

# 13000 PARK BLVD

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FLU-22-04 & Zon-22-05

Seminole, Florida 33776

# Location/Site

Location: 13000 Park Blvd

Current FLU: RS – Residential  
Suburban Designation:

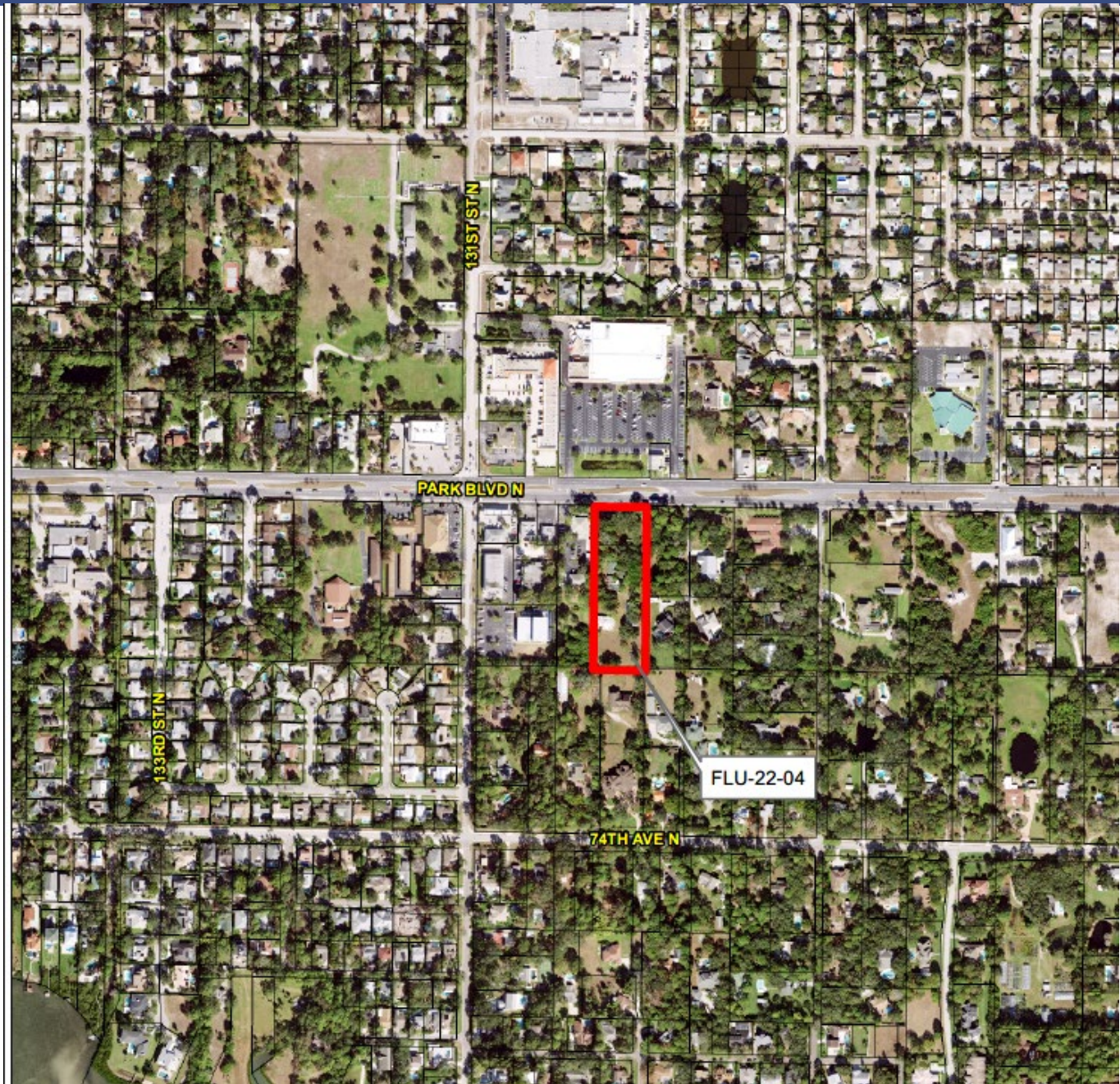
Current Zoning: Residential Estate (R-  
E)

Parcel Size: 2.79 acres

Park Boulevard is a 4 lane, divided  
arterial roadway.

Adjacent to a commercial node.

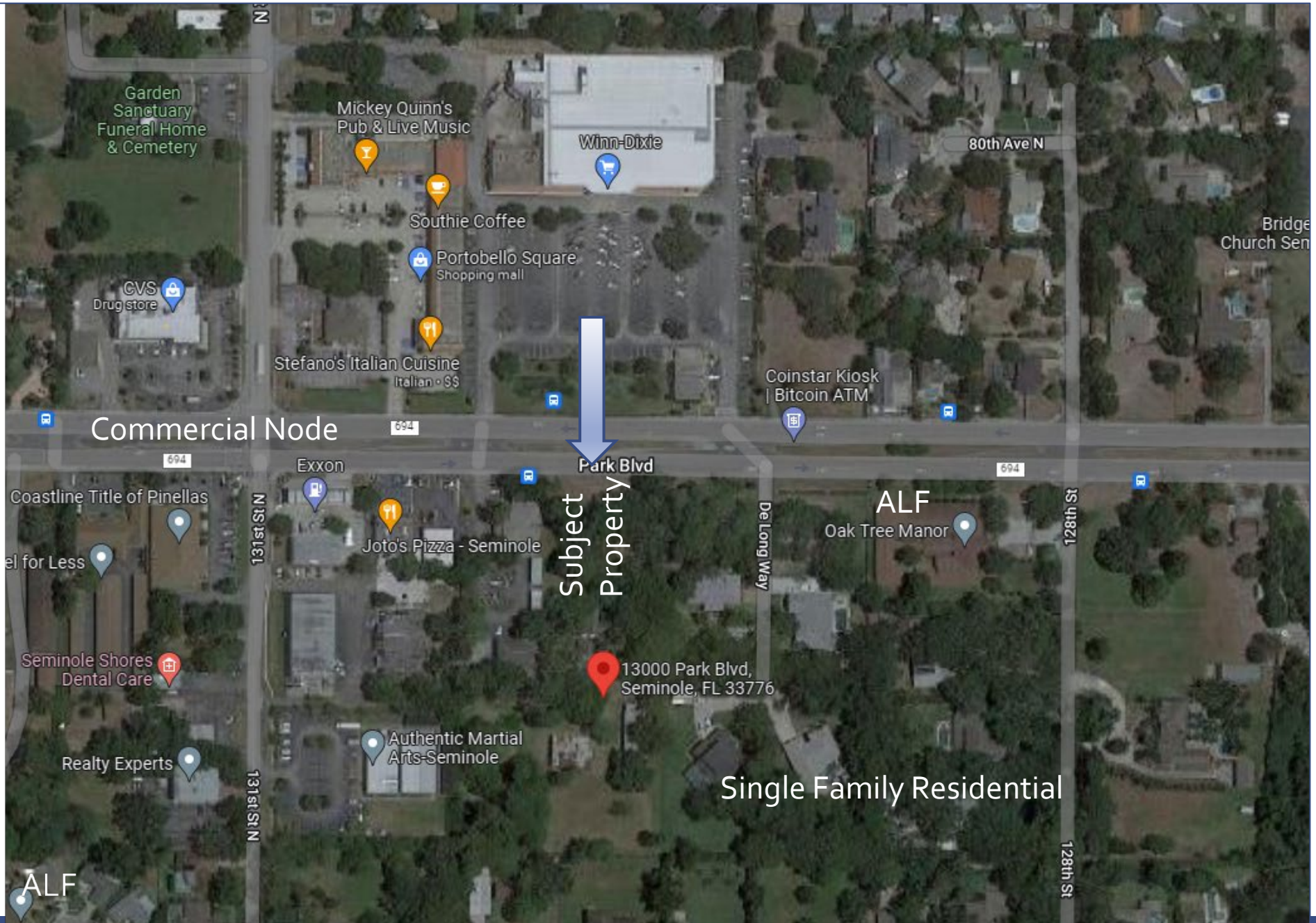
Retail shopping is across the street.



