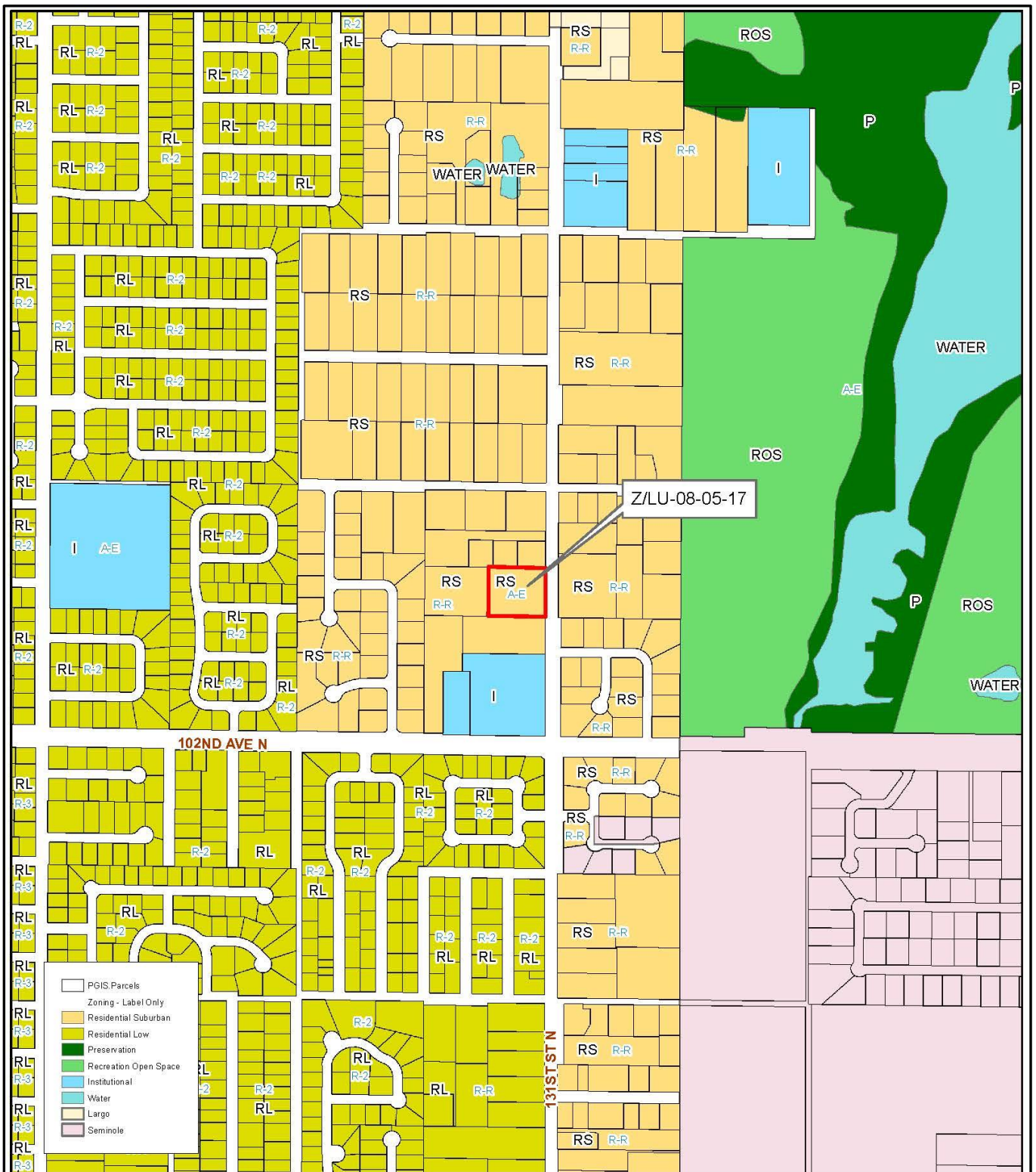


# Proposed Amendments to the Pinellas County Future Land Use Map and Zoning Atlas (Z/LU-8-5-17)

Board of County Commissioners  
June 20, 2017

# Request

- Subject area
  - Approximately 1.75 acres
  - 10476 Vonn Road in Seminole area
- FLUM Amendment
  - From: Residential Suburban
  - To: Institutional (I)
- Zoning Atlas Amendment
  - From: A-E, Agricultural Estate Residential
  - To: IL-CO, Institutional Limited - Conditional Overlay (limiting the use to an ALF)
- Existing use: 24-bed ALF
- Proposed use: Expanded ALF (65 beds max)
- Variance Request
  - To allow ALF expansion within 635 feet of another ALF, where 1,000 feet is required



**Z/LU-08-05-17**

**CURRENT FUTURE  
LAND USE & ZONING**

**Zoning From:** A-E, Agricultural Estate Residential  
**To:** IL-CO, Institutional Limited - Conditional Overlay  
**Land Use From:** Residential Suburban  
**To:** Institutional

Conditional Overlay limiting the use to an ALF.  
 And a variance for expansion of an existing assisted living facility (ALF) to within 635 feet of another ALF, where 1,000 feet is required.

