



DA-4-2-16



**Applicant**



**1.56 acres**

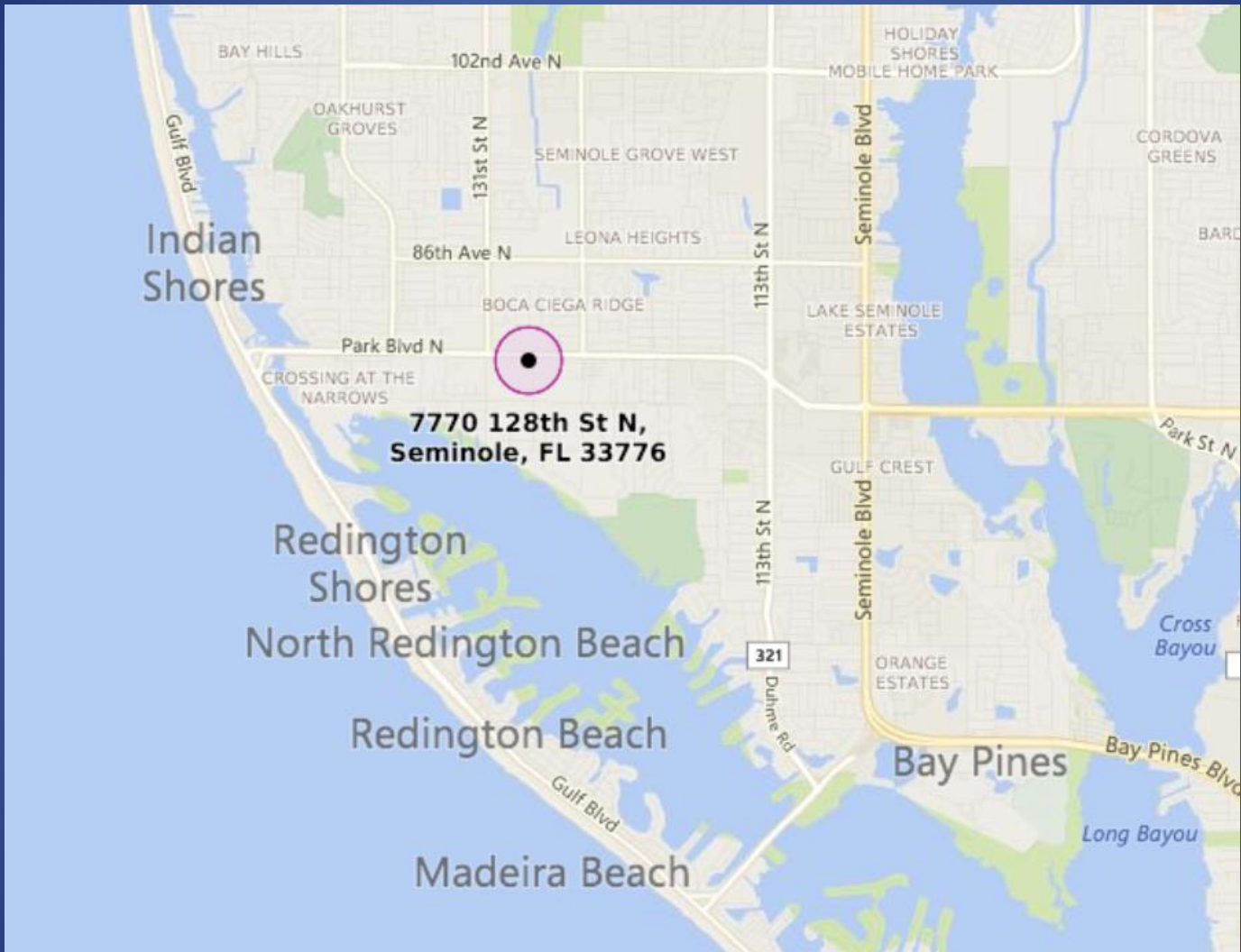


**-Received 100% at last State inspection. Good for 2 years.**

**- Accepts medicare and medicaid persons...currently has 11 of those residents**

**- Been operating since 1996.**

# Orient to the Site



Indian Shores

