



Legislation Text

File #: LUP2016-02002A, **Version:** 1

SUBJECT/RECOMMENDATION:

Approve a Future Land Use Map Amendment from the Residential Low (RL) category to the Residential Low Medium (RLM) category for 2425 McMullen Booth Road and an unaddressed parcel on McMullen Booth Road; and pass Ordinance 9002-17 on first reading. (LUP2016-02002)

SUMMARY:

This Future Land Use Map amendment involves two parcels of land totaling 6.522 acres located on the west side of McMullen Booth Road approximately 850 feet south of Enterprise Road East. One parcel is currently occupied by a single family residence, and the other parcel is currently vacant. The applicants are requesting to amend the properties' Future Land Use Map category of Residential Low (RL) to the Residential Low Medium (RLM) category, indicating the intention to redevelop the site as an assisted living facility; however, no plans have been submitted at this time. The applicants have submitted petitions for annexation for two parcels (ANX2016-07023 and ANX2016-07024) and a Zoning Atlas Amendment (REZ2016-02002) which are 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 City's Community Development Code allows residential or residential equivalent uses within the proposed Medium Density Residential (MDR) zoning district. The Residential Low Medium (RLM) future land use category requested is consistent with the surrounding future land use categories that exist in the vicinity of the subject property. The proposed Residential Low Medium (RLM) future land use category will allow the site to develop with residential uses at a higher density, providing a transition from the lower density residential properties to the south and west to the commercial properties to the north of the subject site at the Enterprise Road East intersection.

The Planning and Development Department determined that the proposed Future Land Use Map amendment is consistent with the provisions of 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.

The Countywide Plan Map designation for the properties, as well as for the adjacent residential neighborhoods, is Residential Low Medium (RLM), and will remain so designated following this land use plan amendment. Therefore, in accordance with the Countywide Plan Rules, this land use plan amendment must be submitted to Forward Pinellas staff for administrative review and is subject to acceptance by Forward Pinellas, in its role as the Pinellas Planning Council. The application is a small-scale amendment so review and approval by the Florida Department of Economic Opportunity (Division of Community Planning) is not required.

The Community Development Board reviewed this application at its February 21, 2017 public hearing and unanimously recommended approval.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A