



## Legislation Text

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**File #:** LUP2022-04004 2nd rdg, **Version:** 1

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### **SUBJECT/RECOMMENDATION:**

**Withdrawn:** Deny a Future Land Use Map Amendment from the Residential Low (RL) category to the Institutional (I) category for the property located at 1885 County Road (CR) 193 and do not pass Ordinance 9577-22 on first reading. (LUP2022-04004)

### **SUMMARY:**

***Note - Case was withdrawn prior to first reading; it was noticed for second reading on August 4, 2022.***

This Future Land Use Map Amendment involves a 2.618-acre property located on the east side of CR 193 approximately 500 feet south of Sunset Point Road. The applicant, St. Mary and St. Mina Coptic Orthodox Church, is requesting to amend the future land use category from Residential Low (RL) to Institutional (I). The applicant has submitted a Zoning Atlas Amendment which is being processed concurrently with this case (REZ2022-04004).

The subject property is currently developed with a detached dwelling which was constructed in 1973. In 2006, the property was annexed into the city by ordinance No. 7683-06, with subsequent ordinances establishing the future land use of Residential Low (RL) and zoning designation of Low Medium Density Residential (LMDR). St. Mary and St. Mina Coptic Orthodox Church (hereinafter the Church) purchased the property in 2015. The Church also owns the property adjacent to the south, 2930 CR 193, and operates their main Church campus from this site which consists of three buildings totaling just under 30,000 square feet of development of 4.469± acres.

Site plans are not required as part of Future Land Use Map amendment applications; however, the applicant has previously brought forward conceptual site plans that propose a two-story, 28,000 square foot multi-use building with associated parking on the subject property and rearranged parking on the main Church property, including during pre-application meetings late last year. Staff has not formally reviewed the site plan, but previous comments focused on the increase of development potential in the requested Institutional (I) future land use category and uses in the consistent zoning district, as well as concerns about additional traffic. Staff encouraged the applicant to explore site design options where future vertical development is limited to the main Church parcel to the south which is already designated as Institutional (I), and to explore ways to mitigate impacts to surrounding properties.

The proposed expansion of the Institutional (I) future land use category would negatively impact the low-density character of the area. The addition of Institutional property as proposed is incompatible with surrounding uses and inconsistent with the character of the surrounding properties and neighborhood. Additionally, the increase in development potential would likely lead to traffic capacity issues along CR 193, a dead-end roadway that lacks sidewalks and has no opportunities to connect to Sunset Point Road or another outlet. The main Church campus to the south, 2930 CR 193, has a maximum development potential of up to 126,534 square feet based on its current designation of Institutional (I) on the city's Future Land Use Map. The existing development is approximately 29,247 square feet, which leaves up to 97,287 square feet of unrealized development potential on the site. The main Church campus could support expansion of the Church without the need to extend the Institutional (I) future land use category north to the subject property.

The Planning and Development Department has determined that the proposed Future Land Use Map

Amendment is not consistent with the provisions of the Clearwater Community Development Code as specified below:

- The amendment will not further implementation of the Comprehensive Plan consistent with the goals, policies and objectives contained in the Plan.
- The amendment is inconsistent with other provisions of the Comprehensive Plan.
- The available uses, if applicable, to which the property may be put are not appropriate to the property in question and not compatible with existing and planned uses in the area.
- Sufficient public facilities are available to serve the subject property; however, sufficient traffic levels of service are not available to serve the property.
- The amendment will adversely impact the use of properties in the immediate area.

If approved, the proposed City of Clearwater future land use category of Residential Low (RL) will necessitate an amendment of the *Countywide Plan Map* from the Residential Low Medium (RLM) category to the Public/Semi-Public (P/SP) category. In accordance with the Countywide Plan Rules, the land use plan amendment is subject to the approval of Forward Pinellas, in its role as the Pinellas Planning Council, and the Board of County Commissioners acting as the Countywide Planning Authority. The application is a small-scale amendment so review and approval by the Florida Department of Economic Opportunity would not be required.

The Community Development Board reviewed this application at its June 21, 2022 public hearing and made a unanimous recommendation of denial to City Council.

**APPROPRIATION CODE AND AMOUNT: N/A**

**USE OF RESERVE FUNDS: N/A**