

Supporting Narrative 13000 Park Blvd – Land Use and Zoning Amendment – Revised 9-2

Applicant's Requests:	1. Plan Amendment from Residential Suburban (RS) to Residential Low (RL) 2. Rezoning from Residential Estate (R-E) to Multi-Family Residential (RM) With Conditional Overlay limiting the number of residential dwelling units to a maximum of 21 that will include a combination of 1, 2 and 3- bedroom units, to be occupied as independent housing for a maximum of 28 Persons with Developmental Disabilities, as defined by Florida Statute Section 393.063(1), to include permanent supportive housing services, provided, however, that no such permanent supportive services shall be provided to persons who are not occupants of the development. The development will be an Affordable Housing Development as defined in Section 138-1346 of the Pinellas County Land Development Code. All units will be located in single-story residential structures.
Parcel Identification Numbers	29-30-15-70794-400-0703 and 29-30-15-70794-400-0701
Address	13000 Park Blvd, Seminole, Florida 33776
Owner	Community Assisted & Supported Living Inc. 2911 Fruitville Road, Sarasota, FL 34237-5320
Zoning	R-E – Residential Estate District (Single family detached, accessory uses, agriculture and livestock for personal use)
Future Land Use	RS – Residential Suburban
Existing Land Use	Single Family Home
Development Intent	Housing for Persons with Development Disabilities/Affordable Housing
Size	2.79 acres

I. Introduction and Requests

The property proposed for a plan amendment and rezoning is located at 13000 Park Blvd in Seminole, Florida (the "Property"). The Property lies at the edge of a transition between a residential neighborhood of R-E, Residential Estate zoned property and commercial/office areas. The property to the immediate west is zoned GO, General Professional Office, while the property located across Park Boulevard to the north, is zoned C-1, Neighborhood. The property to the immediate east is zoned R-E, Residential Estate.

The Property's Future Land Use designation under the Pinellas County Comprehensive Plan is RS – Residential Suburban. The purpose of RS is to depict those areas of Pinellas County that are now developed, or appropriate to be developed, in a suburban, low density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

The Property is currently zoned R-E, Residential Estate which permits single family detached, accessory uses, agriculture and livestock for personal use.

The Property is currently improved with an attractive, one-story, tudor-style single, family home, and two outbuildings. The Owner wishes to develop the property with up to 14 homes for a maximum of

21 dwelling units, a community clubhouse for residents, and other community amenities and open space (the “Project”). The existing tudor-style single family home on the Property will be converted to an amenity center/clubhouse, but will retain its overall exterior appearance as a single-family home. Additional one-story residential structures will be constructed to have the look and feel of single family homes that are complementary to the existing home in style and quality, but will contain two or three residential dwelling units (duplexes or triplexes). The clubhouse and other on-site amenities will be available for use by residents, not to the general public.

All units proposed will be developed as an Affordable Housing Development (“AHD”) as defined by Section 138-1346 of the Pinellas County Land Development Code, and will qualify for eligible for a density bonus as a result. An AHD offering rental units is defined as one in which at least 20% of the units are affordable to households at or below 60% of the area median income (“AMI”). The Developer intends or has already applied for AHD certification with Pinellas County.

