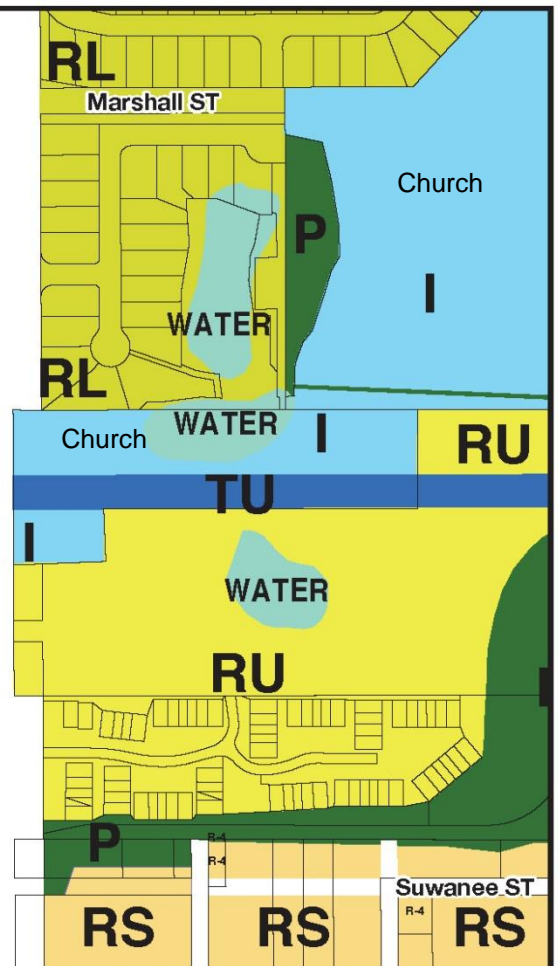
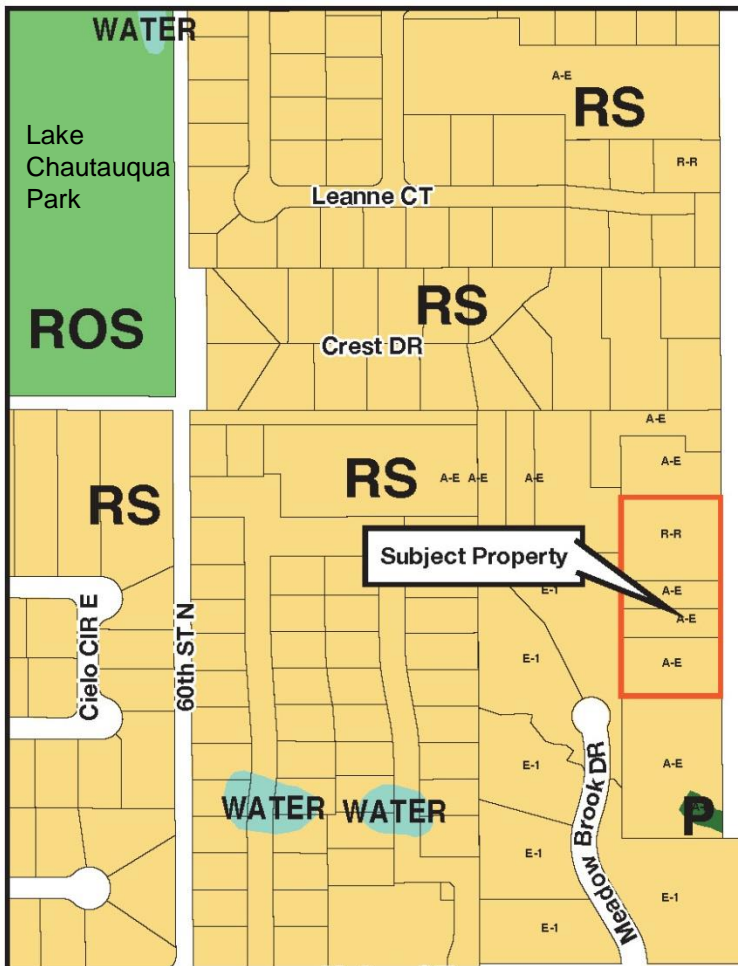


