



Pinellas County

Staff Report

File #: 19-1899A, **Version:** 1

Subject:

Case No. Q Z-17-10-19 (Donald E. Hess, Pauline D. Hess, Stephen T. Hess & Michael A. Hess)
A request for a zoning change from R-A, Residential Agriculture and R-R, Rural Residential to LI, Limited Institutional on approximately 4.02 acres located at the northwest corner of Tampa Road and Riviere Road in Palm Harbor.

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. Q Z-17-10-19 is recommended for approval.

1. A Resolution approving a change in zoning from R-A, Residential Agriculture and R-R, Rural Residential to LI, Limited Institutional, regarding approximately 4.02 acres located at the northwest corner of Tampa Road and Riviere Road.
 2. The applicants are seeking a zoning change on 4.02 acres of land consisting of three parcels, two of which contain single family homes and the other being vacant. If granted, the amendment will allow for limited institutional use.
- The applicants are proposing a place of worship.
 - The Local Planning Agency recommended approval of the request (vote 5-1)

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 property is designated Residential Suburban (RS) on the Future Land Use Map and is zoned R-A, Residential Agriculture and R-R, Rural Residential. The amendment area is approximately 4.02 acres and consists of three parcels; the west and east parcels each contain a single-family home and the north parcel is vacant.

The prospective buyers of the subject property wish to develop it as a place of worship. The existing R-A and R-R zoning districts primarily allow single-family residential uses. The requested LI zoning district permits public and semipublic uses including religious facilities. The overlying RS land use allows institutional-type uses provided they occupy fewer than five contiguous acres.

The subject property is adjacent to single family homes on the west, north, and to the south across Tampa Road. A pre-school is located to the east across Riviere Road. Multiple other places of worship are located some distance to the north along both sides of Riviere Road. Importantly, Tampa

Road is a designated Scenic/Non-Commercial Corridor. Institutional uses are permitted along such roadways.

Staff is of the opinion that the requested zoning amendment to LI is compatible with the surrounding land uses and development pattern. In addition, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its October 10, 2019 public hearing based on the following findings (Vote 5-1):

- The request is consistent with the Pinellas County Comprehensive Plan.
- The proposal is compatible with the surrounding land uses and development pattern.

Surrounding property owners within 400 feet of the subject property were notified by mail. A sign advertising the public hearings was also posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
Survey
Power Point Presentation
Map of Radius Search
Legal Ad
Ad Map