

100147

Description

This petition requests a small-scale land use amendment for a seven-acre portion of a 195-acre City-owned parcel. Most of the parcel is Conservation land use, but one seven-acre section retains the same Residential Medium-Density land use as the adjacent private properties. The proposed change will end the split designation and bring this portion in conformity with the rest of the parcel.

The property under consideration, known as Sugarfoot Prairie, is not adjacent to any road. It is located north of SW 20th Avenue and west of SW 62nd Boulevard, immediately east of the Woodlands apartment complex. It is managed together with over 200 acres of conservation land, which is predominantly floodplain and extends northward to West University Avenue. Please see the map above for specific location information.

Key Issues

- This property was purchased by the City using grant funding from the State of Florida. The petitioner requests this land use change to meet the requirements of the grant award agreement, which requires that it be changed to a more appropriate land use category.
- This property is undeveloped and located in the floodplain. There are no plans for development.
- The current land use delineation appears to have been drawn to follow the wetland line. With the proposed change, the land use will follow the parcel boundary.
- The proposed Conservation land use category is more appropriate to the existing conditions of the site and consistent with the parcel as a whole.

Basis for Recommendation

The staff recommendation is based on the factors stated in the Future Land Use Element and on State statute criteria, which are discussed below: Conformance with the Comprehensive Plan; Compatibility and surrounding land uses; Environmental impacts and constraints; Infill and redevelopment; Impacts on Affordable Housing; Transportation; and Financial Feasibility.

1. Conformance with the Comprehensive Plan

The proposed land use amendment is consistent with the overall goals, objectives, and policies of the adopted comprehensive plan.

Future Land Use Element

Objective 3.1 The City shall protect environmentally sensitive land, conserve natural resources, and maintain open spaces identified in the Future Land Use Map series, through the Development Review process and land acquisition programs.

Objective 4.1 Conservation: This category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation, and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures, and infrastructure that will be allowed.

Conservation, Open Space, and Groundwater Recharge Element

Objective 1.1 Upon adoption of this Plan, the City shall protect all significant environmental lands and resources identified in the Environmentally Significant Land and Resources map series within the Future Land Use Map Series. The City shall continue to identify environmentally significant open space and recreation sites for acquisition.

The complete list of applicable comprehensive plan policies is located in Appendix A.

2. Compatibility and surrounding land uses

The subject property is Residential-Medium land use, which matches the land use designation on the property immediately to the west. All other adjacent lands to the north, south, and east are designated Conservation.

Given that the existing character and use of the subject property is undeveloped wetland, and it is contiguous to and managed with the City's Sugarfoot Prairie conservation area, it is more suited for Conservation land use.

3. Environmental impacts and constraints

The result of this land use change would be to provide additional environmental protection to City-owned land. Most of the area is within the flood channel, and the eastern boundary of the Residential Medium area is 200-400 feet from Hogtown Creek. The land is already managed in the same manner as the surrounding lands that carry the Conservation land use designation.

4. Infill and redevelopment

The proposed land use amendment does not promote redevelopment or infill.

5. Impacts on Affordable Housing

The proposed land use amendment will not have an impact on affordable housing.

6. Transportation

The proposed land use amendment will not have an impact on transportation.

7. Financial Feasibility

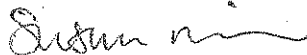
The proposed land use amendment will not have an impact on financial feasibility.

Respectfully submitted,



Ralph Hilliard
Planning Manager

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Table 1

Adjacent Existing Uses

North	Vacant conservation land
South	Vacant conservation land
East	Vacant conservation land
West	Woodlands apartment complex

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	Conservation	CON (Conservation)
South	Conservation	CON (Conservation)
East	Conservation	CON (Conservation)
West	Residential Medium	RMF-6