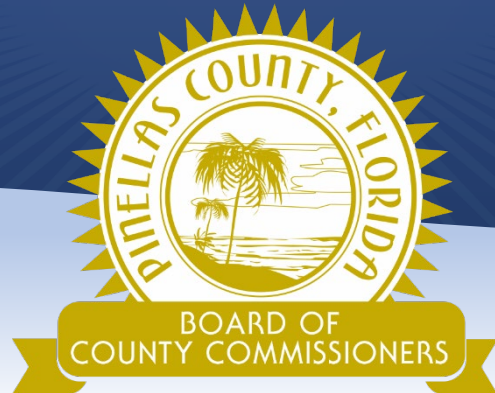


St. Philopateer Mercurius Coptic Orthodox Church

Case # FLU-25-02

June 17, 2025



Our Vision:
To Be the Standard for
Public Service in America.

Request



Subject Property: 4.0 acres located at 2261 Tampa Road in Palm Harbor

Future Land Use Map (FLUM) Amendment

From: Residential Suburban (RS) To: Institutional (I)

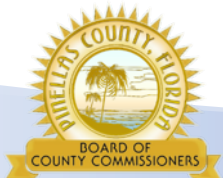
Zoning

LI, Limited Institutional District – *no change proposed*

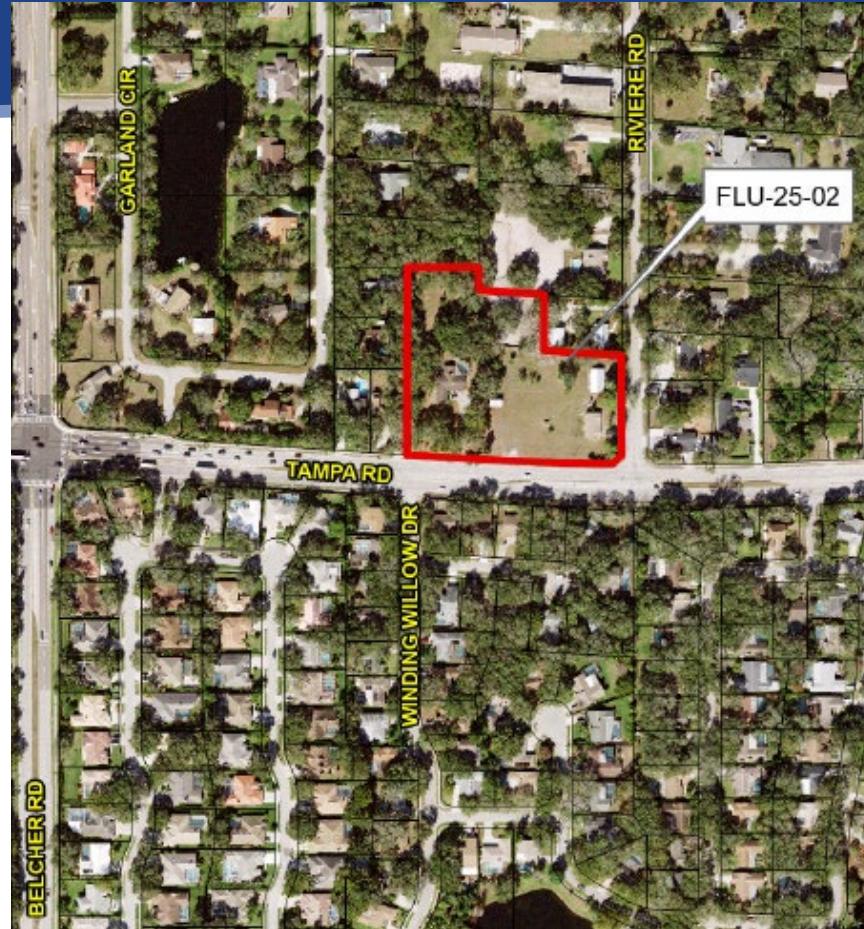
Existing Use: religious institution

Proposed Use: religious institution

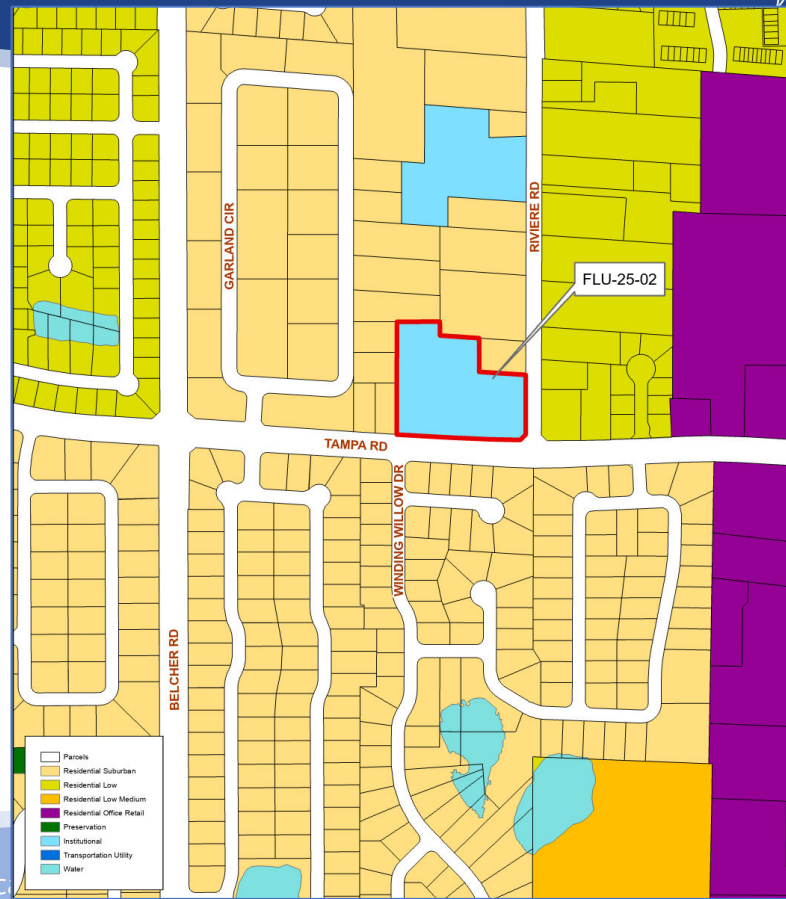
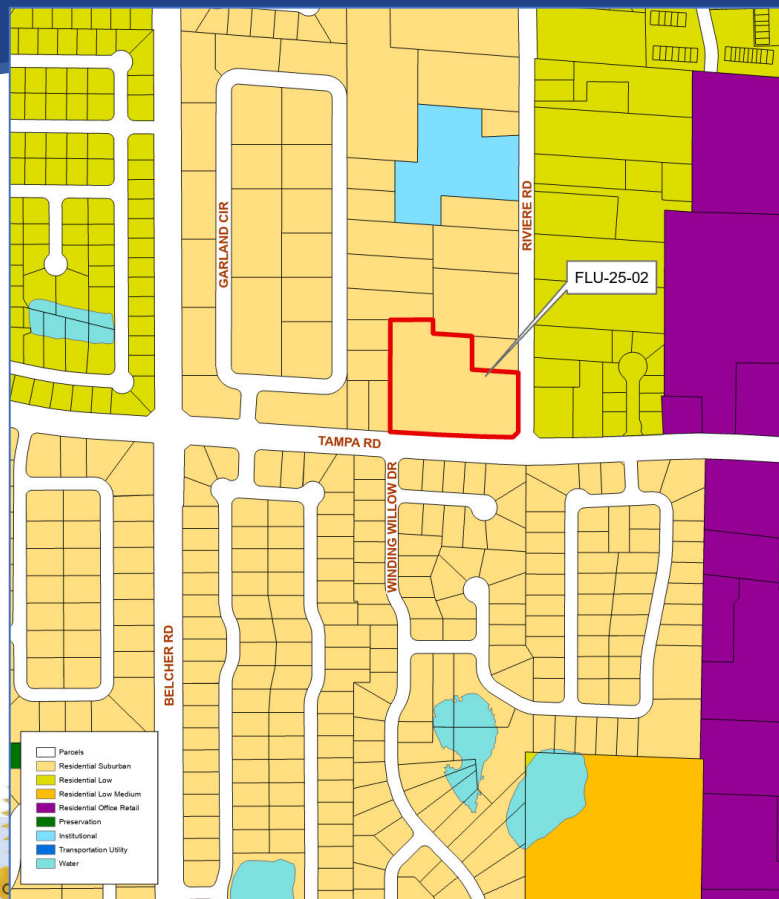
Scenic Non-Commercial Corridor-Residential (SNCC-R): Tampa Road