# Proposed Amendments to the Pinellas County Future Land Use Map and Zoning Atlas (Z/LU-34-12-15)

Board of County Commissioners  
February 23, 2016

# Request

- Subject area
  - Four parcels covering 2.5 acres
  - West side of McMullen Booth Road 600 feet north of Union Street
- Future Land Use Map Amendment
  - From: Residential Suburban
  - To: Institutional
- Zoning Atlas Amendment
  - From: A-E and R-R
  - To: IL-CO
- Conditional Overlay
  - ALF with a maximum 60 beds (94 otherwise)
  - Rehabilitative and physician support services for occupants of the facility only
- Existing uses: 20-bed ALF and 1 SFD



McMullen Booth RD

# **FUTURE LAND USE PINELLAS COUNTY, FLORIDA**

## **Residential**

- Residential Suburban
- Residential Low
- Residential Urban

## **Mixed Use**

- Residential / Office Limited

## **Public / Semi-Public**

- Preservation
- Recreation / Open-Space
- Institutional
- Transportation / Utility

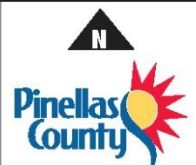
**Z/LU-34-12-15**

**Zoning** From: A-From: A-E, Agricultural Estate Residential & R-R, Rural Residential  
To: IL-CO, Institutional Limited - Conditional Overlay

**Land Use** From: Residential Suburban  
To: Institutional

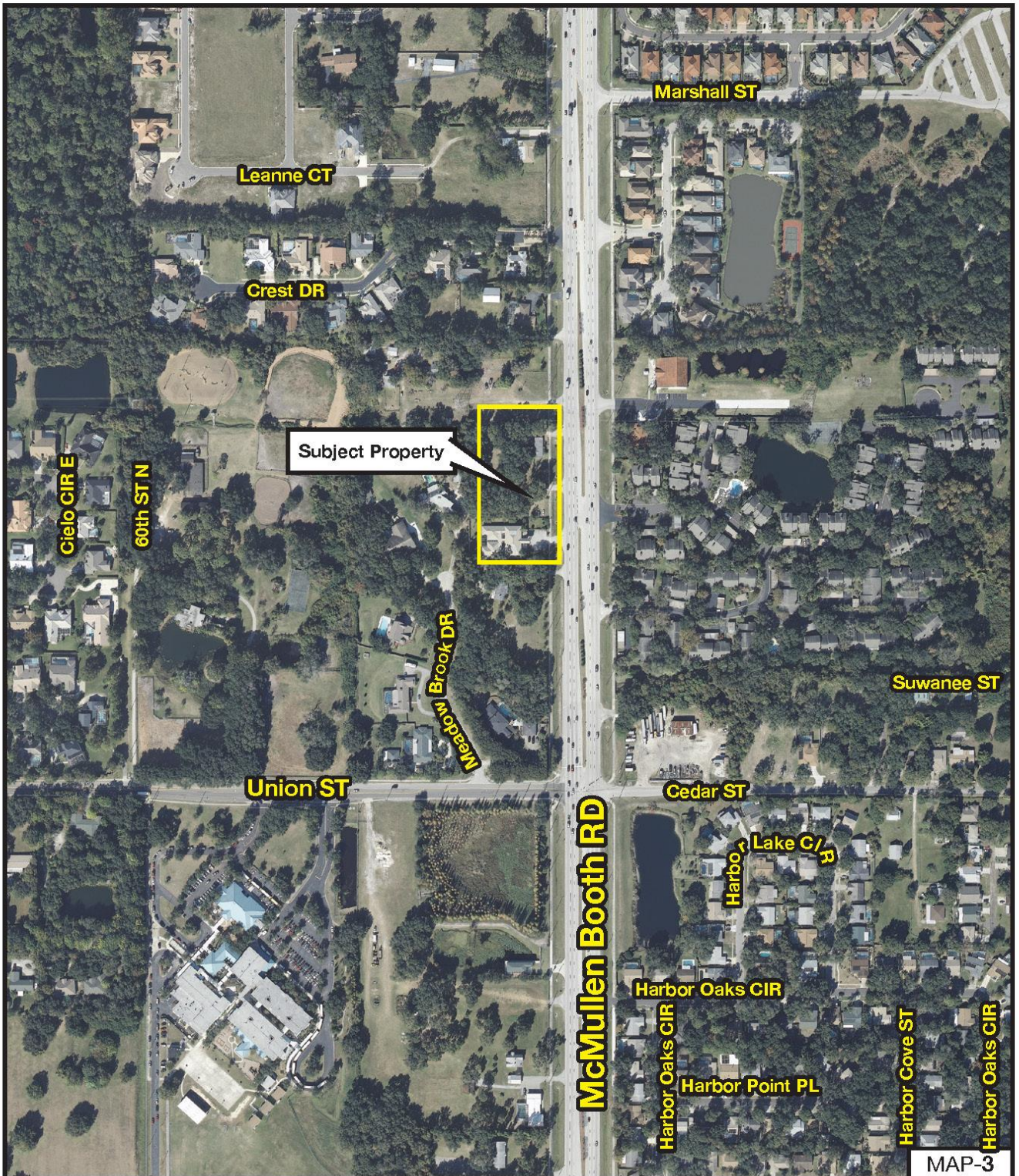
Parcel I.D. 33/28/16/00000/330/0400, 0500, 0510 & 0600  
Prepared by: Pinellas County Planning Department October 2015