17/30/15/70632/300/1703

Prepared by: Pinellas County Planning Department

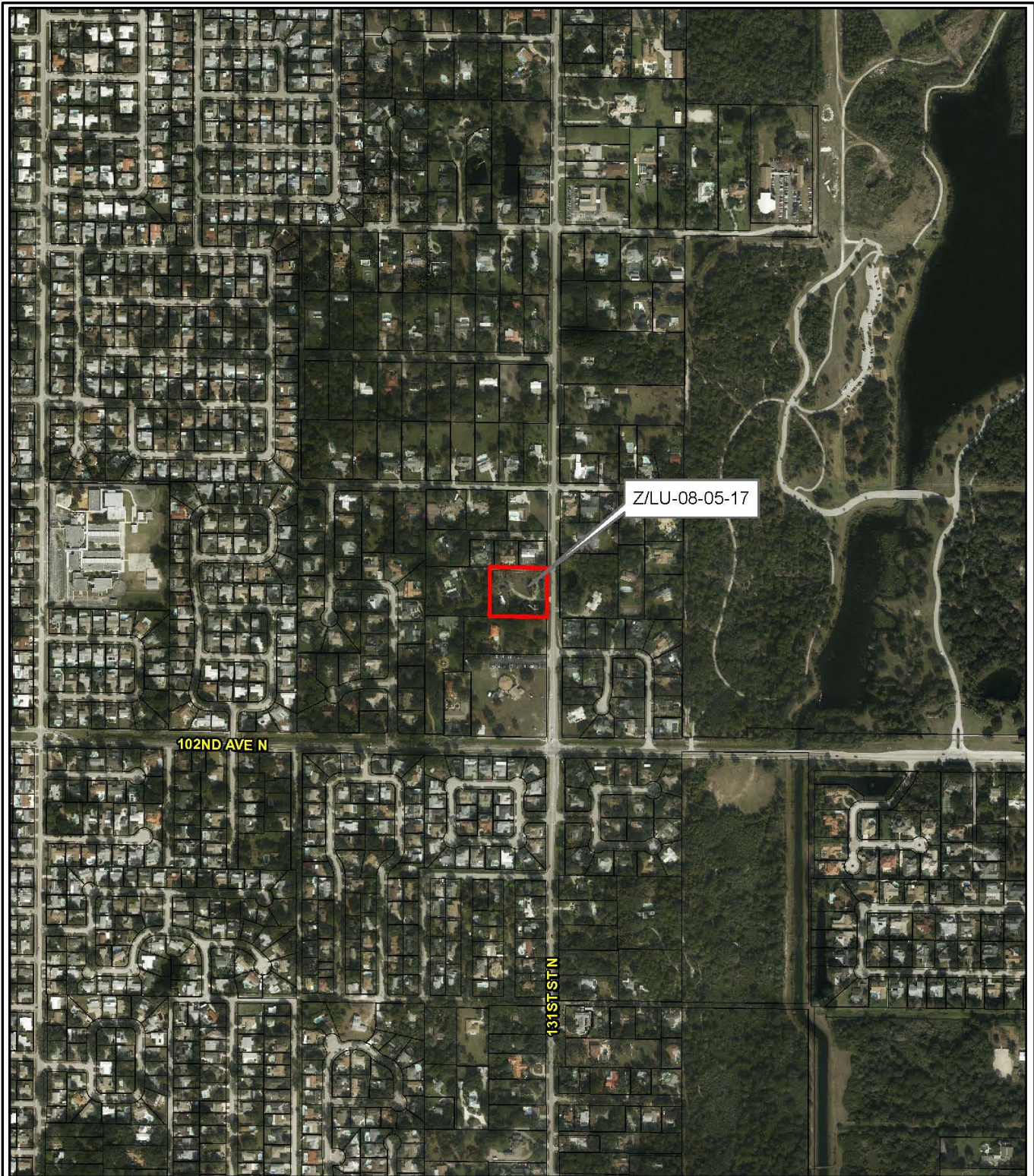


Date: 03/28/2017



1 inch = 0.13 miles





**Z/LU-08-05-17**

**CURRENT FUTURE  
LAND USE & ZONING**

**Zoning From:** A-E, Agricultural Estate Residential  
**To:** IL-CO, Institutional Limited - Conditional Overlay  
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 Conditional Overlay limiting the use to an ALF.  
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17/30/15/70632/300/1703

