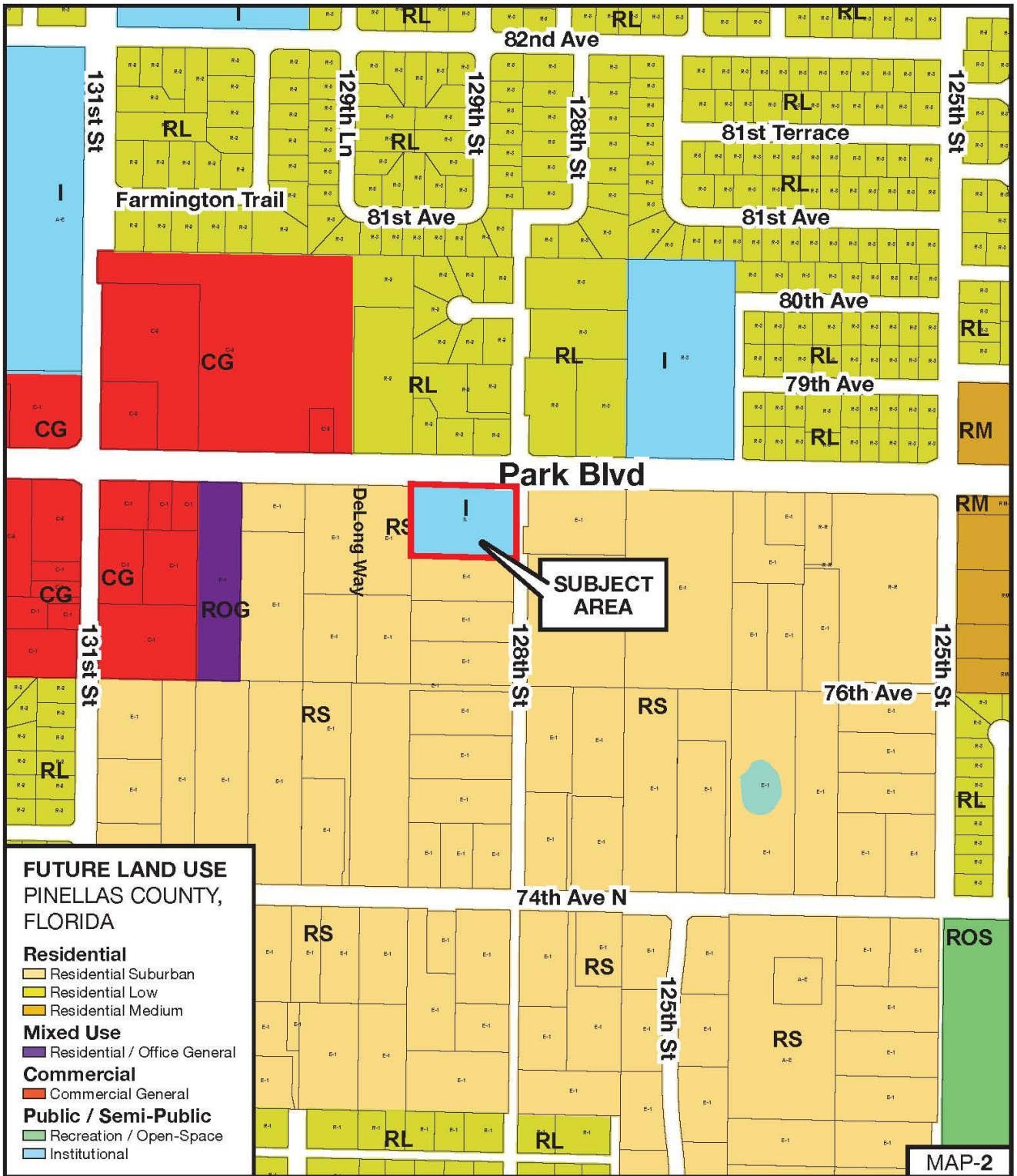


Proposed Development Agreement Modification (DA-4-2-16)

Board of County Commissioners
March 29, 2016

Request

- Subject area
 - One parcel covering 1.6 acres
 - Southwest intersection of Park Boulevard & 128th Street in unincorporated Seminole
- Development Agreement Modification for an Assisted Living Facility (ALF)
 - From 39 to 58 beds
 - From 25 beds/acre to 37.5 beds/acre
 - Allow building enlargement
 - Limit building height to 16 feet & one story
 - Prohibit use of DeLong Way by commercial or delivery vehicles
 - Remove parking variance
 - From 1 space/bed to 3 spaces/bed
 - Prohibition of mental health and drug rehabilitation services to remain in effect



**FUTURE LAND USE
PINELLAS COUNTY,
FLORIDA**

Residential

- Residential Suburban
- Residential Low
- Residential Medium

Mixed Use

- Residential / Office General

Commercial

- Commercial General

Public / Semi-Public

- Recreation / Open-Space
- Institutional

MAP-2

DA-4-2-16

Modification of an existing Development Agreement for an assisted living facility by increasing the maximum number of beds from 39 to 58, allowing for the enlargement of the existing building, limiting the building height to 16 feet and one story, prohibiting the use of DeLong Way by commercial or delivery vehicles, and removing the parking variance.

Parcel I.D. 29/30/15/70794/400/0501

Prepared by: Pinellas County Planning Department December 2015





DA-4-2-16

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Background

- 1996: ALF granted a Special Exception by the Board of Adjustment (BOA)
 - 20 beds; E-1, Estate Residential zoning
- 2004: BOA approved modification
 - 24 beds, parking variance for 8 spaces
- 2007: BCC changed zoning and land use to Institutional designations and approved a Development Agreement (DA)
 - 32 beds, parking variance for 9 spaces, no structural enlargement, no mental health and drug rehab services
- 2009: BCC approved 1st DA amendment
 - 34 beds
- 2012: BCC approved 2nd DA amendment
 - 39 beds – currently in effect

Background - continued

- 2014: BCC denied request to expand the ALF to the adjacent parcel to the west
 - 71 total beds requested
 - Z/LU amendments on west parcel needed – building expansion & parking proposed
- 2015: BCC denied amended request to expand to the adjacent parcel to the west
 - 71 total beds requested
 - Z/LU amendments on west parcel needed – parking only proposed there
- Current request: all expansions and site improvements would be confined to the existing ALF parcel

Staff Findings & Recommendation

- The proposed Development Agreement modification is appropriate
 - ALF operational since the 1990s
 - Would not expand to adjacent properties
 - Other nonresidential uses nearby
 - Minimal impacts to Park Boulevard
 - Request reflects recent Code changes.
- Staff recommends approval
- Local Planning Agency Recommendation:
 - Approval (6-0 vote)