Conditional Overlay limiting the use of the property to an assisted living facility with a maximum of 60 beds, inclusive of services defined by the State as independent living, assisted living care, skilled nursing care, extended congregate care, long-term care and/or memory care, and including rehabilitative and physician support services for occupants of the 60 beds of the facility, provided, however, that no such services shall be provided for external patients who are not occupants of the 60 beds of the facility.



MAP-2





**Z/LU-34-12-15**

**Zoning** From: A-From: A-E, Agricultural Estate Residential & R-R, Rural Residential  
To: IL-CO, Institutional Limited - Conditional Overlay

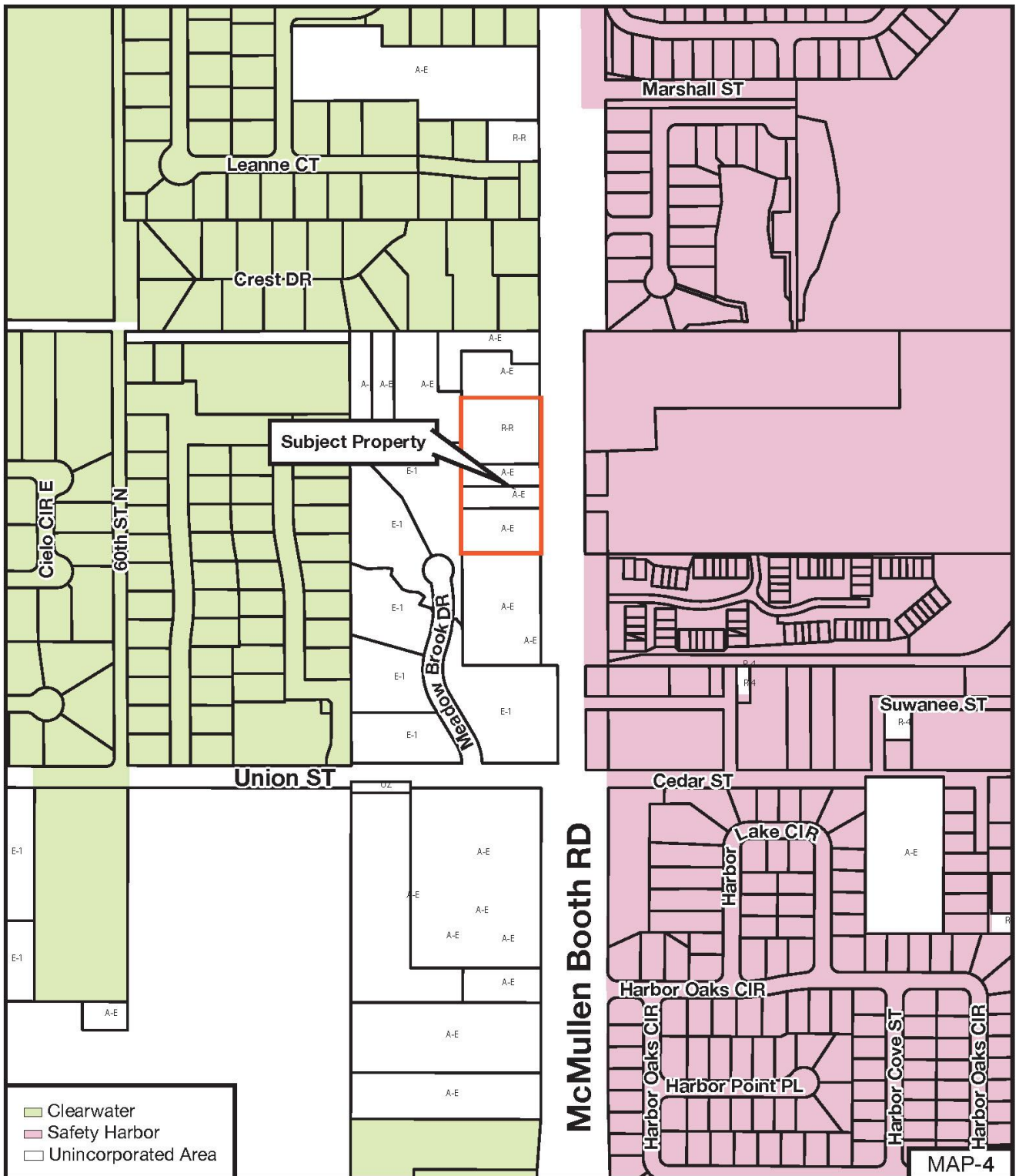
**Land Use** From: Residential Suburban  
To: Institutional

Parcel I.D. 33/28/16/00000/330/0400, 0500, 0510 & 0600  
Prepared by: Pinellas County Planning Department October 2015

Conditional Overlay limiting the use of the property to an assisted living facility with a maximum of 60 beds, inclusive of services defined by the State as independent living, assisted living care, skilled nursing care, extended congregate care, long-term care and/or memory care, and including rehabilitative and physician support services for occupants of the 60 beds of the facility; provided, however, that no such services shall be provided for external patients who are not occupants of the 60 beds of the facility.