Because a residential development with up to 21 dwelling units is not allowed in the Property’s current plan category or zoning district, a plan amendment and rezoning will be necessary to develop the Property as intended. The request is to change the Property’s plan category from RS, Residential Suburban (which allows residential use at a density of 2.5 dwelling units per acre) to RL, Residential Low (which allows residential use at a density of up to 5 dwelling units per acre, plus a density bonus of 50% for a total of 7.5 dwelling units per acre), and to rezone from the R-E Zoning District to the RM Zoning District, subject to a conditional overlay that limits the number of residential dwelling units to a maximum of **21** that will include a combination of 1, 2 and 3-bedroom units, to be occupied as independent housing for a maximum of **28** Persons with Developmental Disabilities, as defined by Florida Statute Section 393.063(1), to include permanent supportive housing services, provided, however, that no such permanent supportive services shall be provided to persons who are not occupants of the development. The development will be an Affordable Housing Development as defined in Section. 138-1346 of the Pinellas County Land Development Code. The development will be constructed in multiple single-story residential structures that have the appearance of single-family homes, but will be occupied as either duplexes or triplexes. The proposed residential use is a maximum of 21 dwelling units for 2.79 acres, for a residential density of 7.5 dwelling units per acre, which includes application of an affordable housing density bonus. The proposed RL land use category is appropriate for residential uses such as that proposed by the Applicant that are consistent with low density residential uses and serve as a transition between more suburban and more urban residential areas.

II. Review Criteria

The Rezoning Application is considered to be a Type 3 use according to the Pinellas County Land Development Code (“LDC”). Section 138-241 of the Pinellas County LDC establishes the following criteria for granting Type 2 or Type 3 use.

“Sec. 138-241. Criteria for Granting Type 2 and/or Type 3 Uses.

- a) The proposed use is consistent with the Pinellas County Comprehensive Plan and with the purpose and intent of the applicable zoning district.
- b) There is adequate separation of the proposed use and related structures from adjacent and nearby uses by screening devices, buffer area, and/or other appropriate means.
- c) Adequate drives, walkways, and parking area available or proposed so that no vehicular circulation or parking problems are created.
- d) The proposed use will not create excessive vehicular traffic or other problems.
- e) Drainage problems will not be created on the subject property or nearby properties.

f) All provisions and requirements of the applicable zoning district will be met, unless otherwise varied by the authorized reviewing body as authorized by this Code.”

The proposed Plan Amendment and Rezoning with Conditional Overlay are consistent with each of the above criteria as shown in the following analysis:

A. Analysis of Consistency with LDC Sec. 138-241 Review Criteria

1. The proposed use is consistent with the Pinellas County Comprehensive Plan and with the purpose and intent of the applicable zoning district.

Analysis: The request is consistent with the following Goals, Objectives and Policies of the applicable elements 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 1.2.3: 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.

Analysis: The Project is compatible with the natural environment, support facilities and services, and the land uses in the surrounding areas. The Property is located on a private, tree lined drive. The style of the multi-family homes to be constructed will be complementary in appearance to existing single family housing in the surrounding neighborhood to the east and south. The neighboring home to the east is owned by an affiliate of the Applicant, and will be of a complementary design with a smaller footprint. The development to the north across Park Blvd is commercial and the development to the west is a combination of professional and commercial uses. The use of the Property as low density residential will provide a transition from more intense uses to the west and north to the less intense uses to the south and east.

The existing driveway will be reconstructed to facilitate site access, but the Applicant will maintain existing trees to the extent possible, and will include recreational amenities onsite to enhance the living experience of the residents. Enhanced buffering will be provided to provide a retreat-like atmosphere for residents and to preserve the privacy of surrounding neighbors. The Applicant will comply with applicable stormwater, tree protection, landscaping, and wildlife protection rules and regulations during the site plan approval process. All sidewalks will be improved or constructed as needed to meet applicable accessibility standards.

Policy 1.2.4: Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

Analysis: The Project will be developed as high-quality, private, residential community that supports the quality of life for those who will call it home. With a private clubhouse, and plenty of on-site amenities, the residential development will be a community within a community. It will be constructed to maximize privacy for residents of the development as well as to respect the privacy of neighbors. Accordingly, the Project will be compatible with and support the integrity and viability of the existing residential neighborhood to the south and east of the Property.

