

Summary

To: Town Commission

From: Micah Maxwell, Town Manager

Subject: Ordinance 495 – Amending the Land Development Code – H District minimum size

Date: 2/3/2014

Summary: Review of Proposed Ordinance 495, amending the towns land development code as it relates to the minimum size of the H district.

Previous Commission Action: None

Background/Problem Discussion: The Belleair Country Club has requested a change to section 74-84 of the land development code. The change would reduce the minimum size of the H district from 20 acres to 15 acres. Based on research of five other resort type hotels within Pinellas County, the average size of resort hotels is 11.94 acres. The Belleair Country Club has identified that they intend to purchase 2.32 acres of hotel property and merge that property into its current RPD zoning. There is no current development proposal on the site, and to complete such a transaction, the owner would have to apply for a major site plan and the town would have to hold a quasi-judicial hearing to decide whether to allow for the property separation.

Alternatives/Options:

1. Approve the request to reduce the size of the H district (staff recommends a size of 15 acres if changed).
2. Deny the request to reduce the size of the H district

Financial Implications: None

Recommendation: Staff recommends approval

Proposed Motion: I move that the planning and zoning board recommend that the town commission approve/deny ordinance 495.