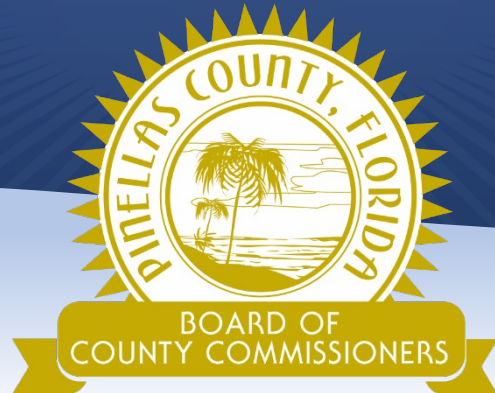


# Community Assisted & Supported Living, Inc.

Case #s FLU-22-04 & ZON-22-05

December 13, 2022



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

# Request



## Subject Property

**2.79 acres located at 13000 Park Boulevard in unincorporated Seminole**

## Future Land Use Map (FLUM) Amendment

**From: RS, Residential Suburban (2.5 units per acre max)**

**To: RL, Residential Low (5.0 units per acre max)**

## Zoning Atlas Amendment

**From: R-E, Residential Estate**

**To: RM-CO, Multi-family Residential – Conditional Overlay**

**Existing Use: Single family home and accessory structures**

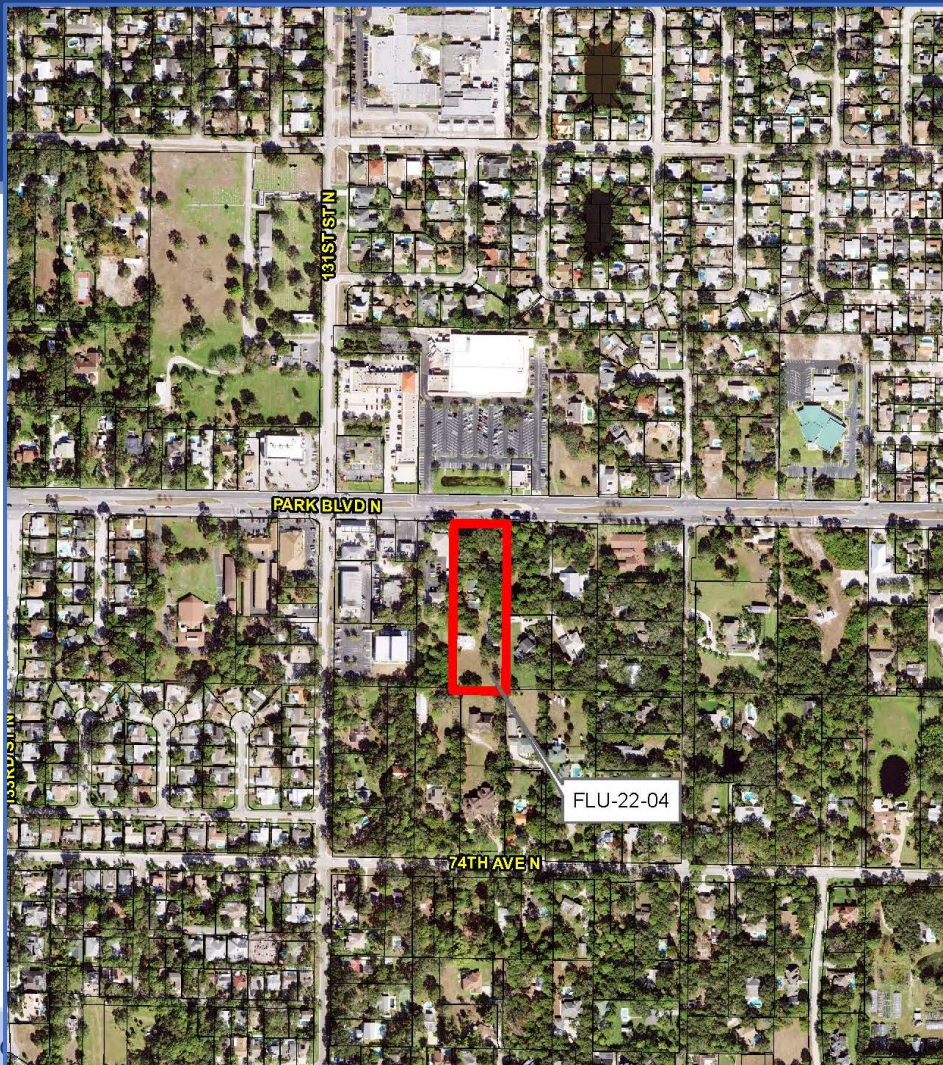
**Proposed Use: Multi-family for persons with developmental disabilities**



