



Legislation Text

File #: LUP2016-08008, **Version:** 1

SUBJECT/RECOMMENDATION:

Approve a Future Land Use Map Amendment from Preservation (P) to the Residential Medium (RM) designation for a 0.72-acre portion of property located at 2251 Montclair Road; and pass Ordinance 8980-17 on first reading. (LUP2016-08008)

SUMMARY:

This Future Land Use Map amendment application involves a 0.72-acre portion of property located along the south side of Montclair Road approximately 770 feet west of North Belcher Road, addressed as 2251 Montclair Road. The property is owned by Montclair Lake Townhomes, LLC. The applicant is requesting to change the Future Land Use Map designation of the proposed amendment area from Preservation (P) to Residential Medium (RM). The applicant has also submitted a rezoning request from Preservation (P) District to the Medium High Density Residential (MHDR) District (see concurrent case REZ2016-08005).

In 2013, the proposed amendment area, in combination with surrounding parcels totaling 23.75 acres, was annexed into the City and designated as Residential Medium (RM), Preservation (P), and Water on the Future Land Use Map, and Medium High Density Residential (MHDR) and Preservation (P) Districts on the Zoning Atlas (LUP2013-04002, REZ2013-04002). In 2016, the applicant applied for and received a permit from the Southwest Florida Water Management District (SWFWMD) to permanently fill 0.72 acres of land currently designated as Preservation (P). The proposed amendment area is consistent with the area approved for impacts through the SWFWMD permit.

The Planning & Development Department has determined that the proposed Future Land Use Map amendment is consistent with the 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 is not required.

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

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A