# Surrounding Uses

- North – Park Blvd (4-lane divided arterial); Commercial Uses – Winn Dixie Supermarket, Wells Fargo Bank, CVS, Portobello Square Shopping Center; residential uses
- South – Single-family residential homes fronting on 74<sup>th</sup> Avenue North
- East – Single family residential; ALF (Oak Tree Manor)
- West – MaxHealth medical office building, Seminole Garden Florist, Joto's Pizza; Gas Station/Convenience Store; Offices; Martial Arts Gym; Greenbriar ALF





Commercial Node

Subject Property

Single Family Residential

13000 Park Blvd,  
Seminole, FL 33776

ALF

ALF

# Proposal – Comprehensive Plan Future Land Use Map Amendment – Residential Suburban (RS) to Residential Low (RL)

## Current RS Land Use

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

## Proposed RL Land Use

- Allows residential, institutional, recreation/open space
- 5.0 residential units per acre
- 0.4 FAR for nonresidential uses

# Proposal – Comprehensive Plan Future Land Use Map Amendment – Residential Suburban (RS) to Residential Low (RL)

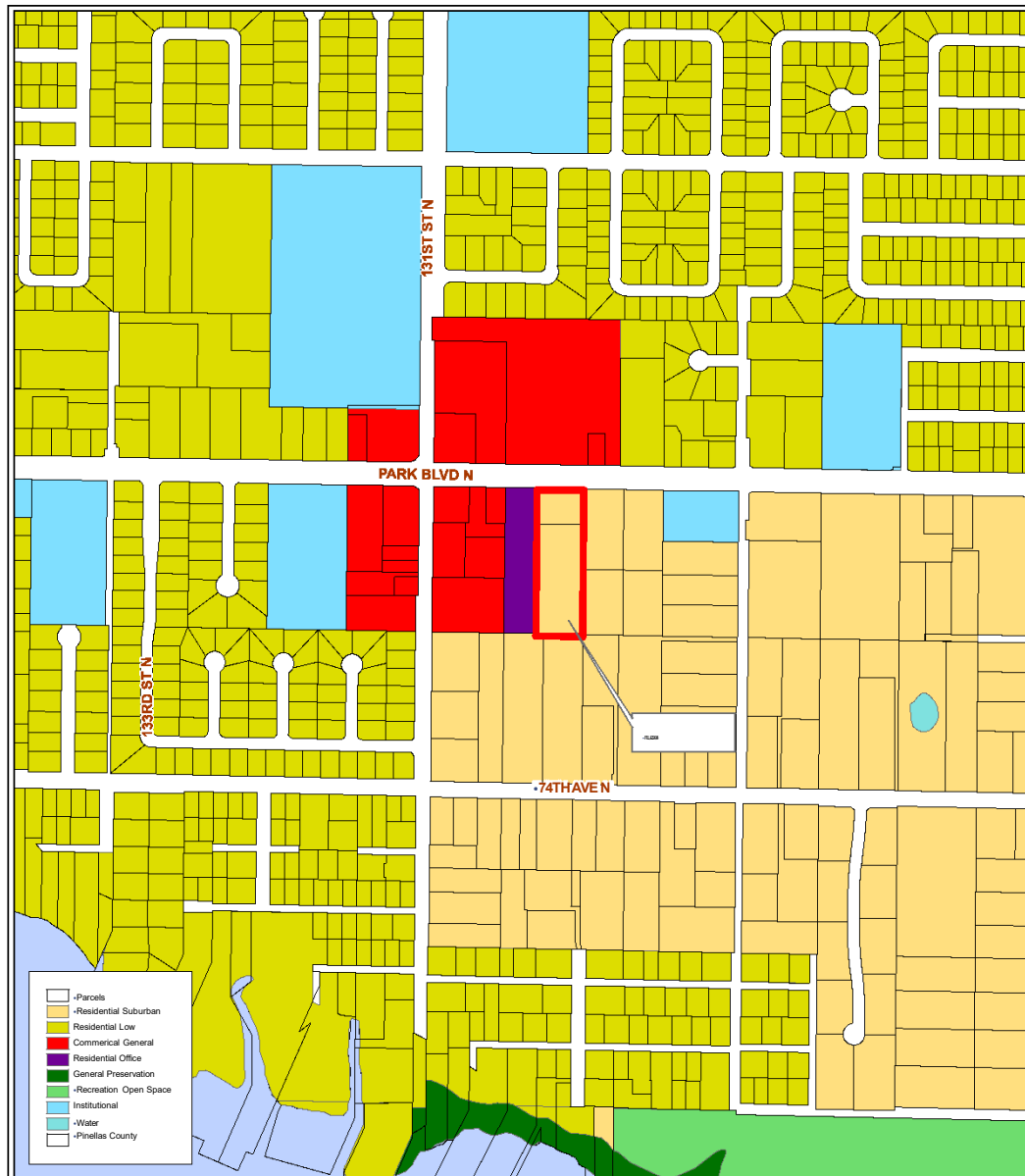
- Consistent with the adopted goals, objectives, and policies of the Pinellas County Comprehensive Plan
- Residential Low (RL) This category is generally appropriate to locations between major employment centers and community and regional shopping centers; **in areas where use and development characteristics are low-density residential in nature, in areas serving as a transition between more suburban and more urban residential areas;** and in areas within the 100-year floodplain (where preservation, open space, or recreation/open space are not feasible).
- Located on a major arterial roadway
- Contains a wide variety of mixed retail, office and residential uses
- Sole access from Park Blvd
- Provides transition between more intensive uses to the north and west and single-family uses to the south and east
- Subject property will continue to be limited to low-density residential uses

