



Legislation Text

File #: LUP2018-02001A, **Version:** 1

SUBJECT/RECOMMENDATION:

Approve initial Future Land Use designations of Residential Low (RL) and Water/Drainage Feature on a 15.26-acre portion of property located at 3474 Aspen Trail, 3490 and 3492 Lake Shore Lane and a Future Land Use Map Amendment for a 9.20-acre portion of the same property from Transportation Utility (T/U) and Preservation (P) (Pinellas County) to Residential Low (RL) and Transportation/Utility (T/U) Overlay (City of Clearwater) upon annexation; and pass Ordinance 9124-18 on first reading. (LUP2018-02001)

SUMMARY:

This application includes a future land use initial designation and a future land use amendment involving approximately 24.46 acres located at the southwest corner of Curlew Road and Lake Shore Lane subject to a petition for annexation (see ANX2017-12026A, proposed Ordinance 9123-18). As indicated in that agenda item, the applicant would like to redevelop the property with a new residential subdivision; however, no site plan has been submitted at this time.

This agenda item is being handled somewhat differently than other cases involving annexations. Over half of the site is proposed to have a designation on the City's Future Land Use Map consistent with that found on the Pinellas County Future Land Use Map. Typically, this would be included in the ordinances approved at the time of annexation. Other portions of the property are subject to a request for an amendment to the Future Land Use Map and this would typically be processed as a separate item. This agenda item and attached ordinances will provide for both.

Initial Designation of Future Land Use Designations (upon Annexation)

Approximately 10.46 acres of land currently designated as Residential Low (RL) is proposed to continue to be designated Residential Low (RL) on the City's map upon annexation. The existing 4.8-acre stormwater pond, which is undesignated on Pinellas County's Future Land Use Map, will be appropriately designated as Water/Drainage Feature, consistent with the City's Comprehensive Plan and the Southwest Florida Water Management District's classification of the pond as a surface water feature authorized for stormwater use.

Proposed Future Land Use Map Amendment

The applicant has also requested to amend the future land use designations on 9.20-acres of the subject property from Transportation/Utility (T/U) and Preservation (P) (Pinellas County) to Residential Low (RL) and Transportation/Utility (T/U) Overlay (City of Clearwater).

The Planning and Development Department determined that the proposed future land use initial designation and amendment are consistent with the following standards specified in the Community Development Code:

- The proposed land use plan amendment is consistent with the Comprehensive Plan and the Countywide Rules.
- The proposed uses are compatible with the surrounding area.
- Sufficient public facilities are available to serve the property.

- The applications will not have an adverse impact on the natural environment.

Please refer to the attached future land use amendment staff report (LUP2018-02001) for the complete analysis. In accordance with the Countywide Plan Rules, the future land use 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 and other state agencies is not required. The Community Development Board will review the application at its June 19, 2018 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:

USE OF RESERVE FUNDS: