



Doing Things!

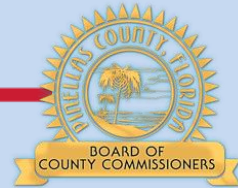
Case # Z/LU-21-09-18

Board of County Commissioners

October 23, 2018



Request



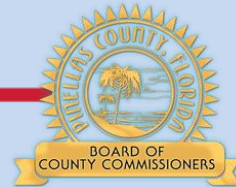
- Subject Area
 - Approximately 9.59 acre parcel
 - 2897 Belcher Road in unincorporated Dunedin
- Future Land Use Map Amendment
 - From: Residential Low Medium (RLM)
 - To: Institutional (I)
- Zoning Atlas Amendment
 - From: A-E, Agricultural Estate Residential & RPD-10, Residential Planned Development – 10 units per acre
 - To: IL, Institutional Limited
- Existing Use: Clearwater Community Church
- Proposed Use: No change

Location

Surrounding property owners within 500 feet were notified by mail.

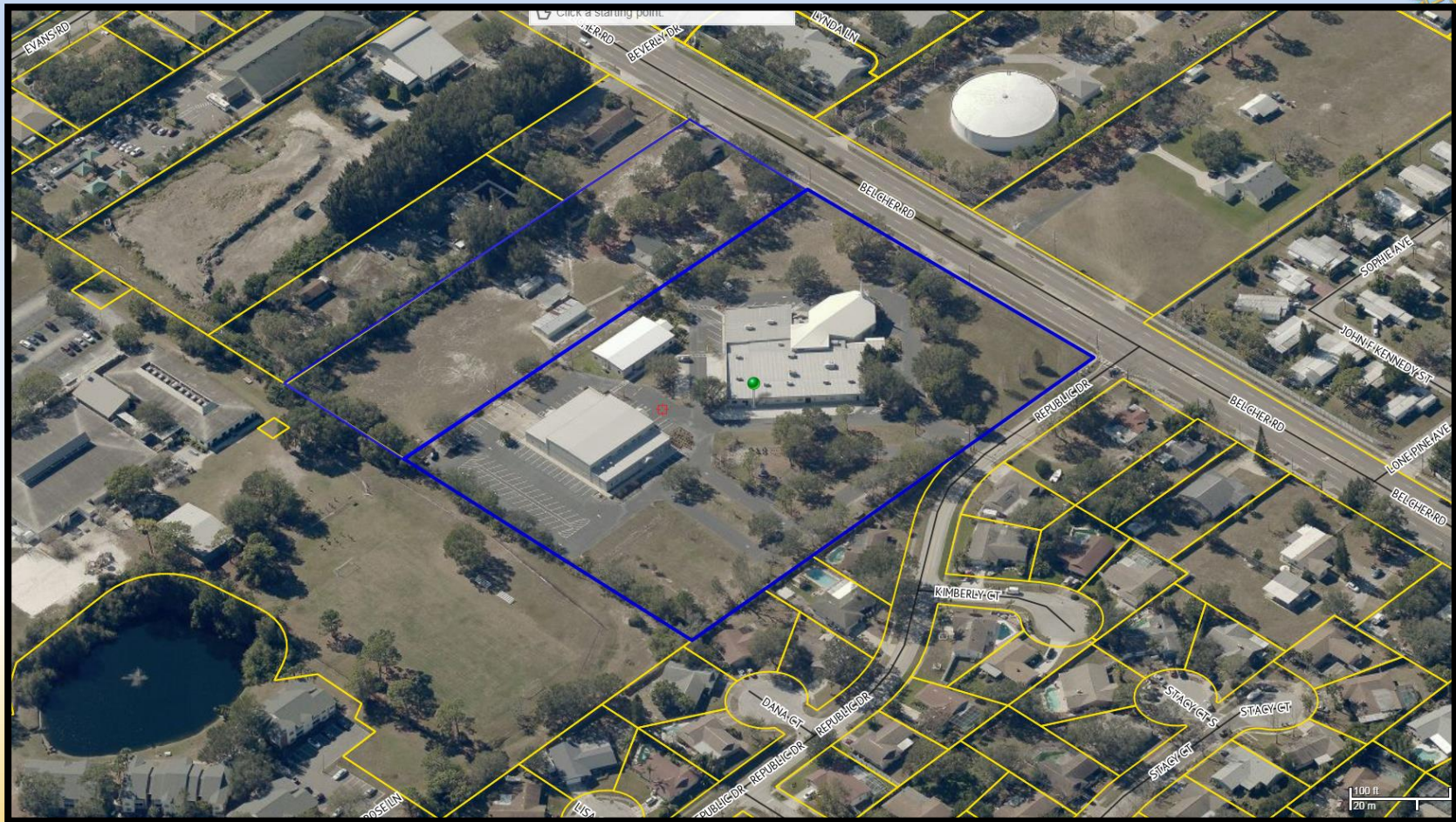


Zoning/FLU

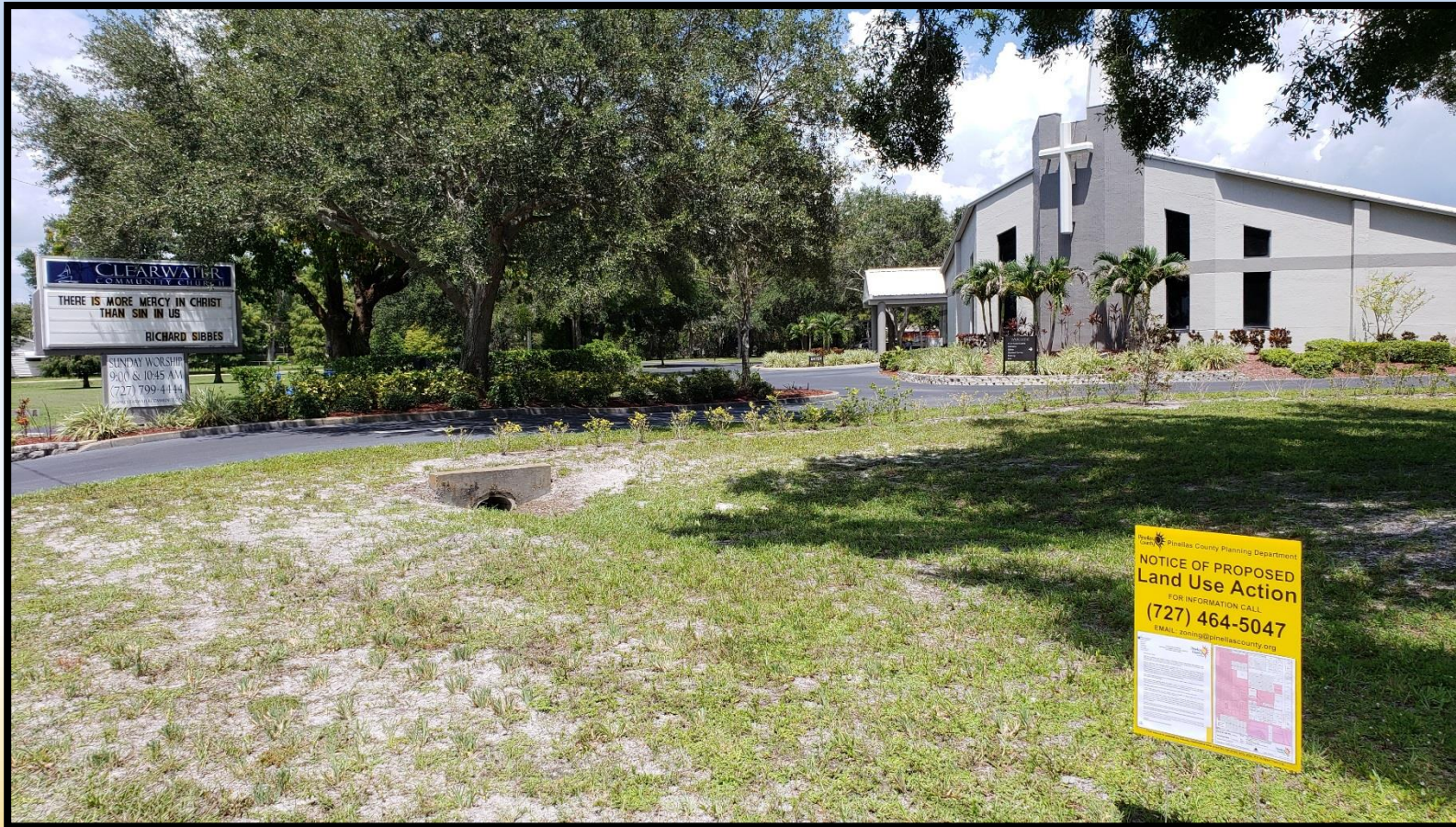
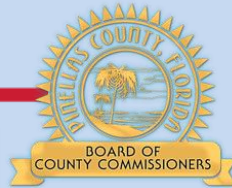


Our Vision: To Be the Standard for Public Service in America

Site Photos

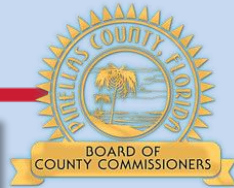


Site Photos



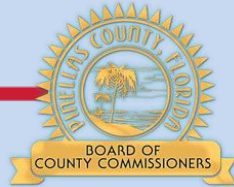
View of subject site from Belcher Road

Site Photos



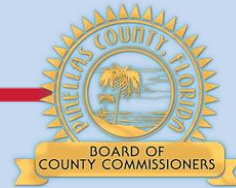
Looking north along Belcher Road at subject site

Site Photos



Accessory Church buildings on subject site

Staff Recommendation



- Proposed amendments are appropriate
 - Comprehensive Plan policy acreage threshold require amendment
 - Belcher road is a scenic non-commercial corridor
 - Limited infrastructure impacts, no change to use
 - Proposed use is compatible with surrounding uses
 - Consistent with the Comprehensive Plan
- Staff recommends approval of the FLUM & Zoning Amendments
- Local Planning Agency
 - Recommended approval by a unanimous vote