# Proposal – Comprehensive Plan Future Land Use Map Amendment – Residential Suburban (RS) to Residential Low (RL)

Staff finds that the proposed amendment is consistent with the following adopted goals, objectives, and policies of the Pinellas County Comprehensive Plan:

## **FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT**

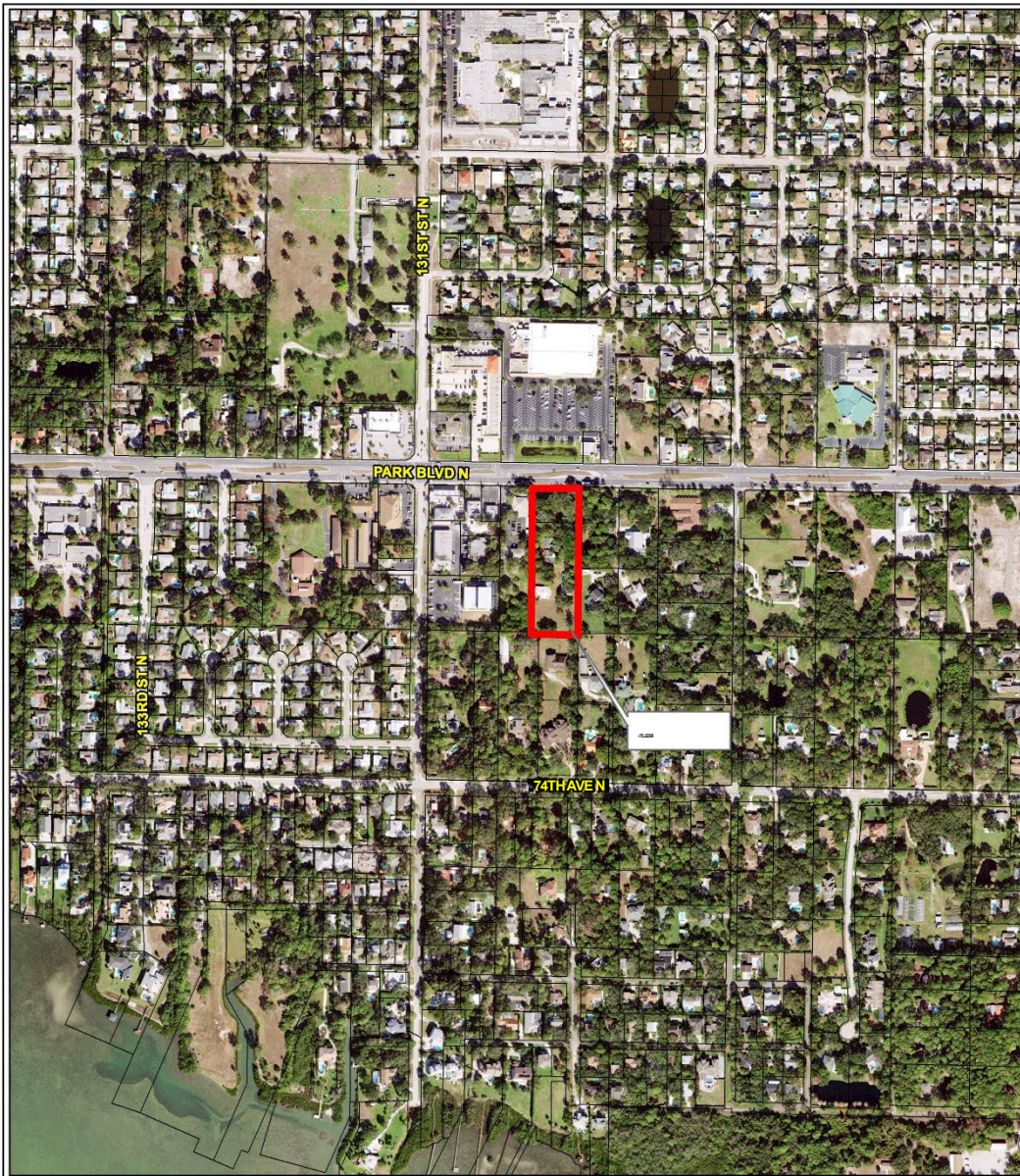
- Goal 1:** The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.
- Objective 1.2** Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
- Policy 1.2.2** The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.
- Policy 1.2.3** Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.



•FL12204  
 •Land Use  
 •From: Residential Suburban  
 •To: Residential Low  
 •29/30/15/70794/400/0701 & 0703  
 •Prepared by: Housing & Community Development Department NORTH Date: 8/202







•FL112204

•Aerial Map

•Land Use

•From:

•Residential

•To:

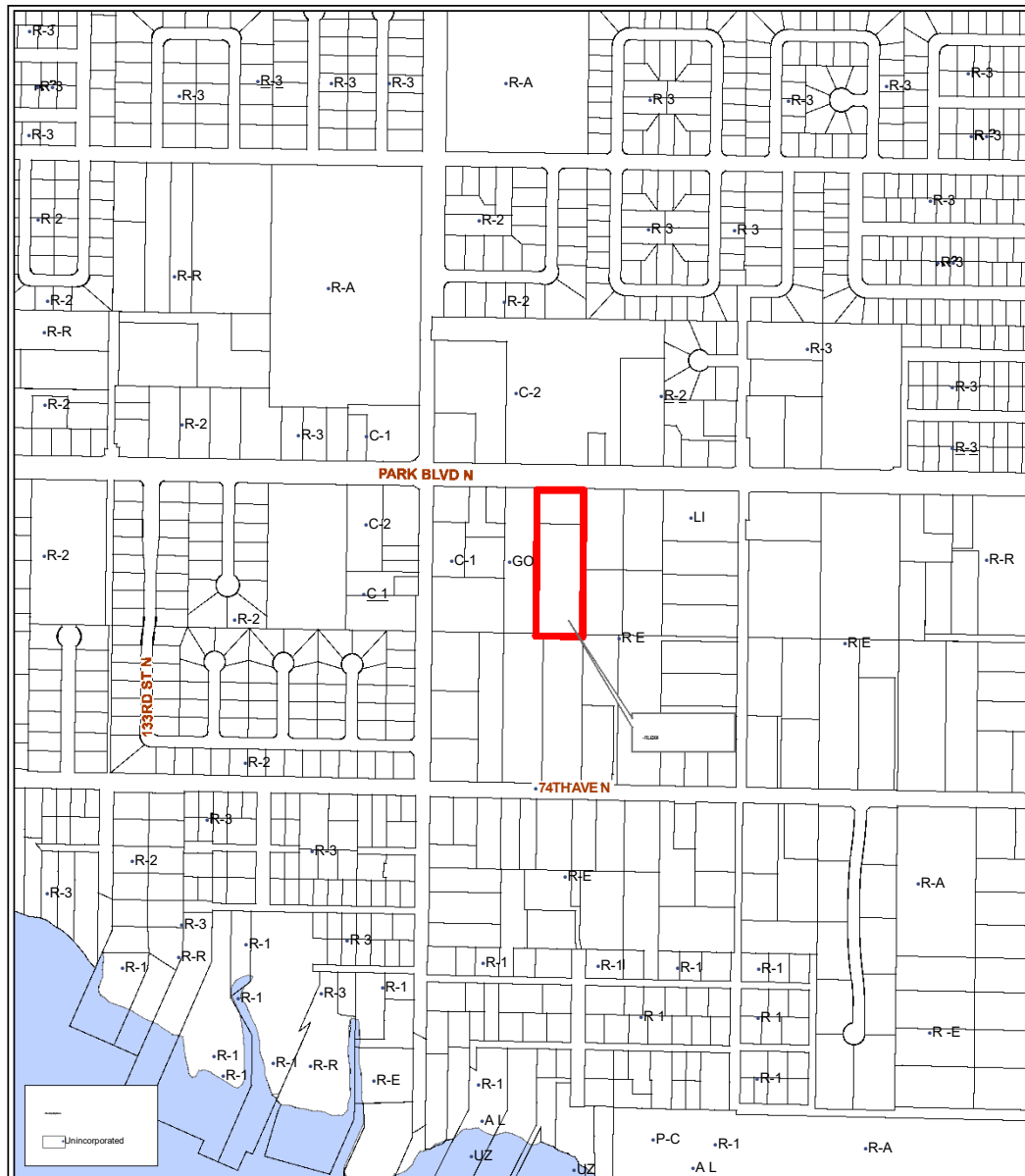
•Residential

•29/30/15/70794/400/0701 & 0703

•Prepared by: Housing & Community Development Department NORTH Date: 6/6/2022



•1/20/2018



•FLU-22-04

•Municipal Map

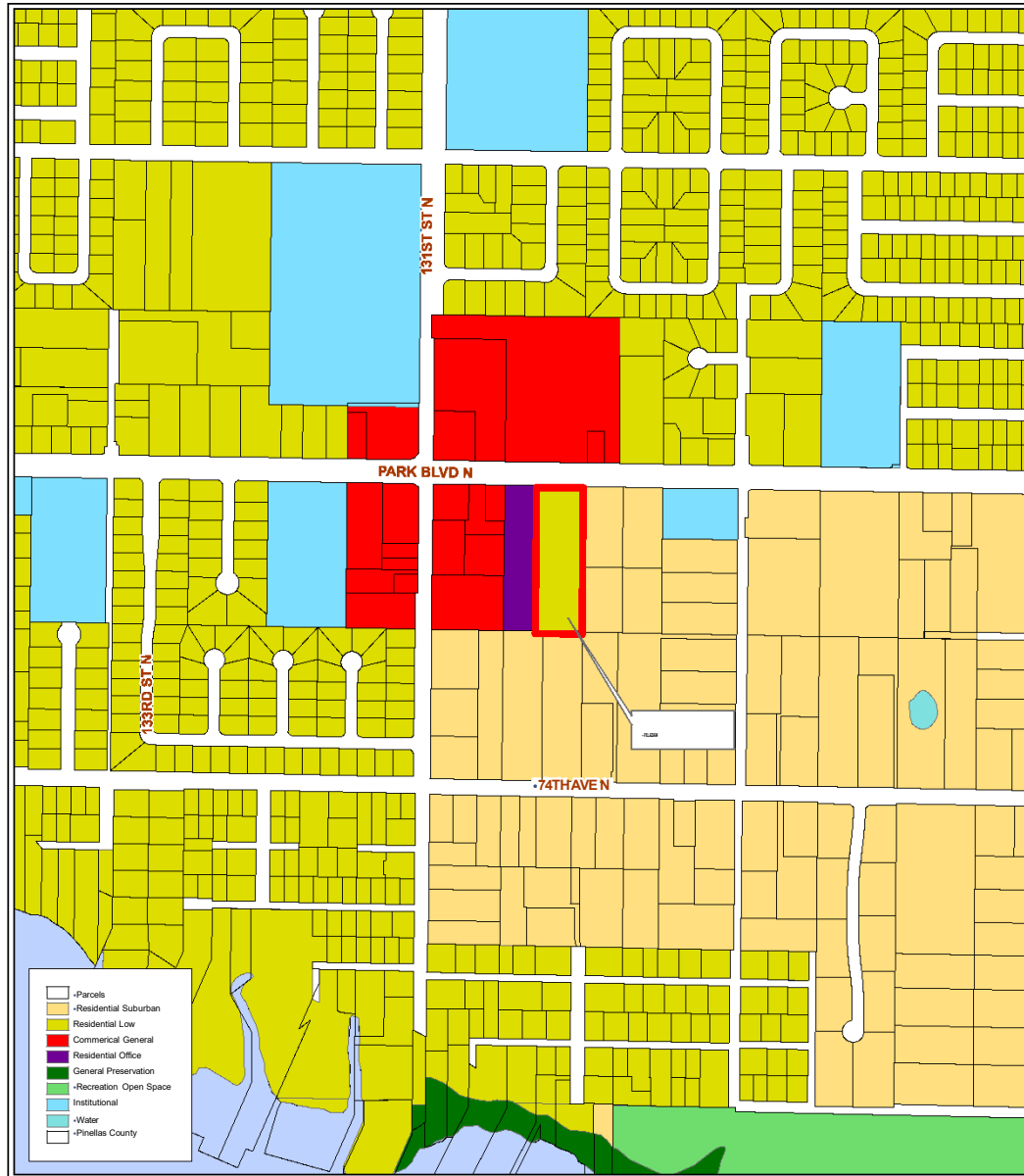
•From:  
•Land Use

•To:  
•Zoning Code

•29/30/15/70794/400/0701 & 0703

•Prepared by: Housing & Community Development Department NORTH Date: 6/6/2022





•FL12204

•From: Residential Suburban

•To: Residential Low

•Proposed Land Use

•Land Use

•29/30/15/70794/400/0701 & 0703

•Prepared by: Housing & Community Development Department NORTH Date: 8/2022



# Staff Recommendation: Plan Amendment

## Conclusion

The DRC is of the opinion that the proposed FLUM amendment is appropriate when considering the subject property's transitional location fronting an arterial roadway between the neighboring commercial node and single-family homes. The amendment is also consistent with the Pinellas County Comprehensive Plan.