**Z/LU-34-12-15**

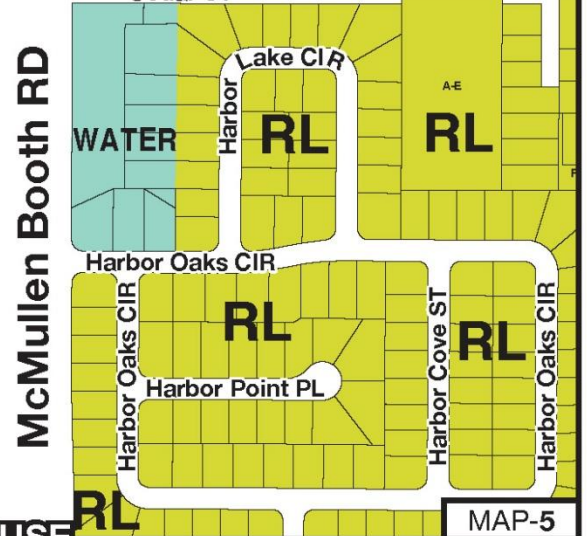
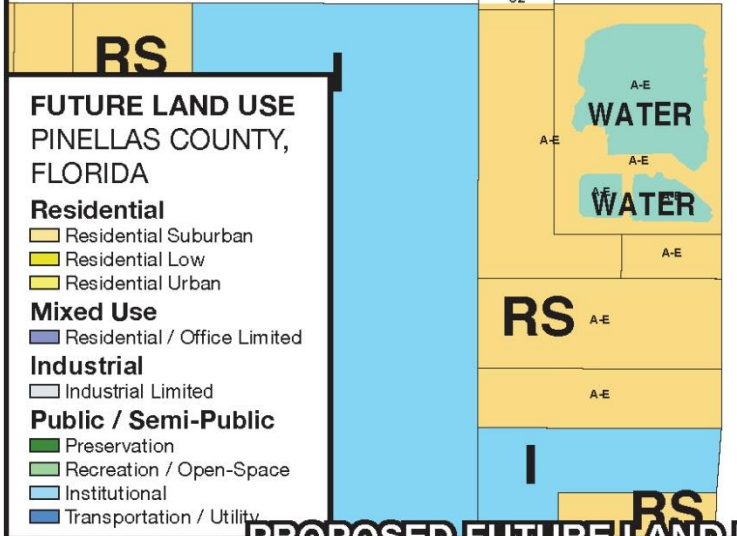
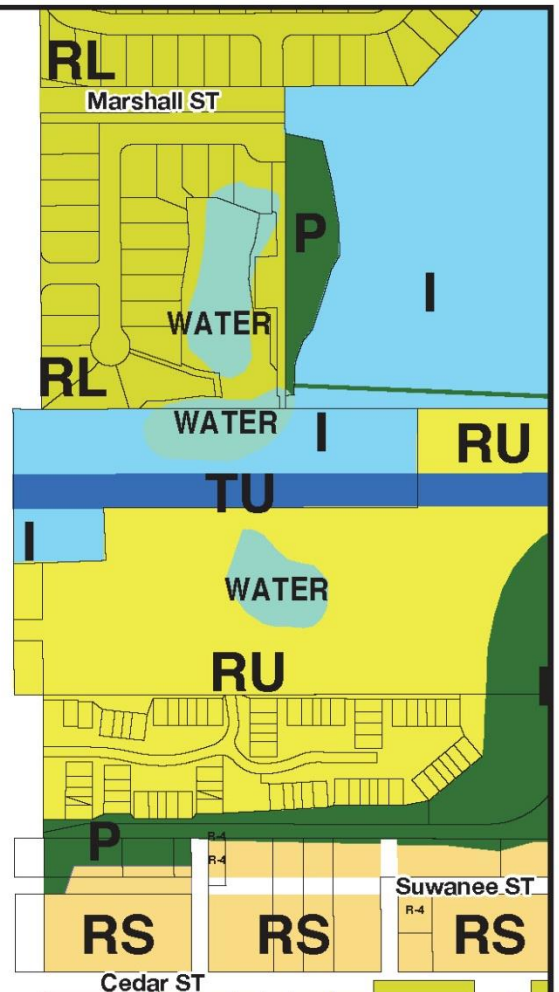
