



Pinellas County

Staff Report

File #: 16-1044A, **Version:** 1

Subject:

Case No. Q Z-14-6-16 (Palm Harbor United Methodist Church)

A request for a zoning change from A-E, Agricultural Estate Residential, R-R, Rural Residential and R-3, Single Family Residential to IL, Institutional Limited on approximately 9 acres located at 1551 Belcher Road in Palm Harbor.

Recommended Action:

Adoption of Case No. Q Z-14-6-16: A Resolution approving the application of the Palm Harbor United Methodist Church for a change in zoning from A-E, Agricultural Estate Residential, R-R, Rural Residential and R-3, Single Family Residential to IL, Institutional Limited on approximately 9 acres located at 1551 Belcher Road in Palm Harbor.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

The subject area consists of a 9-acre parcel on the west side of Belcher Road approximately 600 feet north of Nebraska Avenue in Palm Harbor. The site is home to the Palm Harbor United Methodist Church. The property is currently designated A-E, Agricultural Estate Residential (8 acres), R-R, Rural Residential (0.7 acre) and R-3, Single Family Residential (0.3 acre) on the Zoning Atlas and Institutional on the Future Land Use Map. The applicant is requesting a zoning amendment to IL, Institutional Limited, which would recognize the existing church as an administratively permitted use.

Churches in residential zoning districts require special exception approval from the Board of Adjustment (BOA). The Palm Harbor United Methodist Church first received such an approval in 1985. Since that time the Church has expanded its building footprint and added a daycare operation and private school. Each expansion, added use or other type of site plan change required BOA approval for a special exception modification. The Church has been before the BOA at least seven different times, always receiving approval. A zoning amendment to IL would allow such modifications to be addressed at the administrative site plan level. The Church is not planning any specific site changes at this time.

Surrounding uses include another church and a pest control business immediately to the south, a veterinarian office to the east across Belcher Road, single family residential to the north, and one-story condominiums to the west. The church is buffered from adjacent residential areas by vegetation, fences and open space common areas.

The purpose and intent of the requested IL zoning district is to allow for religious, educational, civic, health and similar institutional uses in areas where they have adequate transportation access and

are necessary or desirable to serve the community. It is staff's conclusion that this request meets those standards, will pose no significant new impacts, is compatible with the development pattern in the area, and is appropriate for this location.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its June 9, 2016 public hearing (Vote 6-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

Local Planning Agency

Attachments:

LPA Report
Case Maps
Resolution
Power Point Presentation
BCC Ad
BCC Ad Map