



CITY OF LABELLE, FLORIDA

Staff Report

For

City-Initiated Large-Scale Comprehensive Plan Amendment

To Be Known As

Bryan Avenue Area Amendment

DATE: March 9, 2017

SUBJECT PROPERTY LAND USE:

FLU – Residential
Zoning – R-3, Multi-Family, R-2, Two-Family & R-1, Single Family Residential
Land Use – Vacant Lands, Religious Facility, Retirement Homes, Single Family Residential

SURROUNDING LAND USE:

North: FLU – Residential & Commercial
Zoning – R-3, Multi-Family Residential and R-1, Single Family Residential
Land Use – Commercial Shopping Center, Retirement Home, & Vacant & Developed Residential Lots

South: FLU – Residential & Industrial
Zoning – R-1, Residential Single Family & I-1A, Light Industrial
Land Use – Vacant & Developed Single Family Lots & Industrial Lands

West: FLU – Commercial
Zoning – B-2, General Commercial
Land Use – Vacant & Developed Commercial Lands

East: FLU – Residential
Zoning – R-1, Single Family Residential
Land Use – Vacant & Developed Single Family Lots

STAFF NARRATIVE:

This is a city-initiated Large Scale Comprehensive Plan Amendment to amend the Future Land Use designation of certain properties as described in Exhibit 'A' of Ordinance 2017-5. The subject properties are generally located east of Bridge Street,

south of Broward Avenue, west of Sabal Palm Court and north of Lincoln Avenue. The subject properties range in size from approximately 1/3 acre to 7 acres.

This amendment has been prompted by several inquiries regarding development of some of the subject properties for multi-family residential housing. The current Residential Future Land Use designation allows for a maximum residential density of three units per acre, making it economically unfeasible to development this type of housing. Through discussions with local realtors and developers, Staff has analyzed the area to change the Future Land Use designation to allow for a residential density that can support the development of multi-family residential units. Staff is recommending a Future Land Use designation of Outlying Mixed Use, which would allow up to sixteen dwelling units per acre.

Discussion

The subject properties fall between a substantially developed commercial corridor to the west (Bridge Street) and a single family residential neighborhood to the east. The majority of the properties are unique in size when compared to the typical lot sizes of the surrounding residential lots. The subject properties are situated between intense land uses to the west and a residential neighborhood to the east that can be described as somewhat rural in character. To the north, the subject properties largely abut residentially zoned properties that are similar in size to those parcels east of the subject boundary and similarly, the properties south, between Seminole Avenue and Lincoln Avenue are more consistent in size with surrounding single family residential lots.

Staff finds that the subject properties can remain consistent with the principals of land use planning as they serve as a transition between the commercial properties to the west and the single family residential properties to the east and north. In this regard, development as multi-family housing is an ideal use to separate the commercial uses from the single family neighborhood to the east. As a residential use, multi-family housing can provide continued compatibility with the adjacent residential development.

With the exception of a few smaller properties, the subject area is comprised of parcels that range in size from approximately three acres to seven acres and are actually an anomaly when compared to the surrounding residential properties, which average 1/3 acre in size. However, they are ideally suited for a form of housing other than detached single family homes. Two of the properties within the study area are currently developed as retirement home facilities, representing an existing form of multi-family housing development.

The single family area south of the amendment area, between Seminole Avenue to the north and Lincoln Avenue to the south is proposed to remain in the Residential Future Land Use category. These properties are largely separated from the surrounding commercial and industrial designated properties by streets, and with the exception of the western edge, do not abut the existing larger parcels, reducing their likelihood of aggregation into a larger development parcel. Additionally, these properties are separated from the industrially-zoned properties to the south by Lincoln Avenue and as properties along Lincoln Avenue develop, buffers will be required along the street frontage that will maintain a separation of these two uses. Staff finds that impacts to

these properties will remain minimal and that compatibility issues can be addressed as the subject properties or those to the south develop.

Staff is recommending the Outlying Mixed Use Future Land Use category as the logical designation for the subject properties. This category encourages the use of variety in housing types in locations appropriate to serve as a transition to lower density residential areas. While this category does allow for limited commercial uses, the subsequent rezoning of the subject properties (upon adoption of the amendment) will limit development to residential uses (staff will recommend rezoning to R-3, multi-family residential). Additionally, this category establishes density according to parcel size. The smaller the parcel, the higher the density (up to 8 acres allows 16 units per acre) so if aggregation of property was to occur, the number of residential units per acre would decrease, significantly reducing the potential for large mass structures that might adversely impact the surrounding area. The combination of density limits and other development requirements such as parking, height limits and water management encourage a creative and innovative form of development in order to maximize the density potential of a given property.

Staff finds that the amendment in Future Land Use designation from Residential to Outlying Mixed Use is consistent with the City of LaBelle Comprehensive Plan and is recommending transmittal to the State Department of Economic Opportunity for state level review.

COMPREHENSIVE PLAN COMPLIANCE:

Goal 1: Ensure that land use and development are guided in a manner to produce sustained and planned growth within the capabilities of the natural, physical, and human resources of the City.

