

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z/LU-21-09-18

LPA Public Hearing: September 13, 2018

Applicant: Clearwater Community Church, Inc.

Representative: Carl Towle - Deacon

Subject Property: Approximately 9.59 acres located at 2897 Belcher Road

PARCEL ID(S): 30/28/16/16441/000/0010



REQUEST:

Future Land Use Map (FLUM) amendment from Residential Low Medium to Institutional (the southern 2.9 acres) and a Zoning Atlas amendment from A-E (Agricultural Estate Residential) and RPD-10 (Residential Planned Development – 10 units per acre) to IL (Institutional Limited) on an approximately 9.59 acre parcel located at 2897 Belcher Road in unincorporated Dunedin. The request would allow for the development of institutional and related accessory uses. The current use as a place of worship is proposed to remain.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas are consistent with the Pinellas County Comprehensive Plan, and recommends approval of the request. (The vote was 5-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed land use and zoning amendments **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
 - **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed land use and zoning amendments to the Pinellas County Board of County Commissioners.
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SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on August 13, 2018. The PRC Staff summary discussion and analysis follows:

The subject property consists of a 9.59 acre parcel located at the southeast corner of Belcher Road and Republic Drive. This parcel contains the Clearwater Community Church and associated accessory church uses that was granted special exception approval by the Board of Adjustment and has been on this site since 1994. The northern 6.69 acres is designated Institutional (I) and the southern 2.9 acres is designated Residential Low Medium (RLM) on the Future Land Use Map (FLUM) and zoned A-E (Agricultural Estate Residential) and RPD-10 (Residential Planned Development – 10 units per acre). The southern 2.9 acres was purchased by the church at a later date and per the Pinellas County Comprehensive Plan and Countywide Rules an amendment to Institutional is required since the institutional use on the site combined with the contiguous church use exceeds 5 acres. The property owner is looking to do some minor improvements to the site and is nearing the Floor Area Ratio (FAR) limitations of the A-E zoning district. This request will require changes to the FLUM and Zoning Atlas. They are proposing a FLUM amendment to Institutional (I) for the southern 2.9 acres and a zoning change to IL, Institutional Limited for the full 9.59 acres. This amendment would make the use consistent with the proposed zoning district and future land use category.

The subject property fronts Belcher Road and is adjacent to a Catholic School on the east, a dog kennel on the south, single-family homes on the north, and a single-family home, multifamily homes, and a City of Dunedin utility facility to the west across Belcher Road. The Belcher Road corridor in this area contains a mixture of low to medium density residential and a variety of institutional uses. This proposed amendment can be considered consistent and compatible with the surrounding uses.

Comparing the current development potential of the 2.9-acre RLM designated portion with the potential use associated with the requested Institutional FLUM designation, the proposal could generate approximately 470 additional average daily vehicle trips on Belcher Road. In this location, the roadway is operating at a peak hour level of service (LOS) B with a volume to capacity (V/C) ratio of 0.613, and it is not considered deficient. The change in average daily trips is not expected to significantly impact the operational characteristics of Belcher Road. Based on the current church use and only minimal future expansion the actual number of trips should not significantly increase.

The subject property is within the County's potable water supply service area and City of Dunedin's wastewater treatment service area. The proposal could increase demands on potable water supplies and wastewater treatment facilities by approximately 497 and 2,774 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 18 tons per year. Capacity exists to absorb these additional impacts.

In summary, the proposed Institutional FLUM and IL zoning designations are appropriate based on the subject property's use, proximity to other institutional uses, general compatibility with the surrounding area and consistency with the Pinellas County Comprehensive Plan.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low Medium & Institutional	A-E & RPD-10	Church and accessory uses
Adjacent Properties:			
North	Residential Urban	A-E & R-2	Single-Family Homes
East	Dunedin	Dunedin	Catholic School
South	Residential Low Medium	A-E	Dog Kennel
West	Dunedin	Dunedin	Single Family Home

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

GOAL ONE: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: October 23, 2018

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or objection.

ATTACHMENTS: (Maps)