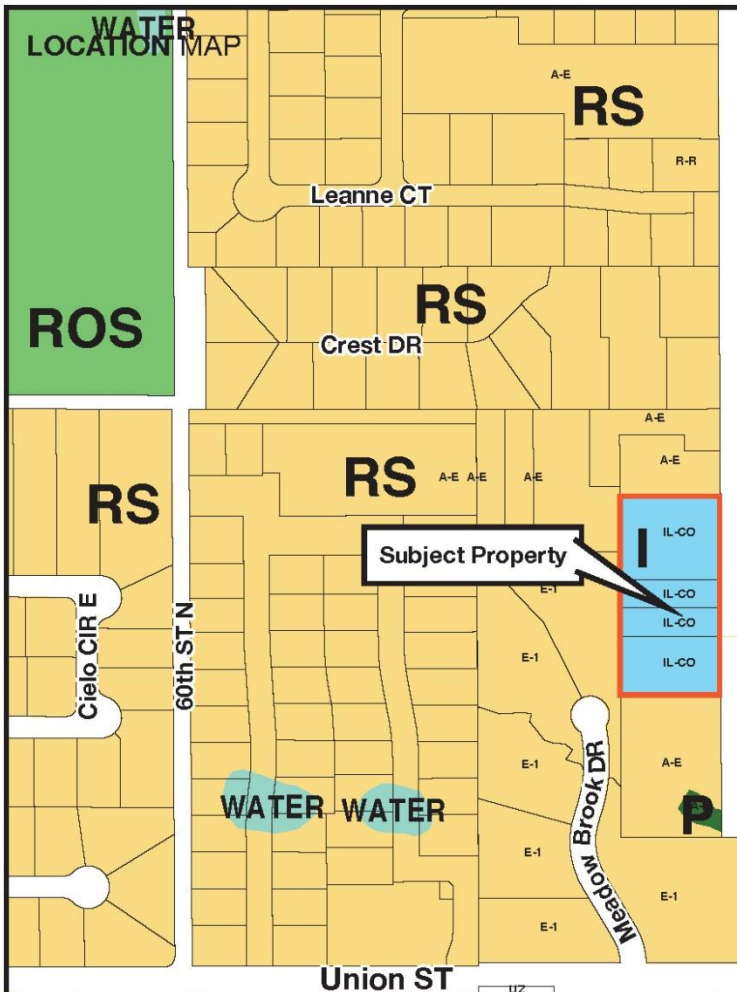
**Zoning** From: A-E, Agricultural Estate Residential & R-R, Rural Residential  
To: IL-CO, Institutional Limited - Conditional Overlay