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## SURROUNDING ZONING AND LAND USE FACTS:

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Residential Suburban	R-E	Single family home & two outbuildings
<b>Adjacent Properties:</b>			
<b>North</b>	Commercial General	C-2	Retail commercial
<b>East</b>	Residential Suburban	R-E	Single Family Homes
<b>South</b>	Residential Suburban	R-E	Single Family Homes
<b>West</b>	Residential/Office General	GO	Office

# Staff Recommendation Following LPA – Updated Conditions

The subject property is located on the south side of Park Boulevard adjacent to a commercial/office node. A medical clinic is to the west, a retail shopping center is to the north, and single-family homes are to the south and east. The proposed Land Use change can be considered an appropriate transition between the commercial designations and the single-family homes.

Staff feels that the proposed RL Land Use category is appropriate when considering the subject property's transitional location fronting a 4-lane divided arterial roadway between the neighboring commercial node and single-family homes. The amendment is also consistent with the Pinellas County Comprehensive Plan.

# REZONING PROPOSAL

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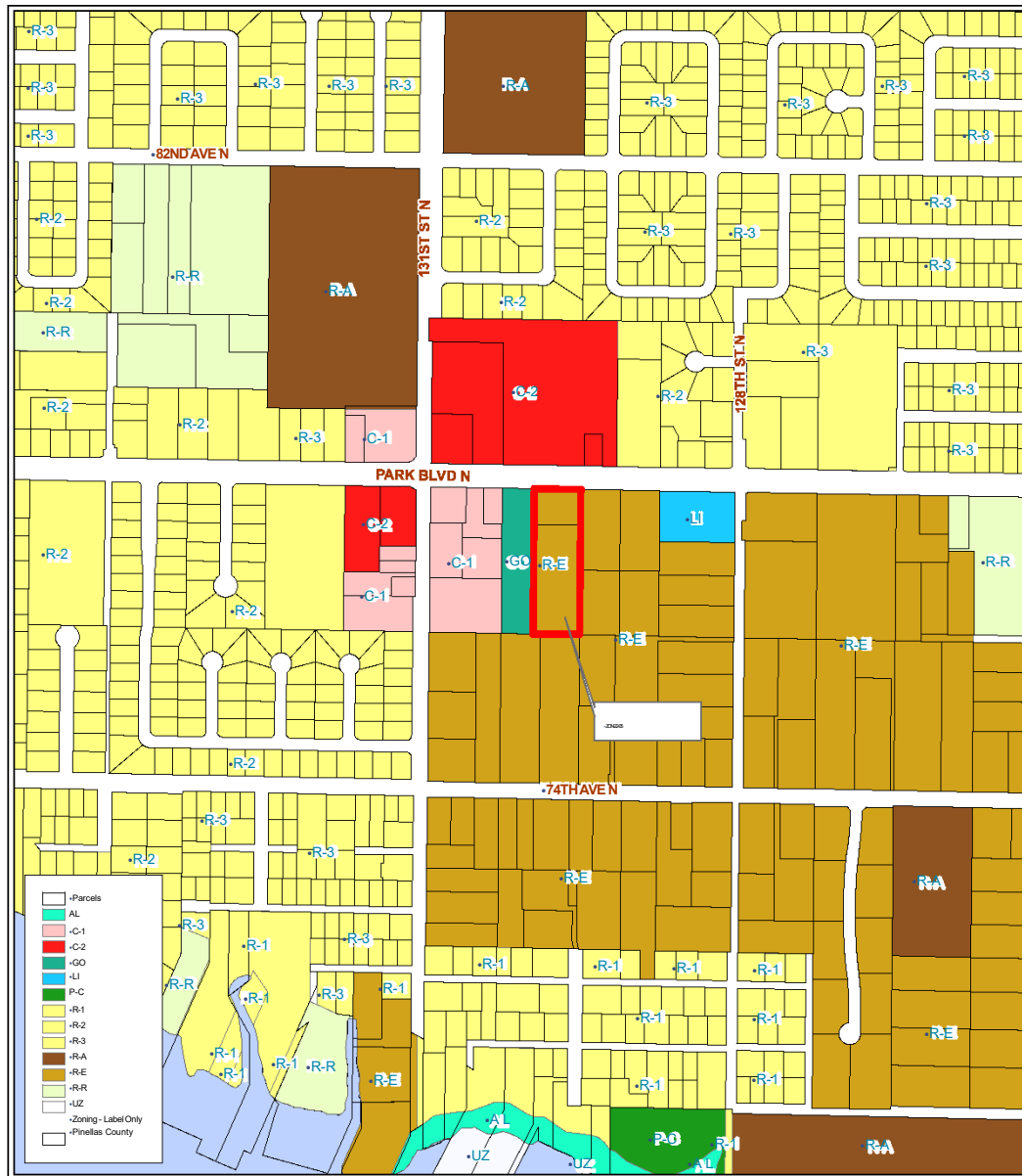
Residential Estate (R-E)

to

Multi-Family Residential – Conditional Overlay (RM-CO)

# Proposal – Rezoning from Residential Estate (R-E) to Multi-family Residential – Conditional Overlay (RM-CO)

- Proposed Conditions
  - The number of residential dwelling limits shall be limited to a maximum of 20.
  - Dwelling units shall be limited to 1- and 2-bedroom units only.
  - The dwelling units will be occupied as independent housing by a maximum of 28 persons with Development Disabilities, as defined by F.S. Section 393.063(1).
  - Permanent supportive housing services offered only to residents.
  - The height of the new structures on the property will be limited to one story. The existing 2-story structure shall be allowed to remain.
  - Front and side setbacks will meet the standards of the R-E zoning district. Specifically, the following setbacks will apply:
    - Front: 25 feet
    - Side: 15 feet
  - The rear setback shall be a minimum of 120'.



