

Clearwater Comprehensive Plan

Florida's Growth Management Act (Chapter 163, Part II, Florida Statutes) requires that counties and municipalities adopt a comprehensive plan to guide growth and development that the community is able to support with public facilities. The Act intends that the comprehensive plan be able to direct growth in a manner that protects natural resources, promotes efficient use of public infrastructure and services, conserves tax dollars and implements the community's vision. Chapter 163.3177 specifies the minimum content of 9 mandatory comprehensive plan elements (see below). Additional elements may be included in the plan at the local government's discretion. However, all elements must be consistent and mutually supportive

Comprehensive plans must address a 5 and 10-year timeframe, although some extend up to 20 years. Plans must be evaluated and updated every seven years. The plan is largely implemented through the adoption of land development regulations. Clearwater's land development regulations are contained in the Clearwater Community Development Code.

COMPREHENSIVE PLAN STRUCTURE



Required Comprehensive Plan Elements

<p>Future Land Use</p> <ul style="list-style-type: none"> • Use, Density & Intensity (Future Land Use Map) • Redevelopment • Neighborhood Preservation • Community Aesthetics 	<p>Transportation</p> <ul style="list-style-type: none"> • Coordinated Multi-modal Transportation System: <ul style="list-style-type: none"> - Pedestrian - Bicycle - Transit* - Roads* - Airport 	<p>Housing</p> <ul style="list-style-type: none"> • Housing Demand • Housing Supply & Quality • Affordable Housing Need • Group Housing 	<p>Utilities</p> <ul style="list-style-type: none"> • Potable Water* <ul style="list-style-type: none"> - Water Facilities - Water Supply • Wastewater Facilities* • Solid Waste Facilities* • Stormwater Facilities* 	<p>Coastal Management</p> <ul style="list-style-type: none"> • Coastal Resource Protection: <ul style="list-style-type: none"> - Natural - Recreational - Economic - Cultural • Hazard Avoidance & Mitigation • Hurricane Evacuation* 	<p>Conservation</p> <ul style="list-style-type: none"> • Air Quality • Water Quality • Groundwater Recharge • Floodplains • Wetlands • Wildlife • Historical Resources • Energy Conservation 	<p>Recreation & Open Space</p> <ul style="list-style-type: none"> • Parkland* • Recreation Facilities • Open Space • Public Access to Waterfronts 	<p>Intergovernmental Coord.</p> <ul style="list-style-type: none"> • Coordination Mechanisms: <ul style="list-style-type: none"> - Adjacent Governments - Regional & State Agencies 	<p>Capital Improvements</p> <ul style="list-style-type: none"> • Shows financial feasibility of plan

* Adopted level of service standard applicable to this public facility.

Optional Comprehensive Plan Element



Public School Facilities

- Public schools interlocal coordination

View the Clearwater Comprehensive Plan at myclearwater.com