**Land Use** From: Residential Suburban  
To: Institutional

Parcel I.D. 33/28/16/00000/330/0400, 0500, 0510 & 0600  
Prepared by: Pinellas County Planning Department October 2015

Conditional Overlay limiting the use of the property to an assisted living facility with a maximum of 60 beds, inclusive of services defined by the State as independent living, assisted living care, skilled nursing care, extended congregate care, long-term care and/or memory care, and including rehabilitative and physician support services for occupants of the 60 beds of the facility, provided, however, that no such services shall be provided for external patients who are not occupants of the 60 beds of the facility.





<p><b>Z/LU-34-12-15</b></p>	<p><b>Zoning</b> From: A-From: A-E, Agricultural Estate Residential &amp; R-R, Rural Residential To: IL-CO, Institutional Limited - Conditional Overlay</p> <p><b>Land Use</b> From: Residential Suburban To: Institutional</p>	<p>Conditional Overlay limiting the use of the property to an assisted living facility with a maximum of 60 beds, inclusive of services defined by the State as independent living, assisted living care, skilled nursing care, extended congregational care, long-term care and/or memory care, and including rehabilitative and physician support services for occupants of the 60 beds of the facility, provided, however, that no such services shall be provided for external patients who are not occupants of the 60 beds of the facility.</p>	<p><b>MAP-5</b></p> <p><b>Pinellas County</b></p>
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Parcel I.D. 33/28/16/00000/330/0400, 0500, 0510 & 0600  
Prepared by: Pinellas County Planning Department October 2015





# Background

- Existing ALF granted a Special Exception by the Board of Adjustment (BOA) in 1998.
- In 2013, the BOA granted a second Special Exception for an ancillary building for physical therapy and doctor's offices in conjunction with the ALF.
  - The land use and zoning request with the conditional overlay is a more appropriate mechanism for the intended use.
- The proposed skilled nursing, rehab and physician support services will be for occupants of the facility only.
  - Standalone medical office not permitted in the IL zoning district.



## Additional Information

- McMullen Booth Road is a Scenic Non-Commercial Corridor (SNCC)
  - Additional landscaping required.
  - Low-density residential typically encouraged
  - ALF is a quiet residential use
- The proposed 60-bed ALF will pose minimal impacts to McMullen Booth Road
  - 64 potential additional daily trips
  - Peak hour level of service (LOS) F
  - 69,459 average daily trips (2014)

# Staff Findings & Recommendation

- The proposed amendments are appropriate
  - Conditional Overlay restrictions
  - Other institutional uses in the area
  - Consistent with the Comprehensive Plan
  - Minimal impacts to McMullen Booth Road
- Staff recommends approval
- Local Planning Agency (LPA):
  - Recommended approval (6-0 vote)
- Pinellas Planning Council:
  - April 13, 2016