



Pinellas County

Staff Report

File #: 18-1511A, **Version:** 1

Subject:

(Q) Z/LU-21-09-18 (Clearwater Community Church, Inc.)

A request for a zoning change from RPD-10, Residential Planned Development - 10 units per acre and A-E, Agricultural Estate Residential to IL, Institutional Limited and a land use change from Institutional and Residential Low Medium to Institutional on approximately 9.59 acres located at 2897 Belcher Road in unincorporated Dunedin.

Recommended Action:

Adoption of Case No. Q Z/LU-21-09-18 approving:

1) An Ordinance approving a change in land use from Institutional and Residential Low Medium to Institutional, and

2) A Resolution approving a change in zoning from RPD-10, Residential Planned Development - 10 units per acre and A-E, Agricultural Estate Residential to IL, Institutional Limited, regarding approximately 9.59 acres located at 2897 Belcher Road.

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 consists of a 9.59-acre parcel located at the southeast corner of Belcher Road and Republic Drive. This parcel is home to the Clearwater Community Church that was granted special exception approval by the Board of Adjustment in 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). The property is 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.

Per the Pinellas County Comprehensive Plan and the Countywide Rules, a FLUM amendment to Institutional is required for contiguous institutional use areas that exceed five acres in size. The applicants 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.

Staff is of the opinion that 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.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its September 13, 2018 public hearing (Vote 5-0).

Surrounding property owners within 500 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
Impact Assessment
Traffic Analysis
Resolution
Ordinance
Site Plan
Legal Ad
Ad Map
PowerPoint Presentation
Radius Map