Prepared by: Pinellas County Planning Department

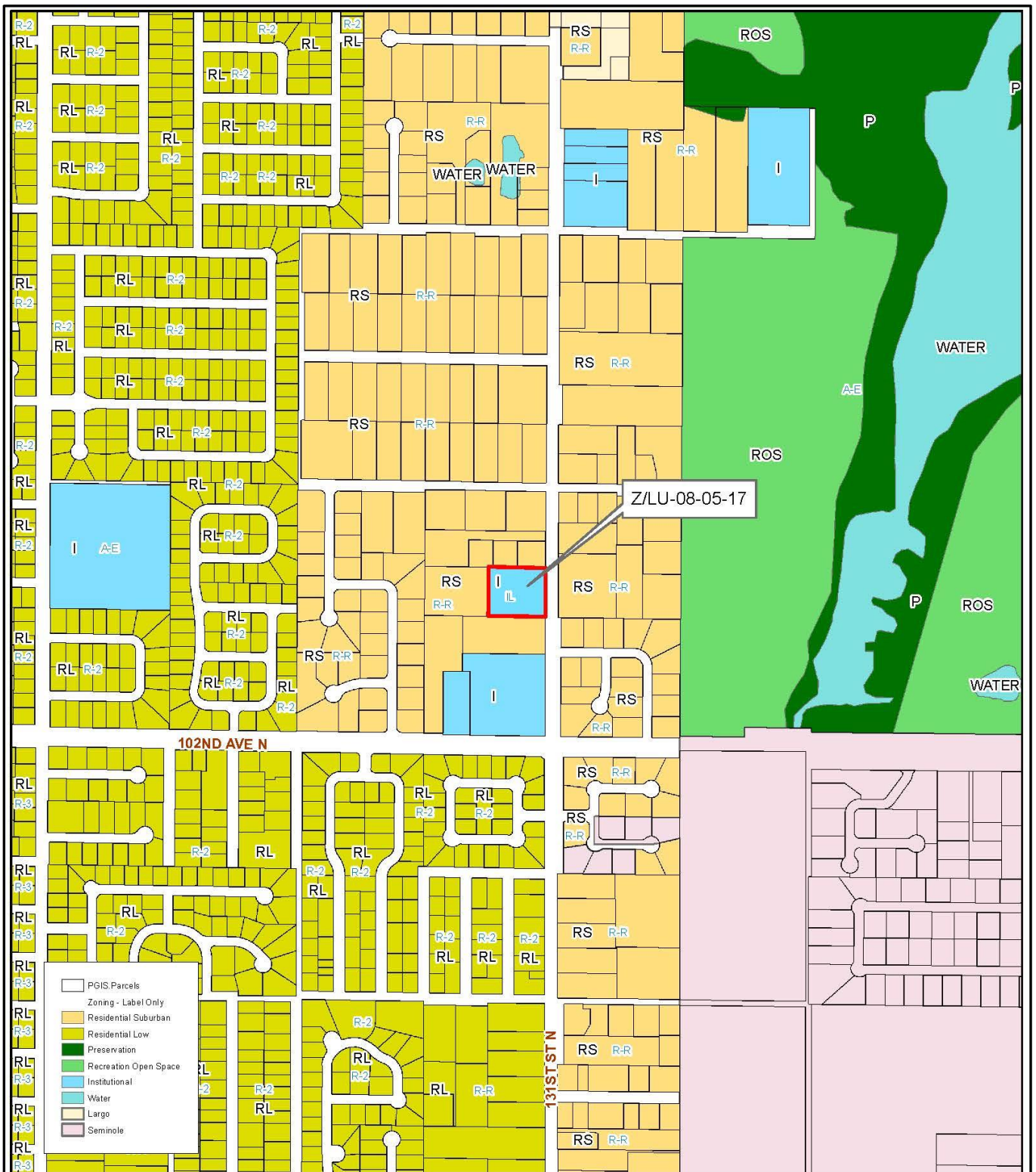


Date: 03/28/2017



1 inch = 0.13 miles





**Z/LU-08-05-17**

**PROPOSED FUTURE  
LAND USE & ZONING**

17/30/15/70632/300/1703

**Zoning From:** A-E, Agricultural Estate Residential  
**To:** IL-CO, Institutional Limited - Conditional Overlay  
**Land Use From:** Residential Suburban  
**To:** Institutional

Conditional Overlay limiting the use to an ALF.  
 And a variance for expansion of an existing assisted living facility (ALF) to within 635 feet of another ALF, where 1,000 feet is required.

Prepared by: Pinellas County Planning Department

**NORTH**

Date: 03/28/2017



1 inch = 0.13 miles



# Additional Information

- Existing ALF
  - Approved by the Board of Adjustment in 1996 as a Special Exception
  - Must amend the land use and zoning to increase the number of beds
  
- Variance Request
  - Distance variance between ALF facilities
    - 635 feet where 1,000 is required
  - Impacts are negligible
    - The other ALF is a small operation within a single family home
    - Not located on the same roadway
    - ALF already in place on subject property



# Findings & Recommendation

- Proposed amendments are appropriate
  - Historic and current use as an ALF
  - Other Institutional uses in general area
  - Minimal infrastructure impacts
  - Consistent with the Comprehensive Plan
  - Conditional Overlay assures future use
- Staff recommends approval of the land use and zoning amendments
- Staff recommends approval of the variance, subject to the following conditions:
  1. Full site plan review
  2. The applicant shall obtain all required permits and pay all applicable fees
- Local Planning Agency
  - Recommended approval (7-0 vote)