



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW19-19

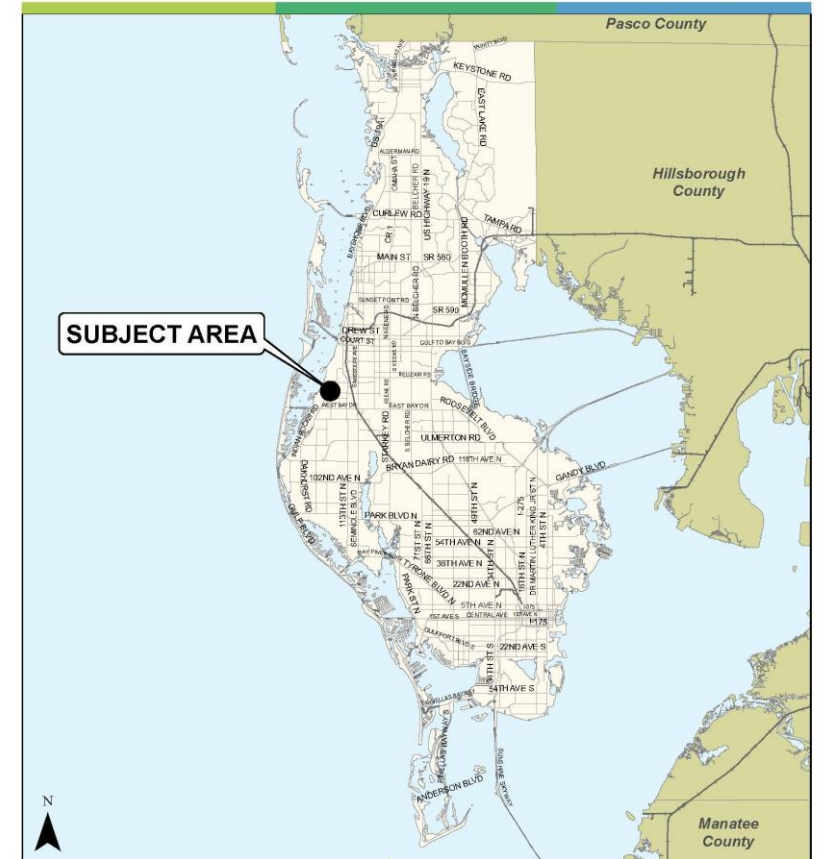
Town of Belleair

November 12, 2019

Town of Belleair Requested Action

- The Town of Belleair seeks to amend a property's designation from Residential Low Medium to Recreation/Open Space
- The purpose of this amendment is to allow for the expansion of the Pelican Golf Course

Case CW19-19
Map 1: Location Map



JURISDICTION:	Belleair	FROM:	Residential Low Medium	
AREA:	3.65 Acres	TO:	Recreation/Open Space	



Site Description

- **Location:** 1601 Indian Rocks Road (Area A), 1614 & 1616 Golf View Drive, and 1609, 1611, and 1617 Indian Rocks Road (Area B)
- **Area Size:** 3.65 acres
- **Existing Uses:** Vacant
- **Surrounding Uses:** Residential and Recreation/Open Space



Case CW19-19
Map 3: Aerial Map



JURISDICTION: Belleair FROM: Residential Low Medium
AREA: 3.65 Acres TO: Recreation/Open Space

0 250 500 Feet

Subject Property (Areas A & B)