The proposed amendment supports this policy of guiding development in a planned manner that is both sustainable and improves upon the quality of life by offering choices in housing.

Objective 1.2 Facilitate compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in mixed-use land use designations.

While multi-family residential housing alone is not mixed use it does provide an opportunity for a mix of housing types in a focused area that when viewed in its relationship to surrounding residential and commercial development, becomes part of a mixed use area for the City of LaBelle. Through the provision of higher density, the amendment will offer opportunity to facilitate a more compact development pattern that encourages higher efficiency in land use and infrastructure services.

Objective 3.1: To encourage the development of a variety of housing choices by type and location within the economic reach of all residents of LaBelle.

The additional lands to be designated in the Outlying Mixed Use category will increase opportunity for the provision of housing variety and price point.

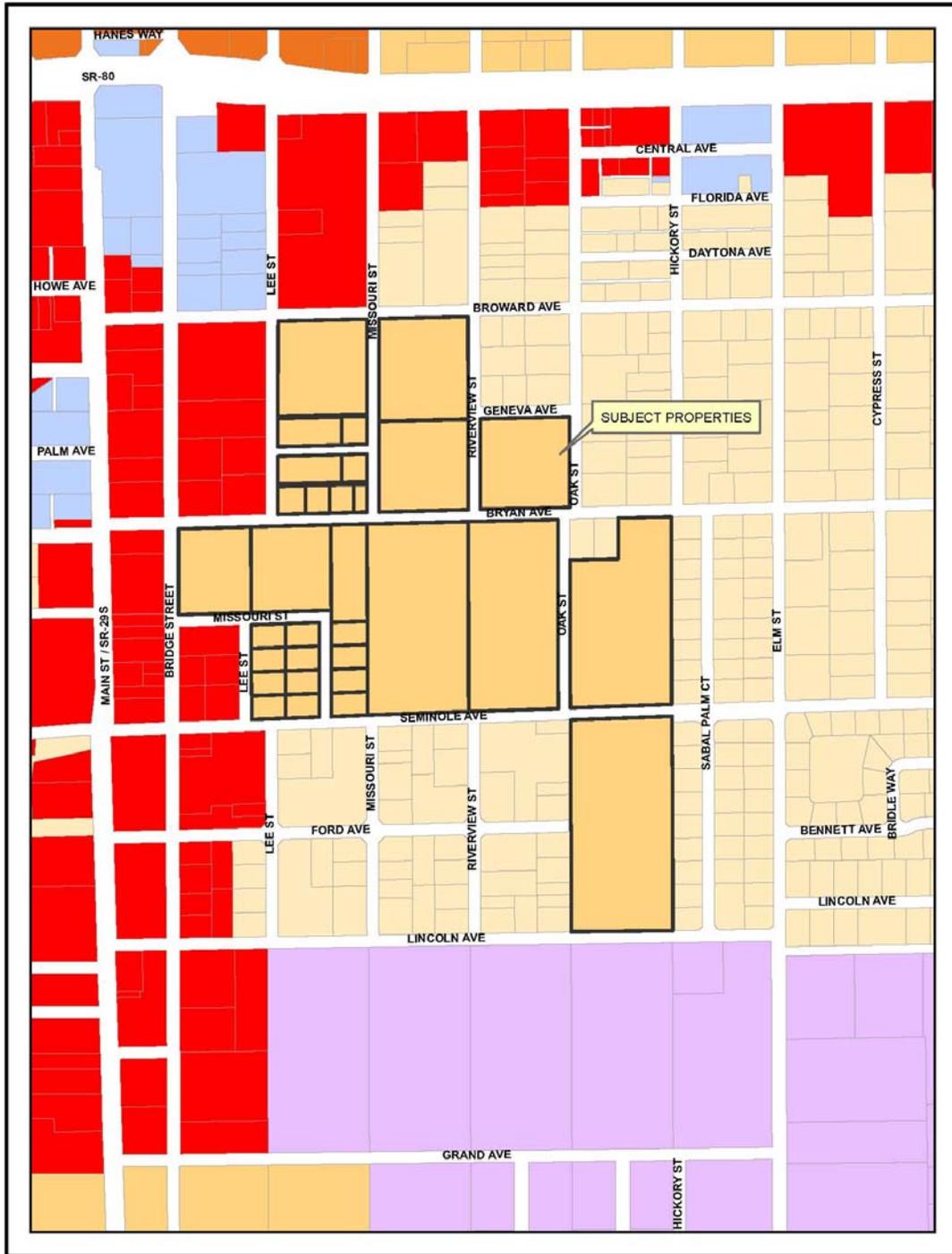
STAFF RECOMMENDATION:

Staff recommends APPROVAL to transmit the Large-Scale Comprehensive Plan Amendment amending the Future Land Use designation of the subject properties from Residential to Outlying Mixed Use.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

At its meeting held on March 9, 2017, the LPA recommended a modification to the Staff-recommended amendment area. See both Staff and LPA amendment area maps below.

Staff Recommendation Proposed Future Land Use Map



Local Planning Agency Recommendation Proposed Future Land Use Map

