

October 10, 2018

6A5. Case CW 18-24 – City of Belleair Bluffs



SUMMARY

From: Residential Low Medium
To: Retail & Services
Area: 0.30 acre m.o.l.
Location: 2726 Bayway Avenue

This proposed amendment is submitted by the City of Belleair Bluffs and seeks to amend a site totaling approximately 0.30 acre from Residential Low Medium (used to depict those areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre) 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). This amendment qualifies as a Type A subthreshold amendment because it is less than five acres in size and meets the balancing criteria.

The subject property is being occupied by a single family home. If approved, this amendment will be consistent with the City of Belleair Bluffs' Comprehensive Plan.

FINDINGS

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

- A. The Retail & Services category is appropriate for the proposed use of the property, 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 Location Map
- Map 2 Current Countywide Plan Map & Jurisdictional Map
- Map 3 Aerial Map
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map

MEETING DATES:

- Planners Advisory Committee, October 1, 2018 at 1:30 p.m.
- Forward Pinellas, October 10, 2018 at 1:00 p.m.
- Countywide Planning Authority, November 20, 2018 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: At its October 1, 2018 meeting, the Planners Advisory Committee voted 12-0 to recommend approval of this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: The board met on October 10, 2018 and voted 11-0 to recommend approval of this amendment.