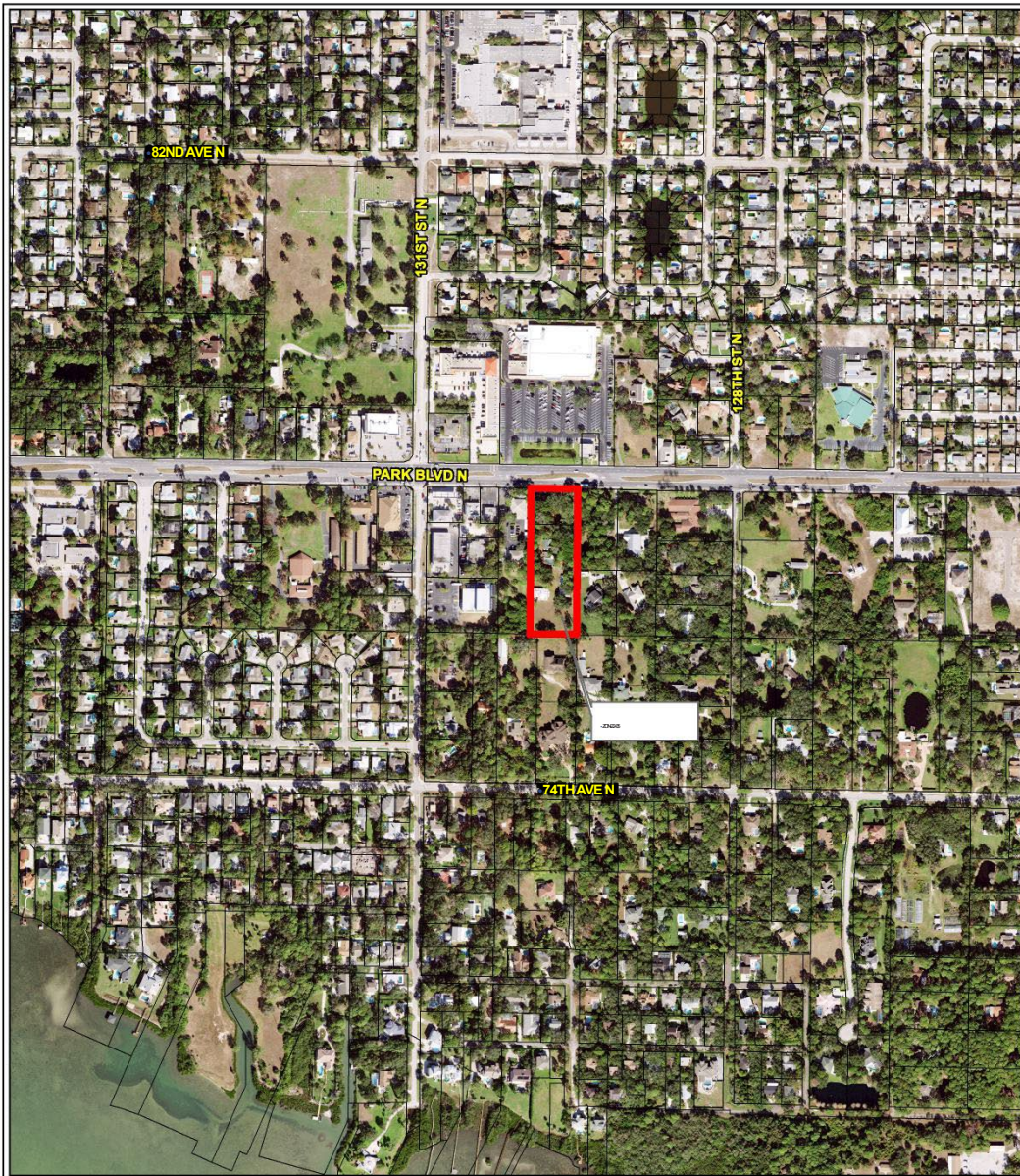
**•ZON-22-05**  
**•Current Zoning**

from **•R-E, Residential Estate**  
**•Zoning** **•To: RM-CO, Multi-Family Residential-Conditional Overlay**  
 •Conditional Overlay limiting the use to a max of 20 dwelling units in 1-story buildings as independent housing for persons with Development Disabilities (see staff report for details)

•29/30/15/70794/400/0701 & 0703  
 Prepared by Housing & Community Development Department NORTH Date: 7/21/2022







