

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z-16-07-18

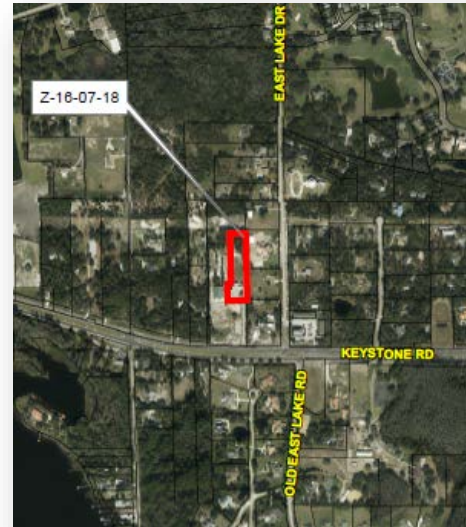
LPA Public Hearing: July 12, 2018

Applicant: TBI Residential Services

Representative: Linda Walker

Subject Property: Approximately 2.0 acres located approximately 300 feet west of East Lake Drive and approximately 425 feet north of Keystone Road (address 2563 Keystone Road)

PARCEL ID(S): 09/27/16/00000/230/0501



REQUEST:

Zoning Atlas amendment from A-E (Agricultural Estate Residential) to IL (Institutional Limited) on two acres located at 2563 Keystone Road in East Lake Tarpon. The request would allow for a range of limited institutional uses. A five-bed expansion of the existing assisted living facility is proposed.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendment to the Pinellas County Zoning Atlas is consistent with the Pinellas County Comprehensive Plan and recommends Approval of the request. (The vote was 4-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Zoning Atlas amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on June 11, 2018. The PRC Staff summary discussion and analysis follows:

The subject property is designated Institutional (I) on the Future Land Use Map (FLUM) and is zoned A-E, Agricultural Estate Residential. The site currently contains a 20-bed assisted living facility (ALF) that was granted special exception approval by the Board of Adjustment in 1996. At that time it was combined with the surrounding property to the west, north and south, which is the location of the Life's Source Church of God. The properties were split about ten years ago.

The applicant wishes to expand the existing ALF by five beds, from 20 to 25. The A-E zoning district only allows a maximum of 20 beds, therefore a zoning amendment will be necessary for any expansion to occur. The requested IL district will allow a maximum of 75 beds, based on the subject property's acreage. The additional five beds proposed will not require a physical expansion of the existing structure.

The subject property is adjacent to the aforementioned Life's Source church property on three sides, to the south, north and west. A cellphone tower is also to the north. Large lot single family homes located off of East Lake Drive are to the east. Site access is from Keystone Road via an easement agreement across the church property. Various institutional type uses exist along Keystone Road in the general vicinity, including multiple places of worship and private schools. Other nonresidential uses in the area include an office complex to the southeast at the intersection of Keystone Road and East Lake Drive and a small neighborhood commercial area to the southwest on the south side of Keystone Road.

In summary, the requested zoning amendment to IL will allow for the small increase in ALF bed count sought by the applicant. The subject property is already Institutional on the FLUM and any impacts on surrounding properties should be minimal. It is staff's conclusion that the proposed change is compatible with the surrounding land uses and development pattern, is consistent with the Pinellas County Comprehensive Plan and appropriate for this location.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Institutional	A-E	20 Bed ALF
Adjacent Properties:			
North	Institutional	A-E	Church
East	Residential Rural	A-E	Single-Family Homes
South	Institutional	A-E	Church
West	Institutional	A-E	Church

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

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

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

GOAL ONE: 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.

Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: August 21, 2018

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or objection.

ATTACHMENTS: (Maps)