

October 11, 2017

6B3. Case CW 17- 10 – Pinellas County



SUMMARY

From: Office
To: Retail & Services
Area: 0.74 acres m.o.l.
Location: 1255 Belcher Road

This proposed amendment is submitted by Pinellas County and seeks to amend a property totaling approximately 0.74 acres from Office (used to depict areas that are developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development to Retail & Services (used to depict areas developed with a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses).

The subject property has an existing structure that is an insurance office, formerly a bank. The proposed use is for a car wash. If approved, this amendment will be consistent with the Pinellas County Comprehensive Plan.

FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- A. The Retail & Services category recognizes the proposed use of the site, and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

LIST OF MAPS & ATTACHMENTS:

Map 1	Locator Map
Map 2	Site Map
Map 3	Aerial Map
Map 4	Current Countywide Plan Map
Map 5	Proposed Countywide Plan Map

Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

Planners Advisory Committee, September 5, 2017 at 1:30 p.m.

Forward Pinellas, October 11, 2017 at 1:00 p.m.

Countywide Planning Authority, November 28, 2017 at 6:00 p.m.

ACTION: Board, in its role as the Pinellas Planning Council, to recommend approval or denial of the requested amendment to the Countywide Planning Authority.

STAFF RECOMMENDATION: The staff recommends to the board that it recommend approval of the requested amendment.

ADVISORY COMMITTEE RECOMMENDATION(S): The Planners Advisory Committee met on September 5, 2017 and voted 7-0 to approve this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: The Board met on October 11, 2017 and voted 12-0 to recommend approval of this amendment.