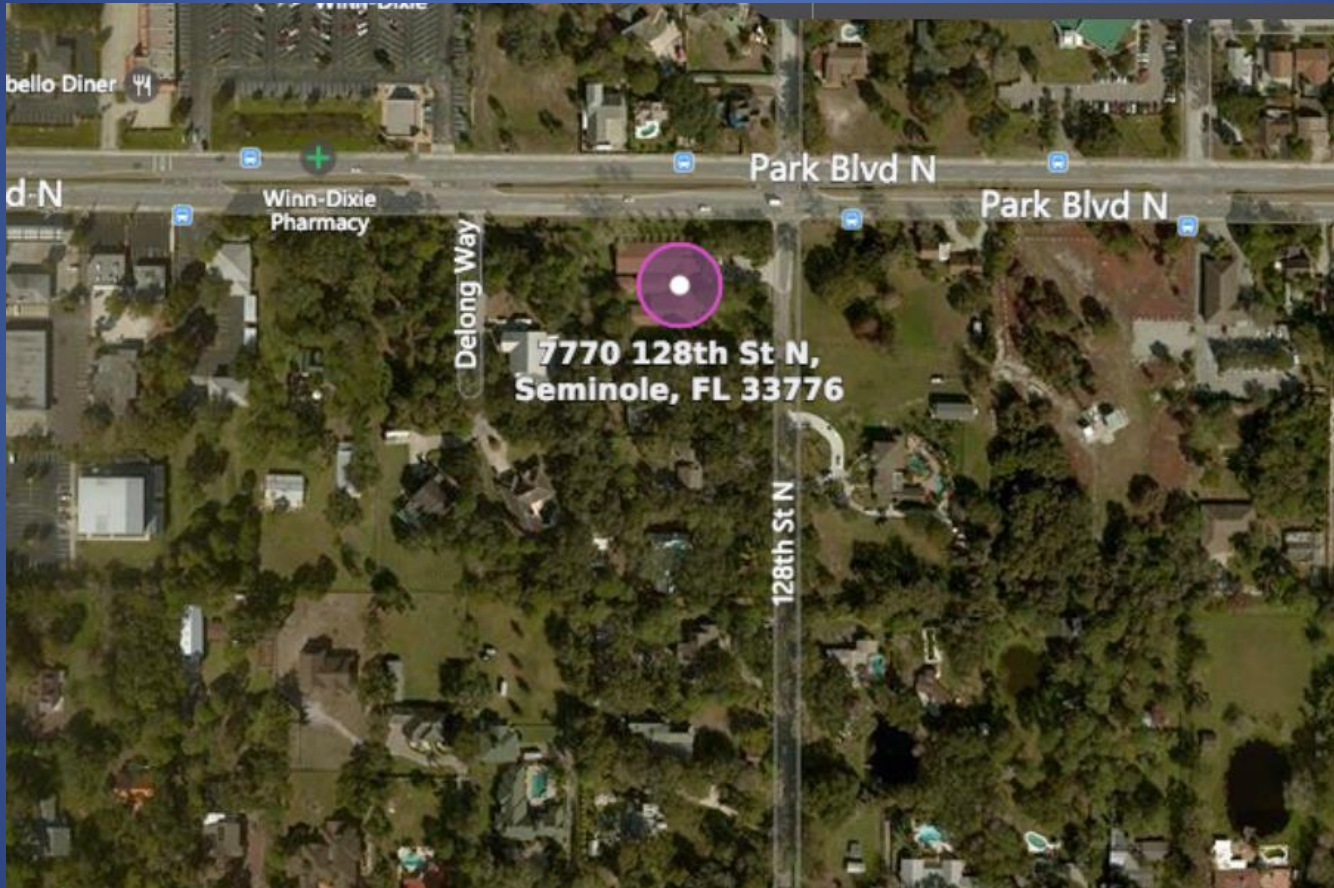
Redington Shores  
North Redington Beach

Redington Beach

Madeira Beach

Bay Pines

**7770 128th St N,  
Seminole, FL 33776**



**7770 128th St N,  
Seminole, FL 33776**



Great  
Buffering







Abutting parcel is NOT included.