Policy 1.2.9: The Pinellas County Land Development Code may allow a density bonus for Affordable Housing Developments as specified in the County's adopted State Housing Initiatives Partnership Housing Incentive Plan, and subject to program guidelines and specifications as well as compatibility with surrounding development, site constraints, and other appropriate considerations as determined through the Pinellas County Comprehensive Zoning Regulations and the site plan review process. Affordable housing density bonuses may also be granted to mobile home redevelopment transition projects, subject to Future Land Use Element Policy 1.2.12. Subject to the above constraints and considerations, and except as specified in Future Land Use Element Policy 1.2.12, any density bonus allowed for an affordable housing development shall not exceed 50 percent of the allowable density on a property as determined by the Future Land Use Map or the applicable land development regulations, whichever is more restrictive. A density bonus shall not be allowed for affordable housing developments located within the coastal storm area.

Analysis: Because the Project will be developed as permanent supportive housing for persons with developmental disabilities/affordable housing, the Applicant will apply for affordable housing incentives. Under the current land use category of RS, a density of 7 units for the 2.79 acre site would be allowed. If developed as affordable housing units as proposed, the applicable density bonus would allow a total of 11 dwelling units. Because the proposed development includes up to 21 dwelling units, the Applicant requests a land use amendment from RS to RL, which allows up to 5 dwelling units per acre, plus a 50% density bonus for affordable housing. Because the proposed density is a total of 21 dwelling units for the 2.79 acre site, the proposed density of 7.5 would be allowed under the RL land use category without application of the bonus density.

Goal 4: Pinellas County shall work toward a land use pattern that can be supported by the available community and public facilities that would be required to serve that development.

Objective 4.1 : The Pinellas County Concurrency Management System will insure the compatibility of all proposed development with the capacities of the existing and planned support facilities for which a level of service standard has been adopted in this plan.

Policy 4.1.1 : The Concurrency Management System will ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities for which a level of service standard has been adopted and that such facilities and services are available, at the adopted level of service standards, concurrent with the impacts of development.

Objective 4.2: The Concurrency Management System, applicable policies within the Pinellas County Comprehensive Plan, and the standards and the locational and use characteristics as set out in the Future Land Use Category Descriptions and Rules of the Future Land Use and Quality Communities Element comprise the County's program in which development shall be coordinated with the availability of public and private utilities.

Policy 4.2.1: Land use location and intensity shall be accurately defined and monitored through the Concurrency Management System, the Future Land Use and Quality Communities Element, including Policy 1.2.1., to ensure coordination with the availability of facilities and services.

Policy 4.2.2: Pinellas County's Land Development Regulations shall require developers to submit their proposed development plans to the affected public utilities, who will in turn submit to the County, prior to the County's issuance of development orders or building permits, a statement of their ability to serve the proposed development.

Objective 4.4: The Pinellas County Concurrency Management System shall insure that building permits and development orders for developments of regional impact are not authorized unless the needed support facilities and services are available or such authorization is conditioned on the availability of the facilities and services necessary to serve that development at the time it is needed.

Policy 4.4.1: Pinellas County's Concurrency Management System shall include, as a minimum, level of service standards for potable water, sanitary sewer, solid waste, drainage and recreation and open space.

Analysis: Pinellas County maintains concurrency requirements for the following six (6) services: Potable Water, Wastewater, Solid Waste, Stormwater, Recreation and Mass Transit.

- There are existing water and wastewater lines that are available for connection with the Site.
- Solid waste services are available via the County's collection contractor.
- With regard to Stormwater, concurrency is determined for each site at time of site plan review. It is recognized that the proposed plan amendment site must demonstrate compliance at that time.
- Ample opportunities for recreational activities will be made available to residents of the Property through the proposed clubhouse and other recreational amenities.

Therefore, in summary, the proposed plan amendment is consistent with the above-referenced Goal, Objectives and Policies, and the proposed plan amendment is concurrent for all services.

TRANSPORTATION ELEMENT

Goal 1: Provide for a safe, convenient, and energy efficient multimodal transportation system that serves to increase mobility, reduce the incidence of single-occupant vehicles, efficiently utilize roadway capacity, reduce the contribution to air pollution from motorized vehicles and improve the quality of life for the citizens of Pinellas County.

