

Countywide Plan Map Amendment Application Form

Local Government Contact Information

Requesting Local Government:	City of Clearwater
Local Government Contact:	Adrian D. Young
Address:	100 South Myrtle Avenue
Phone:	727-444-8320
E-Mail Address:	adrian.young@myclearwater.com
Local Government Case #:	LUP2025-11004
Local Government Ordinance #:	9864-26

Property Owner Contact Information

Name(s):	Lantern Senior Care LLC
Address:	2446 Nursery Road
Phone:	727-536-1082
E-Mail Address:	Arend@lanternseniorcare.com

Agent Contact Information (if applicable)

Name(s):	Arend Verweij
Address:	2448 Nursery Road
Phone:	408-839-1693
E-Mail Address:	Arend@lanternseniorcare.com

Characteristics of the Subject Property

Site Address(s):	2446 Nursery Road
Total Acreage of the Amendment Area:	0.41
Existing Use(s):	Assisted Living Facility
Proposed Use(s):	Assisted Living Facility
Parcel Identification #:	19-29-16-70272-400-1002
Legal Description of the Amendment Area:	A portion of Lot 10 of PINELLAS GROVES SUBDIVISION, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being more particularly described as follows: Commence at the Southeasterly most corner of Lot 13 of ROSETREE COURT SUBDIVISION as recorded in Plat Book 79, Page 20, Public Records of Pinellas County, Florida as a point of reference; thence S. 00° 56' 52" W., 103.13 feet to a point of beginning; thence continue S. 00° 56' 52" W., 133.79 feet to a point of

	beginning; thence continue S. 00° 56' 52" W., 133.79 feet to a point on the Northerly right-of-way of Nursery Road (A thirty three foot half right-of-way); thence N. 89° 24' 14" W., along said right-of-way, 130.66 feet; thence leaving said right-of-way West., 00° 57' 58" E., 133.79 feet; thence S. 89° 24' 14" E., 130.61 feet to the point of beginning. Together with that certain Easement granting right-of-way as to ingress and egress to property recorded in O.R. Book 5550, Page 595 of the Public Records of Pinellas County, Florida.
Countywide MAX Index Score:	8.1
Grid Cell MAX Index Score:	7.5
Does the Amendment Area impact: [check all that apply]	☐ Activity Center ☐ Industrial or Employment Land ☐ Multimodal Corridor ☐ Target Employment Center ☐ Planned Redevelopment District ☐ Scenic/Noncommercial Corridor ☐ Coastal High Hazard Area

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	No.
If so, provide the name and address of the person(s):	
If so, is the interest contingent or absolute?	
If so, what specific interest is held?	
Does a contract exist for the sale of the subject property?	No.
If so, is the contract contingent or absolute?	
If so, provide the names of all parties to the contract:	
Are there any options to purchase the subject property?	No.
If so, provide the names of all parties to the option:	
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	Residential Low Medium
Proposed Countywide Plan Map Category(ies):	Residential Medium
Amendment tier (subject to confirmation):	☒ Tier I ☐ Tier II ☐ Tier III ☐ To be determined

Local Future Land Use Plan Map Information

Current Local Future Land Use Plan Map Category(ies):	Residential Urban
Proposed Local Future Land Use Plan Map Category(ies):	Residential Medium

Local Action Date

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment:

Public Hearing Date:	5/7/2026
Verdict and Vote:	Unanimous Approval
Please note if any public comment was made and elaborate as applicable:	Community Development Board comments are attached.

Application Checklist

Note: Our email server cannot accept files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email info@forwardpinellas.org.