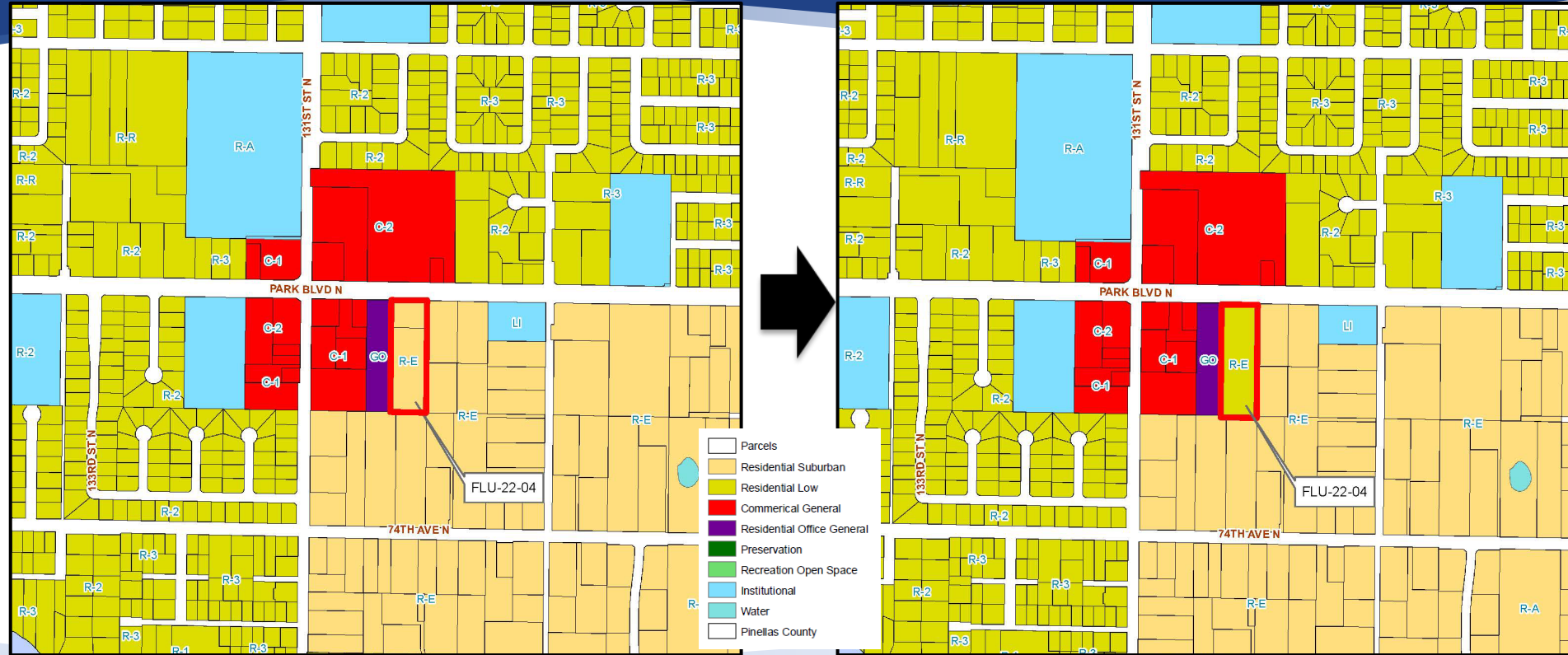
## Conditional Overlay

- **Maximum 21 residential dwelling units**
- **Combination of 1, 2, & 3-bedroom units**
- **New single-story duplex or triplex residential structures**
- **Independent housing for a maximum of 28 Persons with Developmental Disabilities, as defined by Florida Statutes**
- **Permanent supportive housing services for occupants only**
- **Clubhouse and other associated amenities included**