Objective 1.1: Develop and maintain a multimodal transportation system that increases mobility for bicyclists, pedestrians and transit users as well as motorists and users of aviation and rail facilities, and that promotes development patterns that reduce vehicle miles traveled and greenhouse gas emissions.

Policy 1.1.1: Pinellas County shall implement a Pinellas County Mobility Management System through the application of Transportation Element policies and site plan and right-of-way utilization review processes. Policies pertaining to the

application of the Mobility Management System are listed below.

- a. All development projects generating new trips shall be subject to payment of a multimodal impact fee.
- b. Development project that generate between 51 and 300 new peak hour trips on deficient roads shall be classified as tier 1 and required to submit a transportation management plan (TMP) designed to address their impacts while increasing mobility and reducing the demand for single occupant vehicle travel.
- c. Development projects that generate more than 300 new peak hour trips on deficient roads shall be classified as tier 2, required to conduct a traffic study, and submit an accompanying report and TMP based on the report findings.
- d. Multimodal impact fee assessments may be applied as credit toward the cost of a TMP.
- e. A traffic study and/ or TMP for a development project not impacting a deficient road corridor may be required to address the impact of additional trips generated by the project on the surrounding traffic circulation system.
- f. Deficient roads shall include those operating at peak hour level of service (LOS) E and F and/ or volume -to-capacity (v/c) ratio 0.9 or greater without a mitigating improvement scheduled for construction within three years.
- g. Multi-modal impact fee revenue shall be utilized to fund multi-modal improvements to local, county or state facilities that are consistent with the comprehensive plan as well as the Metropolitan Planning Organization (MPO) Long Range Transportation Plan.
- h. Pinellas County shall work cooperatively with the PO and other local governments to complete the biennial update of the Multi-Modal Impact Fee Ordinance through the MPO Planning process, which includes review by the MPO Technical coordinating Committee and MPO Policy Board.

Analysis: It is recognized that Pinellas County will review the Project's access point on Park Boulevard during the site plan review process and that multi-mobile impact fees will be required as determined by the County.

Objective 1.2: The Transportation Element shall be coordinated with the goals, objectives and policies of the Future Land Use and Quality Communities Element in guiding population distribution, economic growth, and the overall pattern of urban development.

Policy 1.2.1: Pinellas County shall coordinate decisions on Future Land Use Map (FLUM) amendments with the mobility and safety needs of the principal modes of travel including bicycling, walking, transit and motor vehicles.

Analysis: It is recognized that Pinellas County will review the Project's access point on Park Boulevard during the site plan review process and that multi-mobile impact fees will be required as determined by the County.

Objective 1.5: Pinellas County's transportation system should provide for safety and efficiency in the movement of people and goods.

Policy 1.5.1: Pinellas County shall continue to implement access management standards as identified in the Access Management Section of the Land Development Code, through the application of the Pinellas County Site Plan and Right-of-Way

Utilization Review Process.

Policy 1.5.6: Pinellas County, through its land development regulations, shall require that all new development and redevelopment make adequate provisions for safe and efficient on-site traffic flow and provide adequate parking facilities.

Analysis: The Applicant will comply with Pinellas County regulations for access to the site, and will provide sufficient parking spaces to comply with the efficient on-site traffic flow.

HOUSING ELEMENT

Goal 1 – Support the provision of decent, safe and sound housing in a variety of types, sizes, locations and costs to meet the needs of current and future residents of unincorporated Pinellas County, and those County residents that benefit from housing initiatives under the authority of the Board of County Commissioners, regardless of race, color, religion, sex, national origin, handicap or familial status.

Objective 1.1 – Support the provision of dwelling units in a variety of types, locations and costs so that housing supply matches the projected housing need in Pinellas County while encouraging development that is consistent with the Future Land Use and Quality Communities Element.

