

# Summary

To: Mayor and Commission  
From: Micah Maxwell, Town Manager  
Subject: Comprehensive Plan Changes – Ordinance 490  
Memo Date: 1/17/2014

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**Summary:** The Comprehensive Plan needs to be updated and changed in a few different areas.

**Previous Commission Action:** None,

**Background/Problem Discussion:**

1. Policies 1.1.1 and 1.1.2 of the future land use element of the town's comprehensive plan are inconsistent with the town's code of ordinances.
2. Policy 1.1.2 also needs to be updated to allow the categories within it to allow for residential, mixed use, and public/semi-public use.

**Alternatives/Options:**

1. Policies 1.1.1 and 1.1.2 need to be changed from the language that states that the town shall include the primary and secondary uses of the countywide rules, to shall be consistent with the primary and secondary uses of the countywide rules. The current language obligates the town to have the same primary and secondary uses as the countywide rules, despite its conflict with the town's code of ordinances. Rather than changing the code to reflect this conflict, the town commission has asked staff to change the comprehensive plan to solve the conflict.

**Financial Implications:** None

**Recommendation:** Staff recommends approval

**Proposed Motion:** Move approval of Ordinance 490 amending the Town of Belleair's Comprehensive Land Use Plan on first reading.