



Legislation Details (With Text)

File #: LUP2017-05002 **Version:** 1 **Name:** Ord 9046-17; LUP2017-05002; 1895 Virginia Avenue; Macedonian Society of Florida Alexander the Great, Inc.

Type: Planning Case **Status:** Passed

File created: 9/20/2017 **In control:** Planning & Development

On agenda: 10/19/2017 **Final action:** 10/19/2017

Title: Approve a Future Land Use Map Amendment from the Institutional (I) category to the Residential Low Medium (RLM) category for 1895 Virginia Avenue; and pass Ordinance 9046-17 on first reading. (LUP2017-05002)

Sponsors:

Indexes:

Code sections:

Attachments: 1. LUP_CDB_Staff_Report.pdf, 2. Ord 9046-17.pdf, 3. LUP2017-05002_REZ2017-05003 Site Photographs.pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|----------------------|--------|--------|
| 10/19/2017 | 1 | City Council | | |
| 10/16/2017 | 1 | Council Work Session | | |

SUBJECT/RECOMMENDATION:

Approve a Future Land Use Map Amendment from the Institutional (I) category to the Residential Low Medium (RLM) category for 1895 Virginia Avenue; and pass Ordinance 9046-17 on first reading. (LUP2017-05002)

SUMMARY:

This Future Land Use Map amendment involves a 3.08-acre portion of a 3.615 acre property on the south side of Virginia Avenue approximately 1,200 feet east of Keene Road. The parcel is owned by the Macedonian Society of Florida Alexander the Great, Inc. and is currently occupied by a 2,400 square foot building previously used as a social club. The applicant is requesting to amend a 3.08-acre portion of the property's Future Land Use Map designation of Institutional (I) to Residential Low Medium (RLM). The existing Preservation (P) area designated along the southwestern portion of the parcel is not proposed to change. The applicant has indicated the site will be redeveloped with townhomes or villas; however, no site plan has been submitted at this time. The applicant has submitted a Zoning Atlas amendment (REZ2016-08004) which is being processed concurrently with this case.

The proposed Residential Low Medium (RLM) category would permit development at a density of 10 dwelling units per acre, or a FAR of 0.50. The proposed Residential Low Medium (RLM) category allows primarily residential uses, and would allow the site to be redeveloped at a scale and density that is compatible with the surrounding neighborhoods.

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

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

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

In accordance with the Countywide Plan Rules, this land use plan amendment is subject to the approval of Forward Pinellas, in its role as the Pinellas Planning Council, and the Board of County Commissioners acting as the Countywide Planning Authority. The application is a small-scale amendment so review and approval by the Florida Department of Economic Opportunity and other state agencies is not required.

The Community Development Board will review this application at its October 17, 2017 public hearing and make a recommendation to the Council. The Planning and Development Department will report the recommendation at the City Council meeting.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A