Analysis: If the Plan Amendment/Rezoning Applications are approved, it would allow the site to be developed with a high-quality, low density, multi-family housing type that is appropriate for a transition between the commercial and office areas to the north and west and the low density, single-family residential area to the east. The proposed low density category of RL would allow 5 dwelling units per acre plus a bonus of 2.5 dwelling units per acre for affordable housing. With the proposed conditional overlay, the housing would be restricted to a maximum of 21 residential dwelling units that will include a combination of 1, 2 and 3- bedroom units, to be occupied as independent housing for a maximum of 28 Persons with Developmental Disabilities, as defined by Florida Statute Section 393.063(1), to include permanent supportive housing services, provided, however, that no such permanent supportive services shall be provided to persons who are not occupants of the development. This results in a proposed density of 21 dwelling units for 2.79 acres, or 7.5 units per acre. This offers an alternative “middle-housing” type for Pinellas County families which include persons with developmental disabilities as members.

Objective 1.2 – Provide incentives and encourage the provision of housing affordable to very low, low and moderate income households, through public, private and joint ventures so that sufficient housing units are made available for growth in these income categories through 2025.

Analysis: The Project, if approved, will provide affordable housing through a private developer.

Objective 1.10: Pinellas County will encourage the provision of housing for households with special needs through public, private and joint ventures.

Analysis: The Project will provide housing for adults with development differences through a private provider experienced in providing safe, affordable, and permanent supportive housing.

RECREATION, OPEN SPACE & CULTURE ELEMENT

Goal One: To administer outstanding countywide recreational, open space and environmental systems that provide, through acquisition, development and maintenance, sufficient resource-based

regional parks and environmental lands that are environmentally sustainable, foster environmental stewardship, and enhance the County's economic vitality and the quality of life for residents and visitors.

Objective 1.1: Pinellas County shall continue to provide a system of regional resource- based County parks and environmental lands to adequately meet the needs of Pinellas county residents through the Year 2025.

Policy 1.1.1: Pinellas County shall maintain a minimum level of service standard of 14.0 acres of parks and environmental lands, in combination, for every 1,000 residents within the County through the Year 2025.

Analysis: The proposed plan amendment site is not a part of the County's regional resource-based parks or environmental lands, and the proposed plan amendment will have no effect on the County's ability to continue to provide regional resource- based parks and environmental lands. Accordingly, the proposed amendment is consistent with Recreation, Open Space & Culture Element, Goal One, Objective 1.1 and Policy 1.1.1.

POTABLE WATER SUPPLY, WASTEWATER & REUSE ELEMENT

Goal 1: High quality and affordable potable water will be available to meet the existing and projected demands of Pinellas County utility customers.

Objective 1.1: Pinellas County shall continue to cooperate on a regional level to ensure that adequate and dependable supplies of potable water are available to meet existing and projected potable water demands, and shall coordinate the issuance of building permits and development orders with the availability of potable water. Policies 1.1.1 through 1.1.4 represent the adopted level of services standards for potable water systems serving Pinellas County.

Policy 1.1.6: Pinellas County will continue to utilize its Concurrency Management System and Groundwater Protection program as one means of linking land and water management, and assuring the availability and reliability of the potable water resource.

Analysis: Adequate potable water supply and wastewater services are available in the area. The Applicant will connect as required.

Goal Two: Wastewater collection, treatment, reuse and disposal facilities are available to safely meet existing and future demands, in a manner that contributes to water conservation, and does not degrade the surrounding natural environment.

Objective 2.1: Pinellas County Utilities (PCU) shall provide the levels of service necessary for proper wastewater treatment, reuse and disposal in order to ensure the protection of its citizens and the environment and to provide adequate wastewater treatment capacity for all current and projected wastewater facility demands of Pinellas County Utility customers.

Policy 2.1.1: Wastewater flows associated with existing and permitted development cannot exceed the wastewater treatment plant's permitted design capacity.