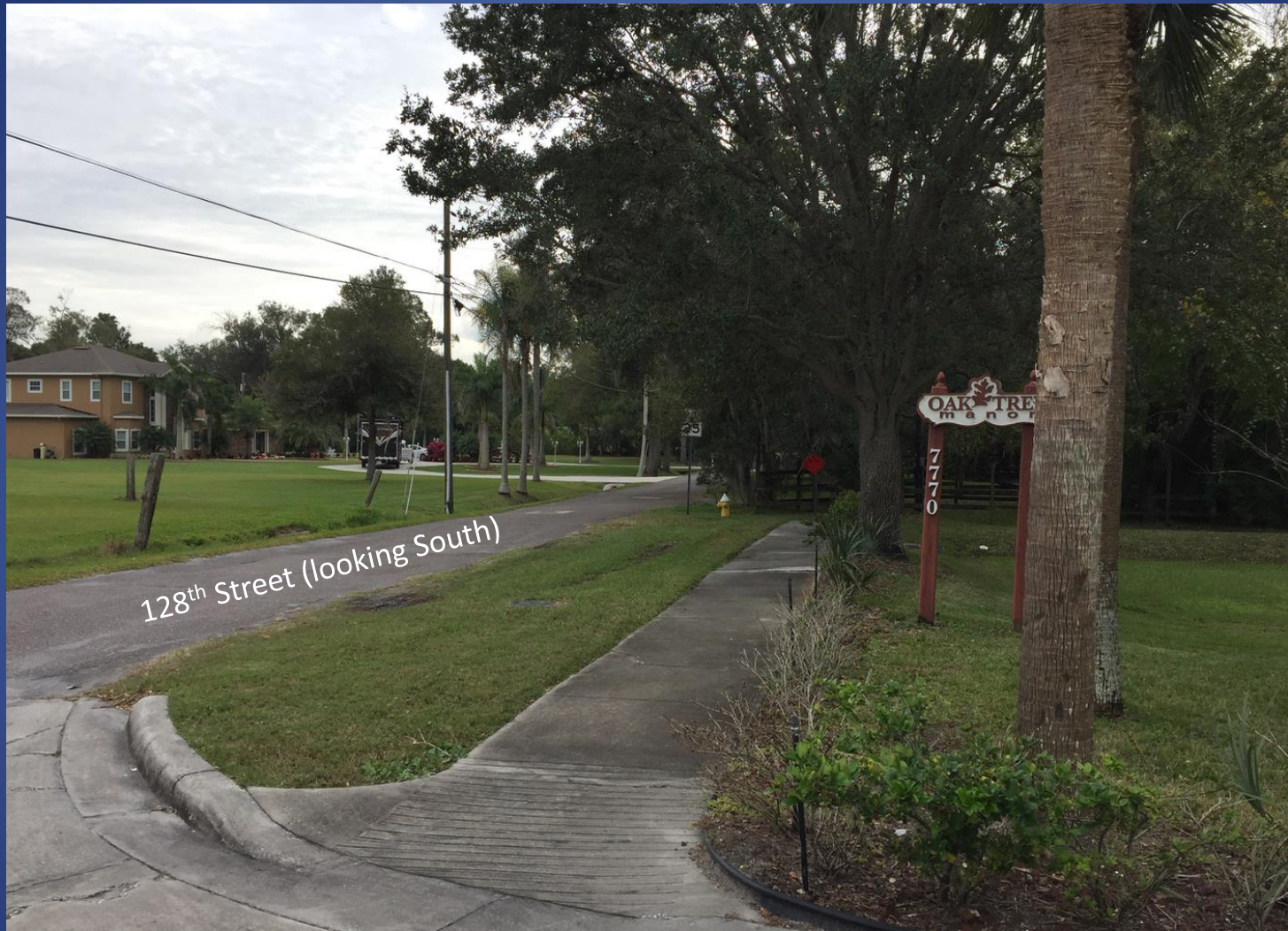
Was included in the past.



1.56 acres



Rear of Lot



128<sup>th</sup> Street (looking South)



Site

Park Blvd.

