



Legislation Text

File #: LUP2020-10001, **Version:** 1

SUBJECT/RECOMMENDATION:

Approve a Future Land Use Map amendment from the Residential Medium (RM) and Residential Urban (RU) categories to the Residential Low Medium (RLM) category for two parcels located at 1280 and 1298 Lakeview Road and pass Ordinance 9425-21 on first reading. (LUP2020-10001)

SUMMARY:

This Future Land Use Map amendment involves an 8.908-acre property consisting of two parcels located on the north side of Lakeview Road, approximately 950 feet east of Missouri Avenue. The parcels are currently occupied by a mobile home park (Parcel No. 1, as depicted on Map 2 of the Community Development Board Staff Report) on the 8.767-acre parcel and a one-story office building (Parcel No. 2, also on Map 2) on the 0.141-acre parcel. The applicant, Cobblestone I CTC, LLC, is requesting to amend the future land use designations of Residential Medium (RM) (Parcel No. 1) and Residential Urban (RU) (Parcel No. 2) to Residential Low Medium (RLM). The applicant has submitted a Zoning Atlas amendment for Parcel No. 2, which is being processed concurrently with this case (see REZ2020-10001).

Parcel No. 1 is an existing mobile home park with 113 dwelling units and a clubhouse/office. The applicant recently purchased Parcel No. 2 and intends to combine the parcels and convert the existing office building to a clubhouse for the use of the residents. The current future land use designation of Parcel No.1 as Residential Medium (RM) allows moderate to high density residential to a maximum of 15 dwellings units per acre but is inconsistent with the existing Mobile Home Park (MHP) zoning designation, which must be retained to allow for the existing use of the property. The current future land use designation for Parcel No. 2 as Residential Urban (RU) allows for urban low density residential to a maximum density of 7.5 dwelling units per acre. The proposed Residential Low Medium (RLM) category allows for low to moderate density residential and residential equivalent uses at a maximum density of 10 dwelling units per acre. The requested amendment would bring consistency between the future land use and zoning designations for Parcel No. 1 and allow the proposed clubhouse on Parcel No. 2 to be included in the overall mobile home park. The applicant also requested to terminate the existing mobile home park's non-conformities related to density and setbacks which the Community Development Board approved at its December 15, 2020 meeting (FLD2020-09018), dependent on City Council approval of LUP2020-10001 and REZ2020-10001. Should the site be redeveloped in the future, this amendment will reduce the maximum number of units that could be constructed on the property from 132 dwelling units to 89 dwelling units.

The Planning and Development Department has determined that the proposed future land use amendment is consistent with the provisions of the Clearwater 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 properties 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.

The underlying *Countywide Plan Map* Category for Parcel No. 1 is Residential Medium (RM) and for Parcel

No. 2 is Residential Low Medium (RLM). In accordance with the Countywide Plan Rules, the land use plan amendment for Parcel No. 1 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. Since the proposed City of Clearwater future land use designation of Residential Low Medium (RLM) for Parcel No. 2 is consistent with the underlying Countywide Plan Map category, no amendment is required to the Countywide Plan Map for Parcel No. 2. 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 December 15, 2020 public hearing and made a unanimous recommendation of approval to the Council.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A