Policy 2.1.3: Pinellas County will, for concurrency management purposes, annually compare wastewater flows to permitted treatment capacity to determine the percentage of available capacity and assess whether permitted treatment capacity exceeds the needs of existing and committed development. If available treatment capacity meets this standard development can be permitted.

Analysis: Adequate wastewater facilities are available and the Applicant will connect as required.

SOLID WASTE AND RESOURCE RECOVERY ELEMENT

Goal Three: Regulate in the most economically feasible, cost-effective, and environmentally safe manner, the processing, source reduction, recycling and disposal of solid and hazardous waste in order to protect the public health and safety.

Objective 3.2: The County shall establish a level of service standard for disposal of refuse countywide.

Policy 3.2.1: the level of service standard shall be to dispose of 1.30 tons per person per year.

Analysis: Solid waste services are available via the County's collection contractor.

2. There is adequate separation of the proposed use and related structures from adjacent and nearby uses by screening devices, buffer area, and/or other appropriate means.

Analysis: The Applicant will maintain existing trees to the extent possible, and will include recreational amenities onsite to enhance the living experience of the residents. Enhanced buffering will be provided to provide a retreat-like atmosphere for residents and to preserve the privacy of surrounding neighbors. The Applicant will comply with applicable stormwater, tree protection, landscaping, and wildlife protection rules and regulations during the site plan approval process.

3. Adequate drives, walkways, and parking area available or proposed so that no vehicular circulation or parking problems are created.

Analysis: The existing driveway will be reconstructed to facilitate site access, and will comply with all applicable rules and regulations. Parking will be provided to comply with the County's standards. All sidewalks will be improved or constructed as needed to meet applicable accessibility standards.

4. The proposed use will not create excessive vehicular traffic or other traffic problems.

Analysis: The proposed use is not a type that will create excessive vehicular traffic or other traffic problems, and the Project will comply with all County standards necessary to reduce traffic concerns. In fact, the majority of the residents will not drive, but will rely primarily upon transportation provided as a community amenity.

5. Drainage problems will not be created on the subject property or nearby properties.

Analysis: The Project will be required to demonstrate to both Pinellas County and Southwest Florida Water Management District (SWFWMD) that an adequate on-site stormwater management system is designed and will be constructed for the Project. Unless and until both agencies approve the engineering

design for the project, no building permits will be issued. The Applicant understands that this stormwater management system will be reviewed during the site plan review and building permit process and that the project's stormwater management system must comply with the County and SWFWMD requirements. Therefore, based on this analysis, the Plan Amendment/ Rezoning is consistent with this criterion.

6. All provisions and requirements of the applicable zoning district will be met, unless otherwise varied by the authorized reviewing body as authorized by this Code.

Analysis: The Applicant is aware of and will comply with the provisions and requirements of the RM Zoning District, and will comply. In the event that Applicant determines that a variance is necessary, then it will comply with the terms and conditions of any approved variances.

III. Conditional Overlay

In addition to the general requirements of the requested rezoning, the Applicant proposed that the Property be subject to a Conditional Overlay that will apply more restrictive development regulations to the Property in order to ensure that the Project remains compatible with the surrounding uses and consistency with the Comprehensive Plan and Land Development Code. Specifically, the Applicant proposes the following conditions:

(1) Allowed Uses: A maximum of 21 residential dwelling units that will include a combination of 1, 2, and 3-bedroom units, to be occupied as independent housing for a maximum of 28 Persons with Developmental Disabilities, as defined by Florida Statute Section 393.063(1), to include permanent supportive housing services, provided, however, that no such permanent supportive services shall be provided to persons who are not occupants of the development. The development will be an Affordable Housing Development as defined in Section. 138-1346 of the Pinellas County Land Development Code.

(2) Density: Up to 21 residential dwelling units for a density of 7.5 du/acre.

(3) Duplexes/Triplexes: All units will be located in single-story residential structures.