**Issue:**

**Modification of the Development  
Agreement.**

**Not a Re-zoning.**

**Not a Land Use Amendment.**

## **Issue:**

- Modification would equalize Oak Tree ALF to today's new County wide zoning rights**
- ...just as if it were vacant land and a brand new building**

**We want to be equal, by code, to  
be the same as any other ALF in  
Pinellas County.**



**The application seeks to allow  
this ALF the exact same  
development rights by code as  
any other ALF in Pinellas  
County.**

**In the past, Oak Tree sought  
changes.**

**This time the County  
Commissioner's made the  
changes.**

**ORDINANCE NO. 15-32**

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA, AMENDING CHAPTER 138, THE ZONING REGULATIONS, OF THE LAND DEVELOPMENT CODE; BY AMENDING ARTICLE 1, SECTION 138-1, DEFINITIONS AND RULES OF CONSTRUCTION; BY AMENDING ARTICLE II, SECTION 138-240, USES WHICH MAY BE AUTHORIZED; BY AMENDING ARTICLE III, SECTION 138-311, ESTABLISHMENT OF DISTRICTS, TO ADD THE R-5, URBAN RESIDENTIAL DISTRICT; BY AMENDING ARTICLE IV, DIVISION 1, SECTION 138-351, TO ADD RESIDENTIAL INFILL DEVELOPMENT; BY AMENDING ARTICLE IV, TO ADD DIVISION 13, SECTIONS 138-711 THROUGH SECTION 138-716, R-5, URBAN RESIDENTIAL DISTRICT; BY AMENDING ARTICLE VI, SPECIAL DISTRICTS, DIVISION 4, SECTION 138-1102, PERMITTED USES, PSP, PUBLIC/SEMI-PUBLIC DISTRICT AND DIVISION 7, SECTION 138-1103, PERMITTED USES, IL, INSTITUTIONAL LIMITED DISTRICT] CONGREGATE CARE FACILITIES AND THE MAXIMUM BEDS; BY AMENDING ARTICLE VI, SPECIAL DISTRICT DIVISION 13 – FBC, FORM-BASED CODE DISTRICT, SECTION

IN WITNESS WHEREOF, I hereunto set my hand and official seal this August 25, 2015



KEN BURKE  
Clerk of the Circuit Court  
and Ex-officio Clerk to the  
Board of County Commissioners

