

# Proposed Amendments to the Pinellas County Future Land Use Map and Zoning Atlas (Z/LU-11-7-17)

Board of County Commissioners  
August 15, 2017

# Request

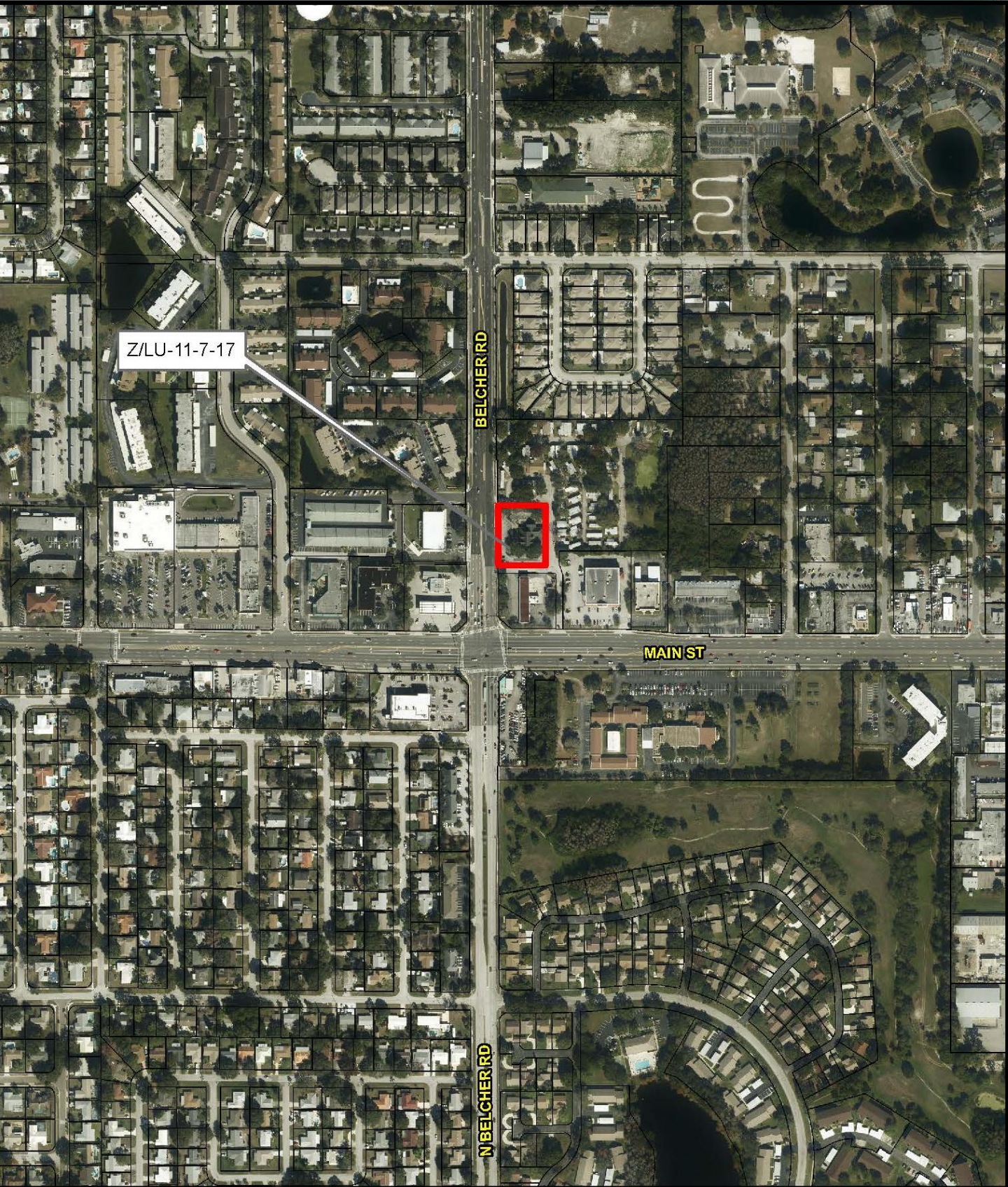
- Subject area
  - Approximately 0.74 acre
  - 1255 Belcher Road in Dunedin area just north of SR-580
- FLUM Amendment
  - From: Residential/Office-General (R/OG)
  - To: Commercial General (CG)
- Zoning Atlas Amendment
  - From: P-1, General Professional Office
  - To: C-2, General Retail Commercial & Limited Services
- Existing use: Insurance office (former bank)
- Proposed use: Car wash

## Current Zoning/FLU

## Proposed Zoning/FLU







Z/LU-11-7-17

BELCHER RD

MAIN ST

N BELCHER RD









# Additional Information

- Part of a once-proposed office park
  - Amended from R-6 residential in 1984
  - Only portion of proposed office park developed
  - Adjacent mobile home park nonconforming
- Belcher Road is a Scenic/Non-Commercial Corridor
  - Commercial uses acceptable near major intersections (Mixed-Use Node)
  - Established retail commercial uses exist on the west side of Belcher Road
- Transportation and other infrastructure impacts would be within acceptable limits

# Findings & Recommendation

- Proposed amendments are appropriate
  - Adjacent to other retail commercial uses
  - Near a major road intersection
  - Acceptable infrastructure impacts
  - Consistent with the Comprehensive Plan
- PRC Staff recommends approval
- Local Planning Agency:
  - Recommended approval (6-0 vote)