



Legislation Text

File #: LUP2017-01001, **Version:** 1

SUBJECT/RECOMMENDATION:

Approve a Future Land Use Map Amendment from the Residential Urban (RU) category to the Recreation/Open Space (R/OS) category for 3109 and 3111 Wolfe Road and 421 and 501 North McMullen Booth Road; and pass Ordinance 9006-17 on first reading. (LUP2017-01001)

SUMMARY:

This Future Land Use Map amendment application involves four parcels totaling 0.83 acres located directly at the southeast corner of Wolfe Road and North McMullen Booth Road. The property is owned by the City of Clearwater and is currently vacant. The City is requesting to amend the property's Future Land Use Map category of Residential Urban (RU) to the Recreation/Open Space (R/OS) category, indicating the intention to redevelop the site as a trail head for the adjacent Ream Wilson Trail; however, no plans have been submitted at this time. The City has also submitted a petition for annexation for the property (ANX2017-01002) and a Zoning Atlas Amendment (REZ2017-01001) which are being processed concurrently with this case.

The proposed Recreation/Open Space (R/OS) category permits nonresidential development at a FAR of 0.25. The City designates its parkland and parks facilities as Recreation/Open Space (R/OS) on the Future Land Use Map; therefore, this amendment is required in order to appropriately designate the property to reflect the City's intended use upon annexation.

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 (Division of Community Planning) is not required.

The Community Development Board reviewed this application at its April 18, 2017 public hearing and unanimously recommended approval.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A