*Bernie C. Young*  
By  
Bernie C. Young, Deputy Clerk

**New ordinance...**



**Density or number of beds allowed /  
acre**

**and**



**Decreased the amount of parking  
spaces / beds**

OLD CODE = OAK TREE DEVELOPMENT  
AGREEMENT



25 beds/acre = 39 beds

1 parking space/bed = 39 spaces

NEW APPROVED CODE LEVELS  
FOR ALL



37.5 beds/acre = 58 beds

1 parking space/3 beds = 20 spaces

OLD CODE = OAK TREE DEVELOPMENT  
AGREEMENT



25 beds/acre = 39 beds

1 parking space/bed = 39 spaces

**RELEASE DEVELOPMENT**  
**AGREEMENT**

NEW APPROVED CODE LEVELS  
FOR ALL



37.5 beds/acre = 58 beds

1 parking space/3 beds = 13 spaces

OLD CODE = OAK TREE DEVELOPMENT  
AGREEMENT



25 beds/acre = 39 beds

1 parking space/bed = 39 spaces

**“RELEASE”  
DEVELOPMENT  
AGREEMENT**

NEW APPROVED CODE LEVELS  
FOR ALL

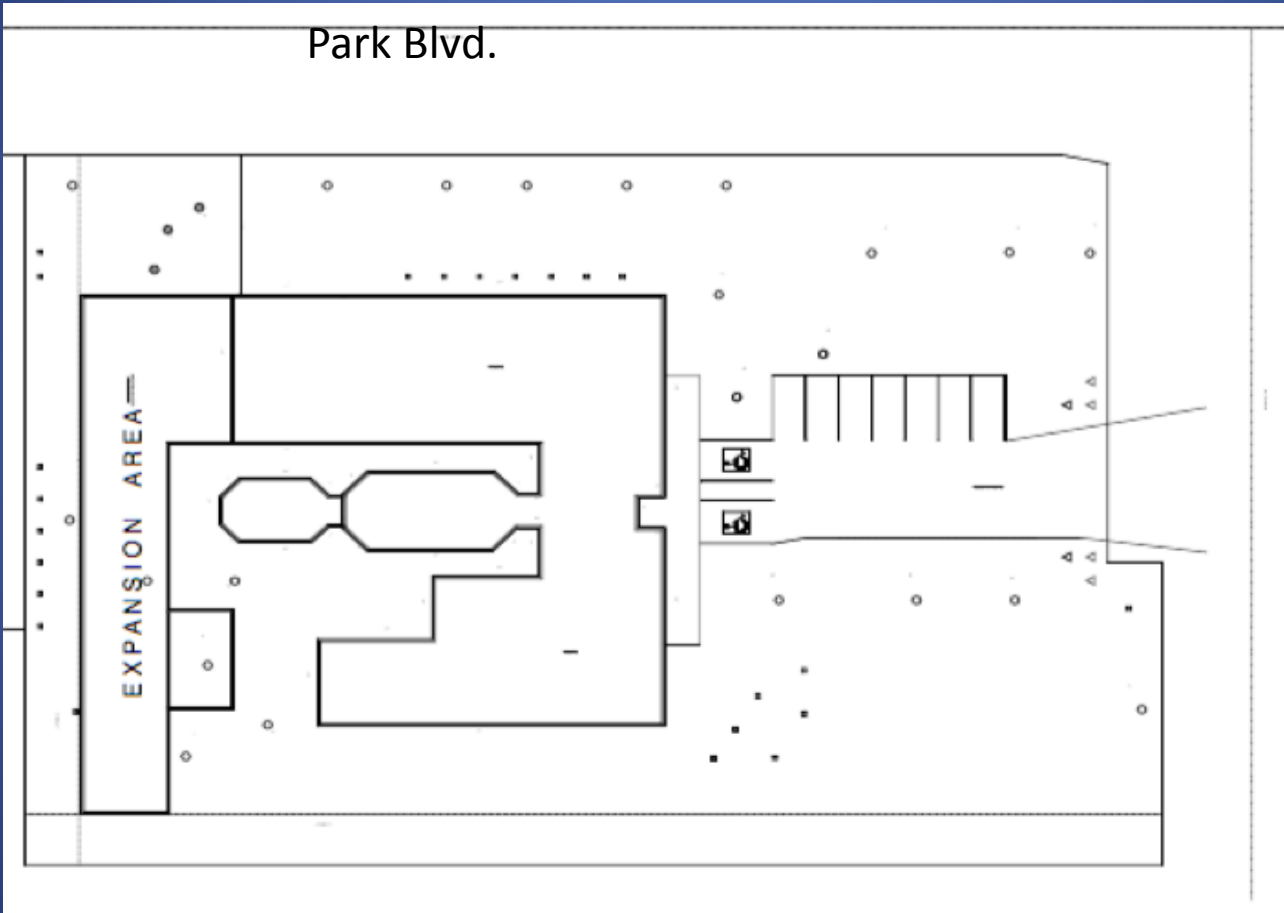