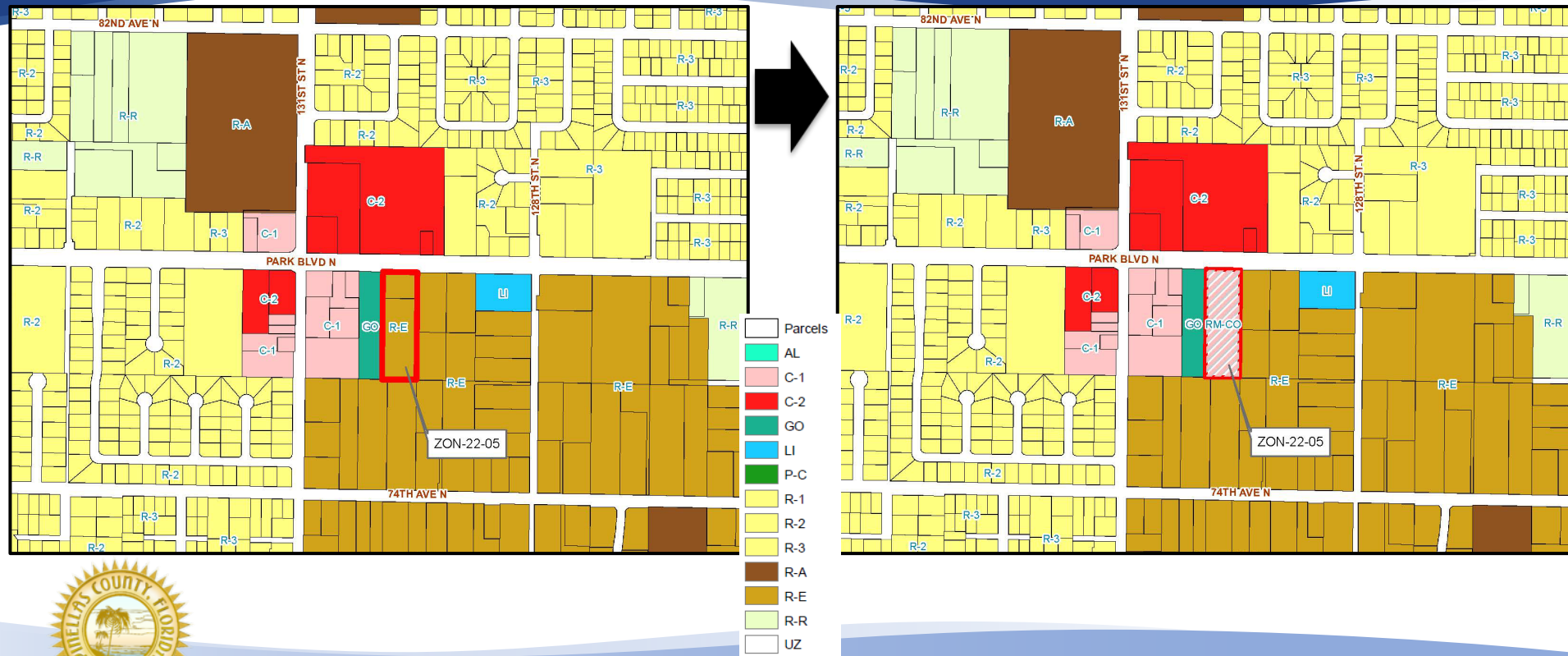
# Location



# Future Land Use Map (FLUM)



# Zoning Atlas



# Site Photos



# Site Photos



Looking east along Park Boulevard



Adjacent medical office to west

# Site Photos



Looking west along Park Boulevard



Shopping Center across Park Boulevard

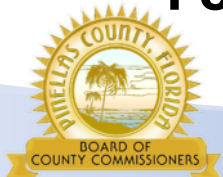
# Additional Information – Land Use

## Current RS Land Use

- **Allows residential, agriculture, institutional, rec/open space**
- **2.5 residential units per acre**
- **0.3 Floor Area Ratio (FAR) for nonresidential uses**

## Proposed RL Land Use

- **Allows residential, institutional, rec/open space**
- **5.0 residential units per acre**
- **0.4 FAR for nonresidential uses**
- **Potential traffic impacts of 37 additional daily trips**



# Additional Information - Zoning



## Current R-E Zoning

- **Allows single family residential & accessory agriculture**
- **32,000 square foot minimum lot size**
- **Maximum building height of 35 feet; 25/10/15-ft setbacks**

## Proposed RM-CO Zoning

- **Would allow duplexes/triplexes for developmentally disabled**
- **All buildings on one lot; minimum 10-ft separation**
- **New buildings one story height; 10/5/10-ft setbacks**
- **Minimum 10 percent open space required**



# Additional Information

## Affordable Housing Density Bonus

- Applicant intends to seek an affordable housing density bonus
- Administrative review in the RM zoning district
- RL would allow 14 maximum units at base density
- Density bonus needed to achieve the proposed 21 units
- Development subject to full site plan review

## Flood Risk

- Subject property is not within the Coastal High Hazard Area (CHHA)
- Evacuation Level D

## Surrounding Uses

- **Park Boulevard – 4-lane divided arterial roadway**
- **Commercial/office node to north and west**
- **Large lot single family homes to south and east**
- **Property to east along Park Boulevard owned by the applicant**
- **Proposed development is a transitional use**

# Recommendation – Land Use (FLU-22-04)

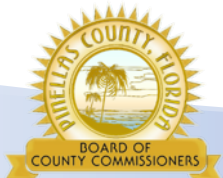


## Proposed Land Use Amendment (RS to RL)

- **Subject property fronts a busy arterial roadway with a mix of uses**
- **Provides transition between more intensive uses to north and west and single-family homes to south and east**
- **Subject property will continue to be limited to primarily residential-type uses**
- **Consistent with the Comprehensive Plan**

**Development Review Committee staff recommends Approval**

**Local Planning Agency – Recommended Denial (4-1 vote)**



# Recommendation – Zoning (ZON-22-05)



## Proposed Zoning Amendment (R-E to RM-CO)

- **Subject property is in a transitional location fronting an arterial roadway**
- **Conditional Overlay provides assurances as to the future use**
- **Not within the Coastal High Hazard Area**
- **Consistent with the Comprehensive Plan**

**Development Review Committee recommends Approval**

**Local Planning Agency – Recommended Denial (3-2 vote)**