South of the Subject Property



West of the Subject Property



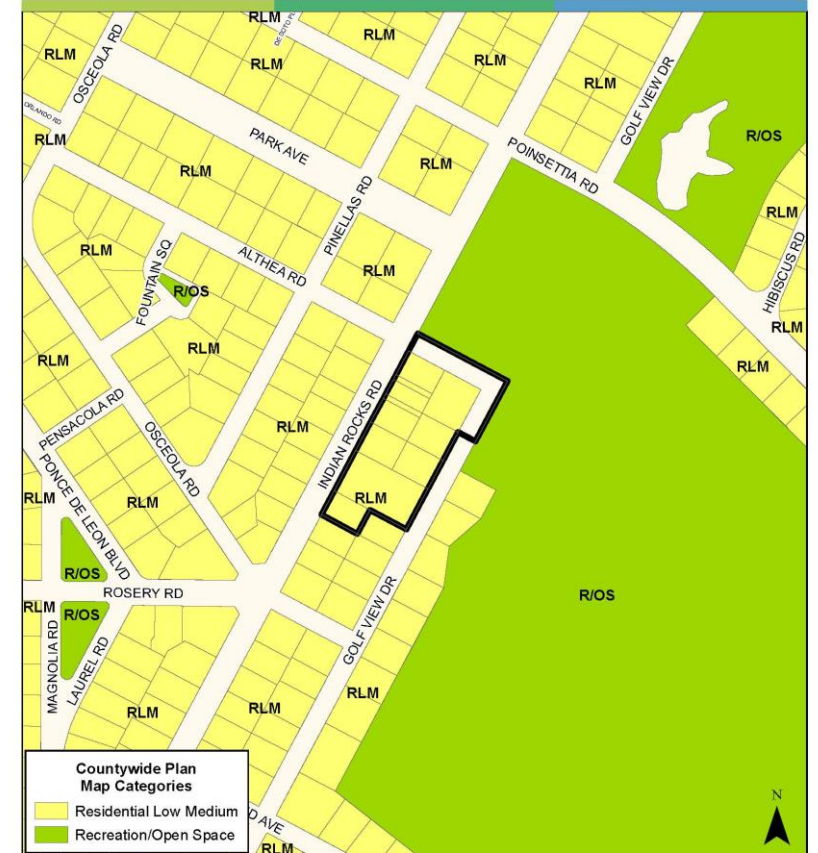
Proposed Countywide Plan Map Category

- **Category:** Residential Low Medium
- **Permitted Uses:** Residential; Residential Equivalent; Accessory Dwelling Unit in Compliance with Section 163.31771, F.S.; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural; Office*; Personal Service/Office Support*; Retail Commercial*; Ancillary Nonresidential*; Transportation/Utility*; Institutional* (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)
- **Density/Intensity Standards:** – Shall not exceed 10 units per acre (UPA); Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 UPA; Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75

* Uses subject to acreage thresholds

Case CW19-19

Map 4: Current Countywide Plan Map



JURISDICTION: Belleair

FROM: Residential Low Medium

AREA: 3.65 Acres

TO: Recreation/Open Space

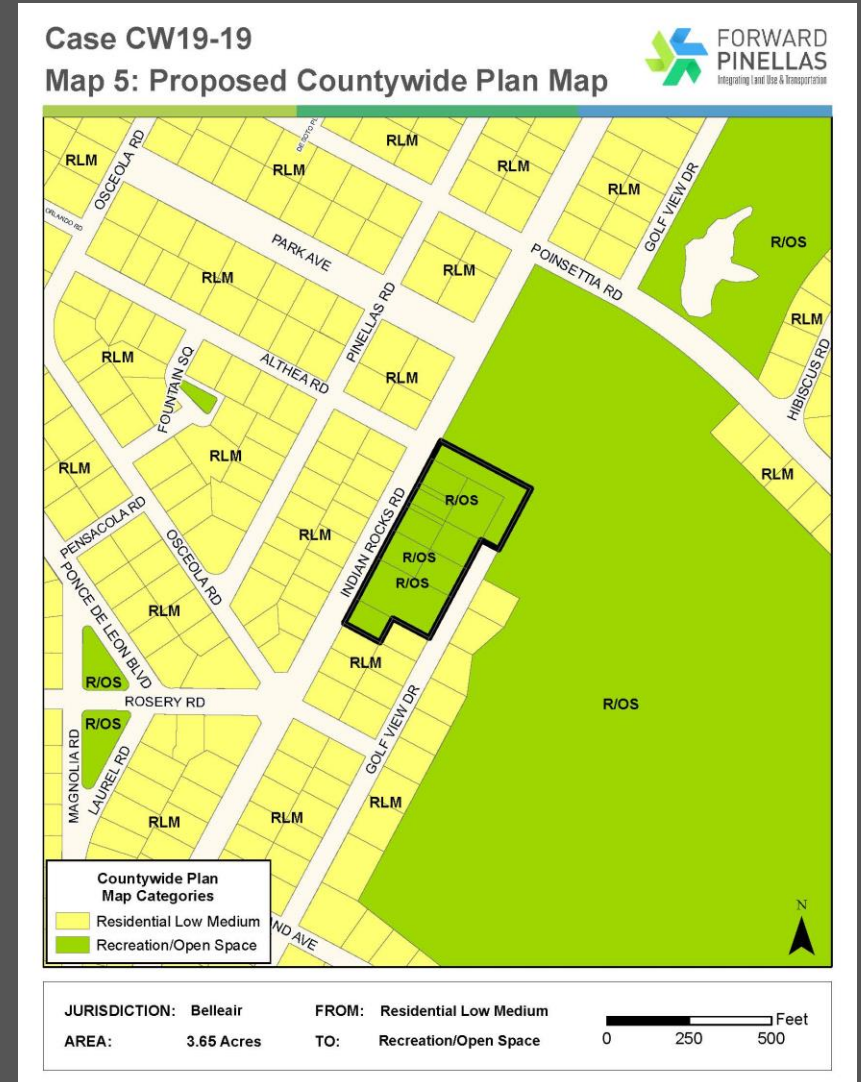
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Current Countywide Plan Map Category

- **Category:** Recreation/Open Space
- **Permitted Uses:** Recreation/Open Space; Community Garden; Electric substations in compliance with Section 163.3208, F.S.; Transportation/Utility uses* (excluding electric substations)
- **Density/Intensity Standards:** No use shall exceed a floor area ratio (FAR) of .25 nor an impervious surface ratio (ISR) of .60

* Uses subject to acreage thresholds



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Recreation/Open Space.
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.



Public Comments

SECTION A PARCELS:

- Neighbors were overall happy to see vacant residential property being developed.

SECTION B PARCELS:

- Neighbors were initially concerned with fencing and landscaping, but were able to work out a wall and fence combination with the developer.
- Other concerns were related to general construction noise, workers, etc.

