CSX 2.5M	Completed
Mediterranean Village (Public Investment)		x		1M	Phase I broke ground 8/02, expected completion of Phase I - 10/03
Calvary Property		x			Inquiries being received
Super Block Property		x			AmSouth building purchased by 400 Cleveland LLC in 3/03. Earlier this year, the Commission agreed to sell the city owned parking lots on Drew between Ft. Harrison & Osceola to Colliers Arnold if they moved forward with their mixed use project at corner of Drew & Osceola. The Commission will be asked to approve the contract for the sale of this property on 7/17.
Update Downtown Redevelopment Plan	x				Draft released for public input. Presentations scheduled to DDB 7/2/03, CDB 7/15/03, CRA 8/18 & Commission 9/4/03
Character District/Urban Design Guidelines		x			Part of Downtown Plan
Streetscape and Wayfinding Signage		x		28K	Commission approve contract to Bellemo-Herbert for construction drawings for wayfinding signage. Drawings to be complete 9/03. Signage to be installed by 1/04 (750K).
Gateway Redevelopment Findings of Necessity Study	x				BCC approved 10/29/02

Fiscal Year 2002-2003	Program	Project	Evaluation	\$ (e)	Status
Gateway CRA Expansion Redevelopment Plan	x				Presented to Commission. Part of Downtown Plan above.
Downtown and Bluff Parking Study	x			98K	Completed. Report received & presented to Commission in June 2002. Commission endorsed the implementation of the recommendations. reduced meter times, reorganized & increased enforcement, Streetscape Plan add estimated 75 spaces. Looking at options.
Downtown Property Maintenance	x			37K	On-going
Marketing	x			20K	2,500 copies of the Marketing brochure distributed. Follow-up calls to be made to developers. Attending ICSC Conference in August 2003.
Downtown Business Retention	x				Ongoing. City staff coordinating Business Growth Meetings. Downtown Forum created with Chamber, City, Main Street & Downtown Merchants Assoc. Main Street volunteers visiting businesses.
Homeless Alternatives	x				On-going. Public/private Task Force created 10/02. Working with Pinellas County Homeless Coalition on a proposed North County Inebriate Family Care/Emergency Center.
Support Guideway Phase II		x			Commission approved contract to Grimail Crawford for Phase II of the Study
Waterfront Marina			x	99K	Consultant hired to assess the feasibility and permitting process associated with the future design and development of a waterfront marina. Proposed schedule for permit in 2004 and construction in 2005.
Multiplex Theater			x		Ongoing
TOTAL 2002				100.8M	

Fiscal Year 2003-2004	Program	Project	Evaluation	\$ (e)	Status
Parking Garage Location		x			Under analysis.
Myrtle Avenue Reconstruction		x		13.3M	Contract award expected in September 2003.
Clearwater West End Connection (DOT)		x		DOT 3M	Underway by staff.
Pinellas Trail Connection					
Define Marketable Properties for Lease	x				Under analysis.
Retail Expertise/Storefront Workshop	x			10K	Planned for late summer.
On Street Parking by Employees	x				Enforcement increased.
Develop Connection with:	x				
Pinellas County Government					Meeting held 3/03. City Proclamation presented to County in May 2003.
Faith Based Organizations					
Banks					Work with local bank seeking downtown space.
Main Street Retail Signage	x			24K	
Downtown Publication (quarterly Main Street Update)	x				On-going
Station Square Parking Lot Mixed Use Infill Project (Public Investment)	x			1M	Two RFP proposals received. Selection made and commission will be asked for approval to negotiate with The Beck Group (18M)
Art District	x				Steering Group formed with artists. Planning Department preparing Art District ordinance 10/03.

Fiscal Year 2003-2004	Program	Project	Evaluation	\$ (e)	Status
Charter Review			x		Underway by Charter Review Committee.
Quality Evening Restaurant(s)			x		
Property Owners Association			x		
Public Art Ordinance	x				Cultural Arts Division preparing Public Art Ordinance.
Waterfront Design		x			Conceptual design of future waterfront park approved by Commission in June 2003.
TOTAL 2003				17.3M	

Fiscal Year 2004-2005	Program	Project	Evaluation	\$ (e)	Status
Public Art Project(s)		x			
Remove Industrial Properties		x			
Key Real Estate Development Opportunities/Strategies	x				
Drew Street Corridor Study	x				
Harborview Long Range Options		x			
Alleys for Pedestrian Connection		x			

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