



## Legislation Text

---

**File #:** LUP2017-06003, **Version:** 1

---

### **SUBJECT/RECOMMENDATION:**

Approve a Future Land Use Map Amendment from the Residential/Office Limited (R/OL) category to the Residential Urban (RU) category for 3108 Downing Street; and pass Ordinance 9072-17 on first reading. (LUP2017-06003)

### **SUMMARY:**

This Future Land Use Map amendment application involves a 0.42-acre portion of a 0.466-acre parcel located on the northeast corner of South McMullen Booth Road and Downing Street. The parcel is owned by Michael A. Ciaramello and is currently occupied by a single family house. The applicant is requesting to amend the Future Land Use Map designation of a 0.42-acre portion of the subject property from Residential/Office Limited (R/OL) to Residential Urban (RU). The applicant has submitted a Zoning Atlas Amendment (REZ2017-06004) which is being processed concurrently with this case.

In 2004 three platted lots (Lots 1, 2, and 3) inclusive of the proposed amendment area, were annexed into the City. At that time Lots 1 and 2 were designated Residential/Office Limited (R/OL) and Lot 3 was designated Residential Urban (RU) on the City's Future Land Use Map. In 2005 Lot 3, excluding the western fourteen feet, was sold. The 0.466-acre parcel (now Lots 1, 2 and the west fourteen feet of Lot 3) continues to have two future land use designations; therefore an amendment is required to establish a single future land use category across the parcel.

The proposed Residential Urban (RU) future land use category would permit residential development at a density of 7.5 dwelling units per acre. The proposed Residential Urban (RU) would allow the site to be redeveloped at a density that is compatible with the surrounding properties and neighborhood.

The Planning & Development Department has determined that the proposed Future Land Use Map amendment is consistent with the provisions of 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 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**