•ZON-22-05

•Aerial Map

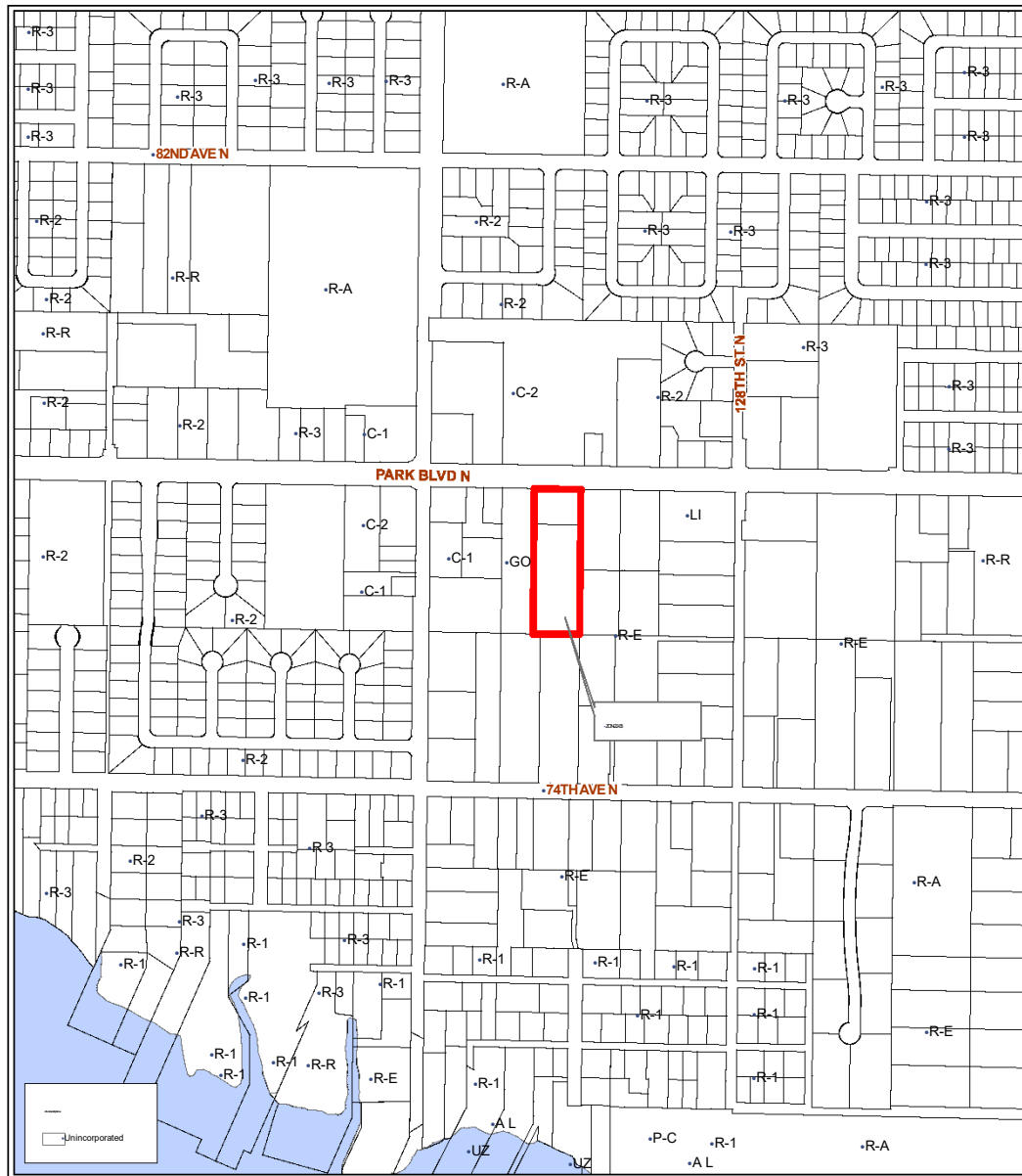
•29/30/15/70794/400/0701 & 0703

•Prepared by: Housing & Community Development Department NORTH Date: 7/21/2022

•Zoning from •R-E, Residential Estate  
 •To: RM-CO, Multi-Family Residential-Conditional Overlay  
 •Conditional Overlay limiting the use to a max of 20 dwelling units in 1-story buildings as independent housing for persons with Development Disabilities (see staff report for details)



•1 inch = 0.1 miles



**ZON-22-05**

**Municipal Map**

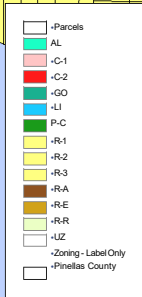
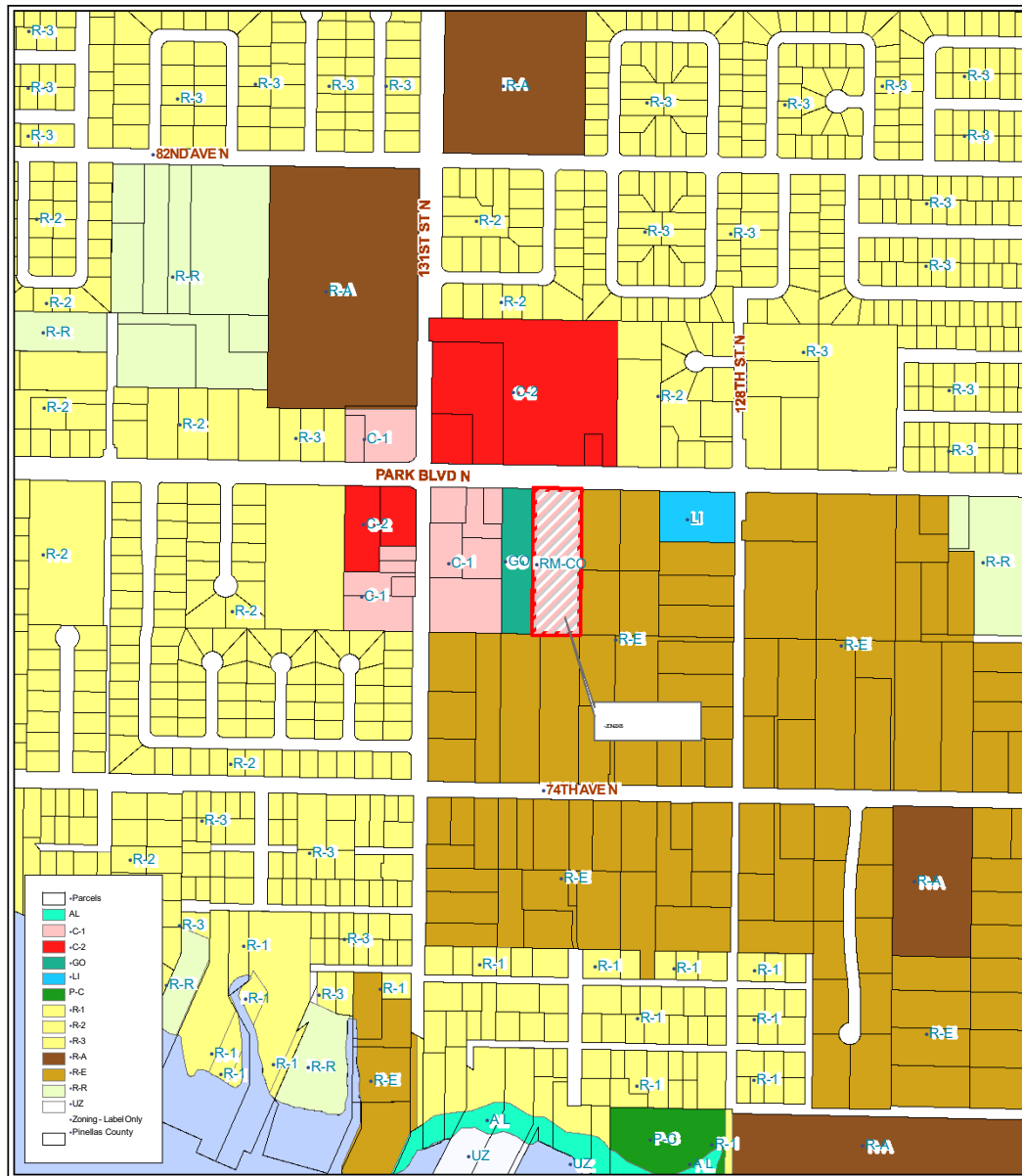
**From:** R-E, Residential Estate  
**Zoning**