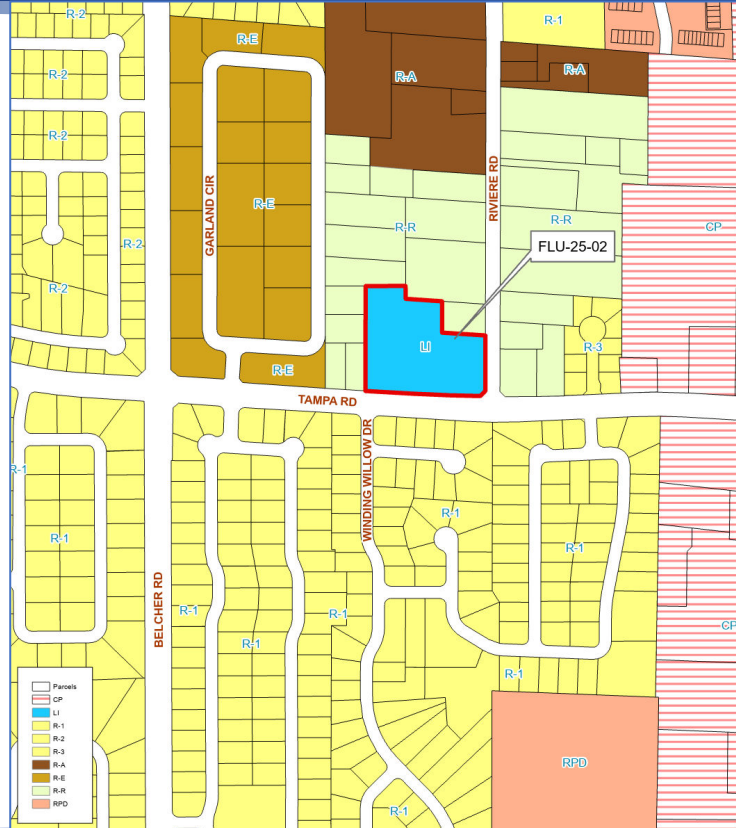
Location



Future Land Use Map (FLUM)



Zoning Atlas



Site Photos



Property frontage – Tampa Road

Site Photos



Property frontage – Riviere Road

Site Photos



Tampa Road – looking west

Site Photos



Tampa Road – looking east

Additional Information – Land Use

Current RS Land Use

- **Allows residential, agricultural**
- ***And* institutional, transportation/utility, ancillary non-residential, and recreation/open space**
- **Generally appropriate...**
 - *in areas where use and development characteristics are suburban residential in nature*
 - *in areas serving as a transition between more rural and more urban residential areas*
 - *within 100-year floodplain*
- **2.5 residential units per acre**
- **0.3 FAR for nonresidential uses**

Additional Information – Land Use

Proposed “I” Land Use

- **Allows schools, medical, community assembly (churches), day care, government/institutional, civic organization, social/public service agency**
- *And residential, recreation/open space*
- **Generally appropriate...**
 - *where educational, health, public safety, civic, religious and like institutional uses are required to serve the community*
 - *to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access*
- **12.5 residential units per acre**
- **0.65 FAR for nonresidential uses**

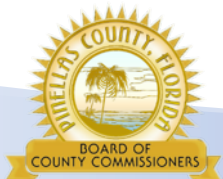
Additional Information - Zoning



Historic Zoning Atlas amendment (Z-17-10-19)

From R-A, Residential Agricultural to LI, Limited Institutional district

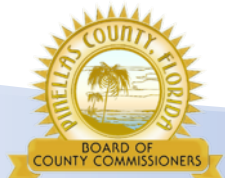
- **Zoning change approved in 2019 to establish a religious institution (same applicant)**
- **LI zoning district generally permits uses similar to the “I” land use designation**
- **District does not permit residential dwelling units**
 - Property as zoned today could not be developed as residential



Additional Information - Surrounding



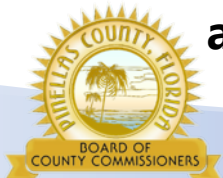
- Majority of properties in area are single family residential
- Some institutional, limited professional service, and recreation uses nearby
- Retail businesses increase to the east, approaching US Highway 19



Additional Information - Transportation



- **Tampa Road**
 - **Four-lane arterial roadway**
 - **Scenic Non-Commercial Corridor-Residential (SNCC-R)**
 - Restrictions on office, personal service/office support, and retail commercial uses
 - **Currently operates at Level of Service (LOS) “C” with a volume-to-capacity (V/C) of 0.5**
 - Potential additional traffic impacts would not change the current LOS
- **Riviere Road**
 - **Connects Tampa Road to Nebraska Road**
 - **Mix of residential, institutional, personal service/office support, and recreation use**



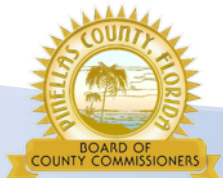
Additional Information - Impacts

- **Outside Coastal High Hazard Area (CHHA) and Coastal Storm Area (CSA)**
- **Not within a Flood Zone and outside of 500-year floodplain**
- **Non-Evacuation Zone**

Public Notice and Correspondence



- **Property owner notices sent – within 300 feet of subject property**
- **Signs advertising the public hearing were posted on the subject property**
- **No correspondence received to date**



Recommendation

Proposed Land Use Amendment (RS to "I")

- **Land use change to "I" is appropriate for the subject property**
 - Existing community assembly (religious institution/church) expressed desire to make improvements to the property
 - A variety of institutional-type uses exist in the neighborhood as well as other nonresidential uses
 - Property is within one-quarter mile from US Highway 19
 - Property currently zoned LI, Limited Institutional
 - Consistent with policy established for SNCC-Residential roadways
 - Zoning does not permit residential uses
 - Traffic impacts to Tampa Road, insignificant
 - Note: this would also require a Countywide Plan Map amendment, to be reviewed by Forward Pinellas, approved by the Countywide Planning Authority

Staff recommends Approval

Local Planning Agency recommends Approval

