



Legislation Text

File #: REZ2016-08005, **Version:** 1

SUBJECT/RECOMMENDATION:

Approve a Zoning Atlas Amendment from Preservation (P) District to the Medium High Density Residential (MHDR) District for a 0.72-acre portion of property located at 2251 Montclair Road; and pass Ordinance 8981-17 on first reading. (REZ2016-08005)

SUMMARY:

This Zoning Atlas 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 rezone the property from the Preservation (P) District to the Medium High Density Residential (MHDR) District. The applicant is also requesting to amend the Future Land Use designation from Preservation (P) to Residential Medium (RM) (see concurrent case LUP2016-08008).

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 zoned 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 Zoning Atlas amendment is consistent with the Community Development Code as specified below:

- The proposed amendment is consistent with the Comprehensive Plan and the Community Development Code.
- The proposed amendment is compatible with the surrounding property and character of the neighborhood.
- The available uses in the Medium High Density Residential (MHDR) District are compatible with the surrounding area.
- The proposed amendment will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonably or disproportionate manner.
- The proposed Medium High Density Residential (MHDR) District boundary is appropriately drawn in regard to location and classification of streets, ownership lines, existing improvements, and the natural environment.

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