**To:** RM-CO, Multi-Family Residential-Conditional Overlay

Conditional Overlay limiting the use to a max of 20 dwelling units in 1-story buildings as independent housing for persons with Development Disabilities (see staff report for details)

29/30/15/70794/400/0701 & 0703





**•ZON-22-05**      •Zoning      from      •R-E, Residential Estate  
**•Proposed Zoning**      •To: RM-CO, Multi-Family Residential-Conditional Overlay  
 •Conditional Overlay limiting the use to a max of 20 dwelling units in 1-story buildings as independent housing for persons with Development Disabilities (see staff report for details)

•29/30/15/70794/400/0701 & 0703  
 •Prepared by: Housing & Community Development Department NORTH Date: 7/21/2022



# Florida Statutes § 393.063

- “Developmental disability” means
  - a disorder or syndrome that is attributable to intellectual disability, cerebral palsy, autism, spina bifida, Down syndrome, Phelan-McDermid syndrome, or Prader-Willi syndrome;
  - that manifests before the age of 18; and
  - that constitutes a substantial handicap that can reasonably be expected to continue indefinitely.

# Conceptual Site Plan



# Planning Report Findings

1. Land Use / Zoning: Rezoning to RM-CO with the land use plan amendment to Residential Low (RL) is appropriate, the land is consistent with the purpose of the zoning and land use categories, and the site meets all locational characteristics.
2. Public Utilities: Water and sewer is already provided.
3. Transportation: Impacts are minimal.
4. Flood & Hurricane Evacuation Zone: The location is outside of a high hazard area and unlikely to require evacuation, making it suitable for housing.
5. Conditional Overlay: The Conditional Overlay will be consistent with R-E regulations.
6. Conclusion: "The approval will provide affordable housing for persons with developmental disabilities who are capable of independent living while being in harmony with surrounding development."

# Consistency with the Comprehensive Plan

- The rezoning to RM-CO with the land use amendment to Residential Low (RL) is appropriate for this parcel which fronts on an arterial roadway and can serve as a transition between the heavy commercial and office to the north and west and the lower density residential to the south and east.
- Use to provide affordable housing for 28 developmentally disabled residents who are capable of living independently with supportive services, is harmonious with the adjacent residential zoning districts.
- Meets the locational characteristics for RL
- Has minimal impacts on adjoining residential uses
- Low density
- Not within the 100-year floodplain

# Landscaping, Buffering, and Screening

- Will provide 6-foot opaque fencing between project site and single-family residential
- Will add additional landscaping to grow higher than 6' fencing to soften and add additional privacy (palms, shrubs, etc.)
- Site will be developed to place majority of new structures to the west and north of the site away from residential and towards more intense commercial and office uses
- Retention pond will be located at the southern end of the site to increase the setback between the residential to the south and east from the single-family attached uses



# Transportation and Access

- Minimal transportation impacts
- 92 daily trips
- 11 AM peak hour trips
- 12 PM peak hour trips
- Sole access is via Park Blvd
- No connection to 74<sup>th</sup> Avenue

# Drainage Management

- Retention pond to be constructed on the southern end of the site to collect stormwater and prevent runoff impacts to neighboring property
- Southern end of property is at a lower elevation and will be an improvement to existing drainage location

# Flood Zone and Hurricane Evacuation Zone

- Site lies entirely within Flood Zone X, which is out of the 500-year floodplain
- Located in Hurricane Evacuation Zones “D” and “E,” which are very rarely required to evacuate
- The site is outside of the Coastal High Hazard Area
- Suitable for low-density, multi-family residential

# Comparative Impacts with Conditional Overlay Limitations

## RS Land Use Designation

- Up to seven (7) single family homes could be developed (2.79 acres x 2.5 units/acre = 7)
- Seven (7) homes with average of 4 persons/household = 28 residents
- Pursuant to Section 138-1 of the Code, a family may contain up to 6 persons who are not related by blood, marriage or adoption = 42 residents

## RM-CO Zoning

- Predictable results
- Limited to a maximum of 20 single family attached, 1-story dwelling units
- Limited to 1 and 2 bedroom units only
- Limited to a maximum of 28 residents who have developmental disabilities

# Additional Conditions/Requirements

- Affordable Housing Density Bonus required to increase the base density of 14 maximum units to 20
- Development will be subject to full site plan review
- Applicant intends to seek funding from the Florida Housing Finance Corporation, which will require a recorded Land Use Restriction Agreement (“LURA”) to limit the use of the property for a period of fifty (50) years

# Staff Recommendation: Rezoning

## Conclusion

The DRC is of the opinion that the proposed RM-CO zoning is appropriate when considering the limitations being placed by the Conditional Overlay and the subject property's transitional location fronting an arterial roadway between the neighboring commercial node and single-family homes. The Conditional Overlay will not allow traditional apartment or condominium development and will limit new construction to single-story only. The amendment is also consistent with the Pinellas County Comprehensive Plan, subject to the approval of the companion FLUM amendment case.

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## SURROUNDING ZONING AND LAND USE FACTS:

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<b>West</b>	Residential/Office General	GO	Office

# Staff Recommendation Following LPA – Updated Conditions

## **Summary:**

The subject property is 2.79 acres at 13000 Park Boulevard in unincorporated Seminole. The applicants seek to construct independent housing for up to 28 persons with developmental disabilities. It is currently developed with a single-family home.

A maximum of 20 residential dwelling units are proposed, which would include new single-story duplex or triplex structures. Supporting housing services would be provided and it would include a clubhouse and other associated amenities. The property is currently zoned R-E, which allows single-family homes and related uses. An amendment to RM-CO is proposed. The CO would limit the uses as described above and would require minimum setbacks to meet or exceed those of the existing R-E district. The development would be subject to full site plan review and permitting. The applicants have submitted a concept plan for visualization, but it is not binding.

The subject property is located on the south side of Park Boulevard. A medical clinic is to the west, a retail center is to the north, and single-family homes are to the south and east. The proposed project can be considered an appropriate transition between the commercial uses and the single-family homes.

Staff feels that the proposed RM-CO zoning is appropriate when considering the limitations being placed by the CO and the subject property's transitional location fronting an arterial roadway. The amendment is consistent with the Comprehensive Plan, subject to the approval of the companion FLUM amendment case.

## **Background Information:**

The LPA recommended denial of the request during its November 9, 2022, public hearing (Vote 3-2). That recommendation did not include the review of the latest proposed changes to the CO.

**CASL respectfully requests  
approval. Thank you.**

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Questions?