37.5 beds/acre = 58 beds

1 parking space/3 beds = 13 spaces

**TO EQUAL TODAY’S CODE**

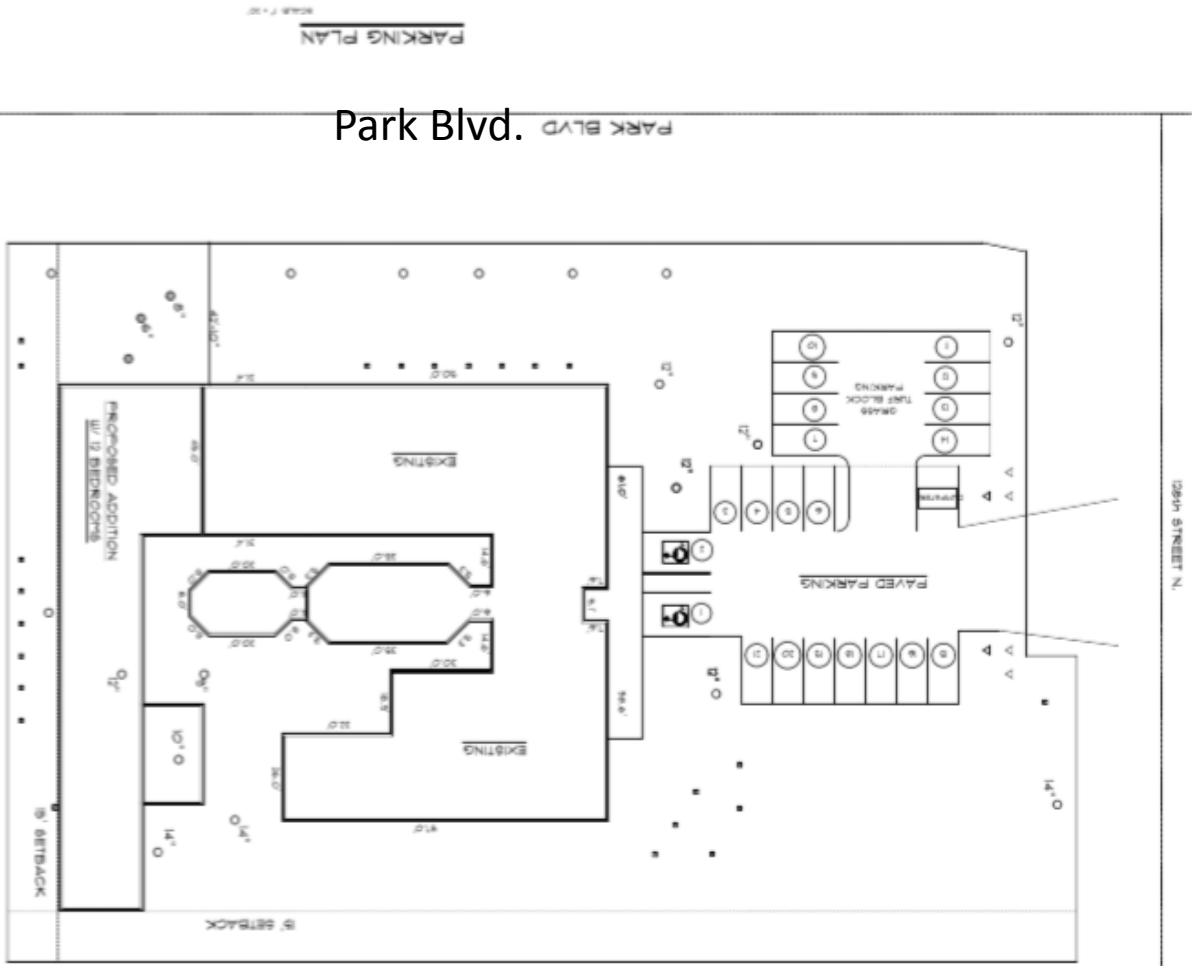
# Site Plans



No  
abutting  
lot

To code  
requirements

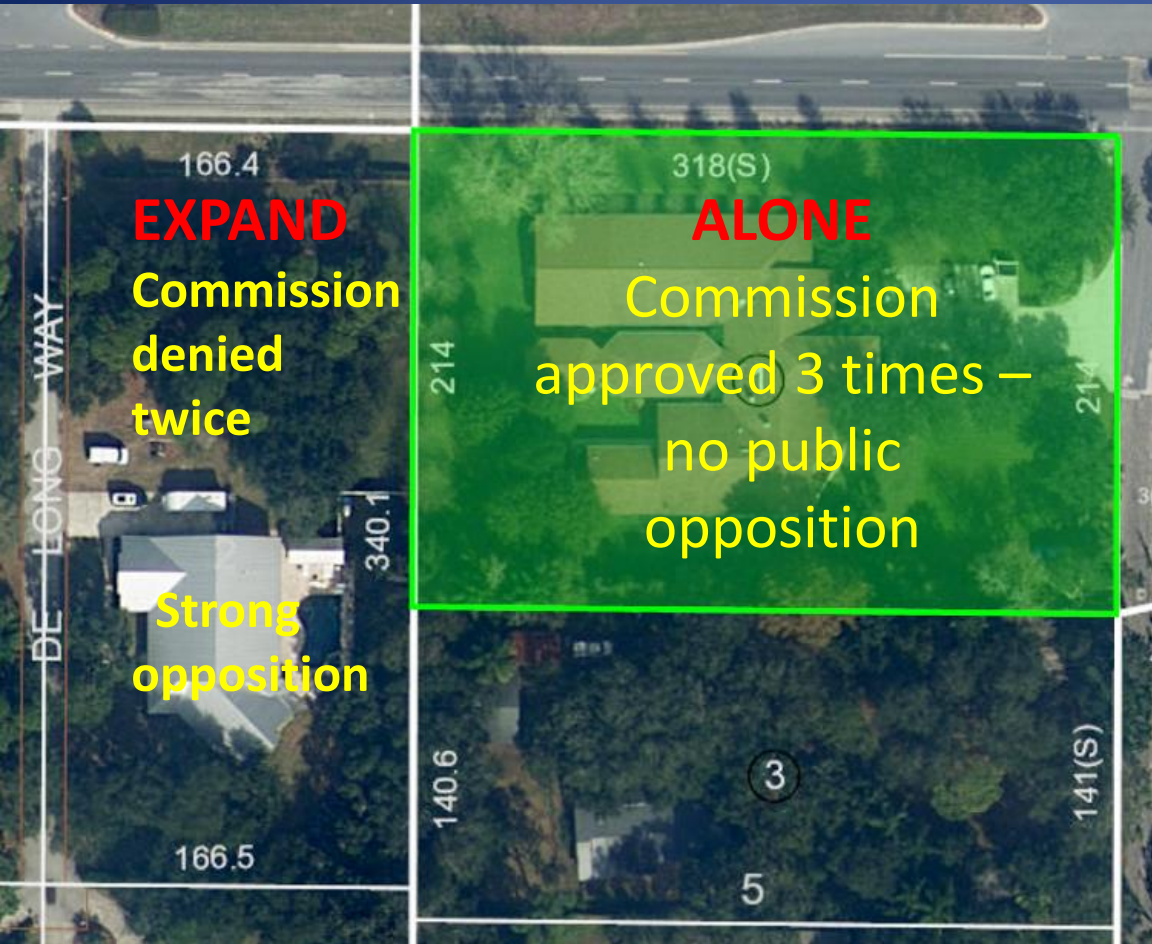




PARKING ADDITION: OAK TREE MANOR 1100 128th STREET N. SEMINOLE, FL. 33116	
BALI DESIGN Inc. Tall: (772) 638-8125 P.O. Box 1162 Dunsen, FL 34651	
REVISION	
DATE: 2/5/16	
SHEET #	
<b>1</b>	
OF 1 SHEETS	

Conceptual parking plan per engineer & architect

# History Tells the Story



Abutting parcel  
is NOT  
included.

## **Development Agreement still includes:**

No mental health facility

No drug rehab services

No commercial/delivery vehicles on  
DeLong way

16' Maximum height (one story)

Not aware of any history of complaints to  
the police or code enforcement

Hosted a neighborhood meeting, 15  
persons or so, about 1 month ago.

ALF is typically a quiet residential use,  
low traffic generator

## Staff Recommendation

- Office and Commercial uses located on the South side of Park Blvd. all along a commercial arterial roadway
  - Other institutional uses in the area
  - Not introduce any new uses onto the site
- Opposition in the past correlated to the expansion onto the abutting property – not happening in this case
  - All site improvements remain on this property
- Appropriate and not detrimental to the immediate area

## Summary

-Good solid track record of a responsible business

- Request is far different than those in the past:

Does not include abutting property

Seeks to meet today's code only (like vacant land)

It is not a Re-zoning or Land Use Amendment

-Extremely well buffered

- Change comes from the County – seeking to be equal

-ALF's are quiet, low traffic generating residential uses