All Amendments

The following **MUST** be furnished with all applications (incomplete applications will not be accepted):

- ☐ A completed Countywide Plan Map amendment application form
- ☐ A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- ☐ A copy of the ordinance being considered by the governing body
- ☐ A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- ☒ A GIS shapefile of the amendment area (if technically feasible)
- ☐ A boundary survey (if applicable)
- ☐ A development agreement (if applicable)*
- ☐ Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- ☐ Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- ☐ Summary of public outreach conducted and/or public comment received (if applicable)

Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- ☐ Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- ☐ Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- ☐ Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- ☐ For AC and MMC categories, documentation of consistency with size criteria
- ☐ For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

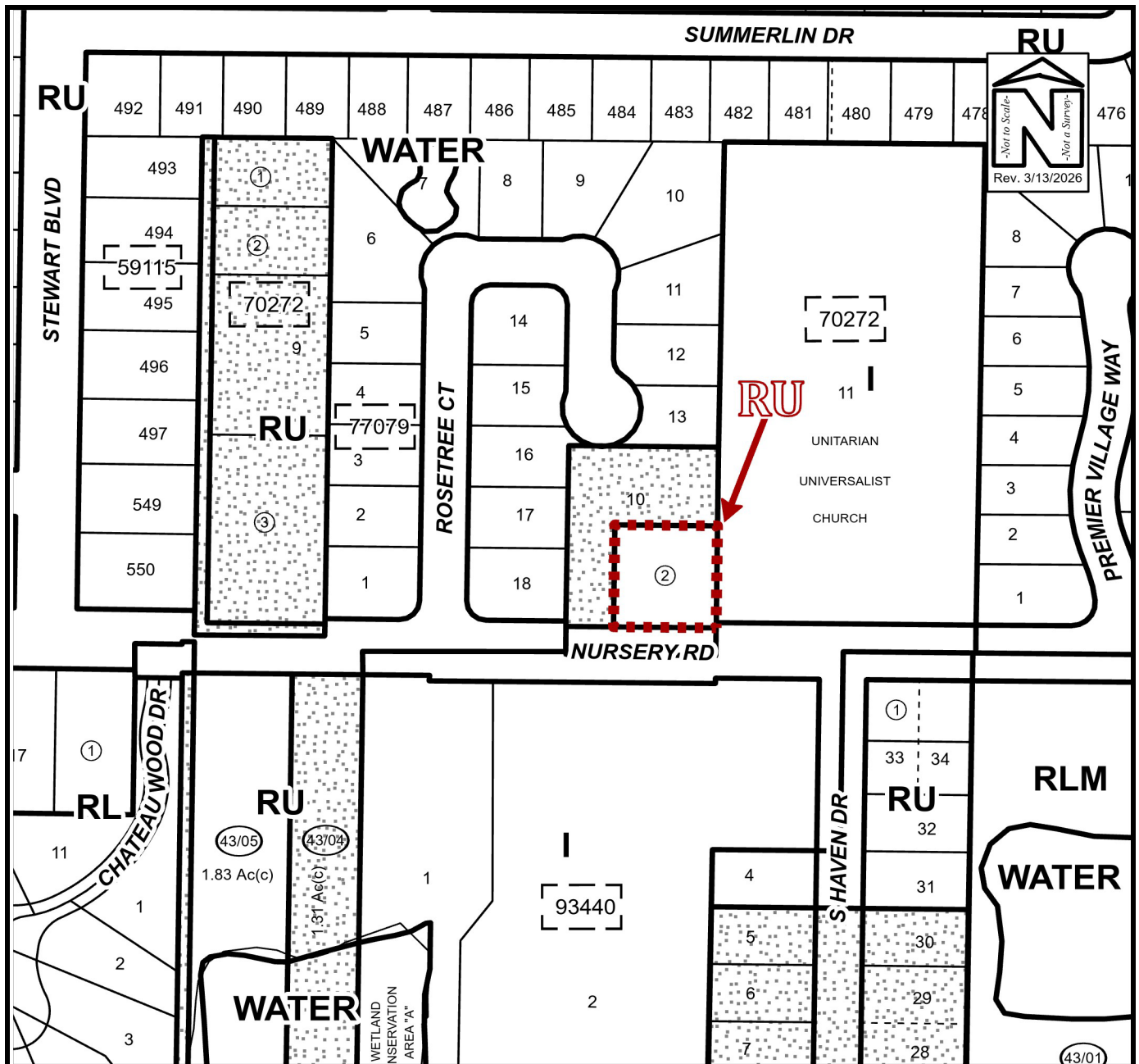
Tier II and III amendments must additionally provide the following:

- ☐ Pre-application meeting
- ☐ For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- ☐ Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

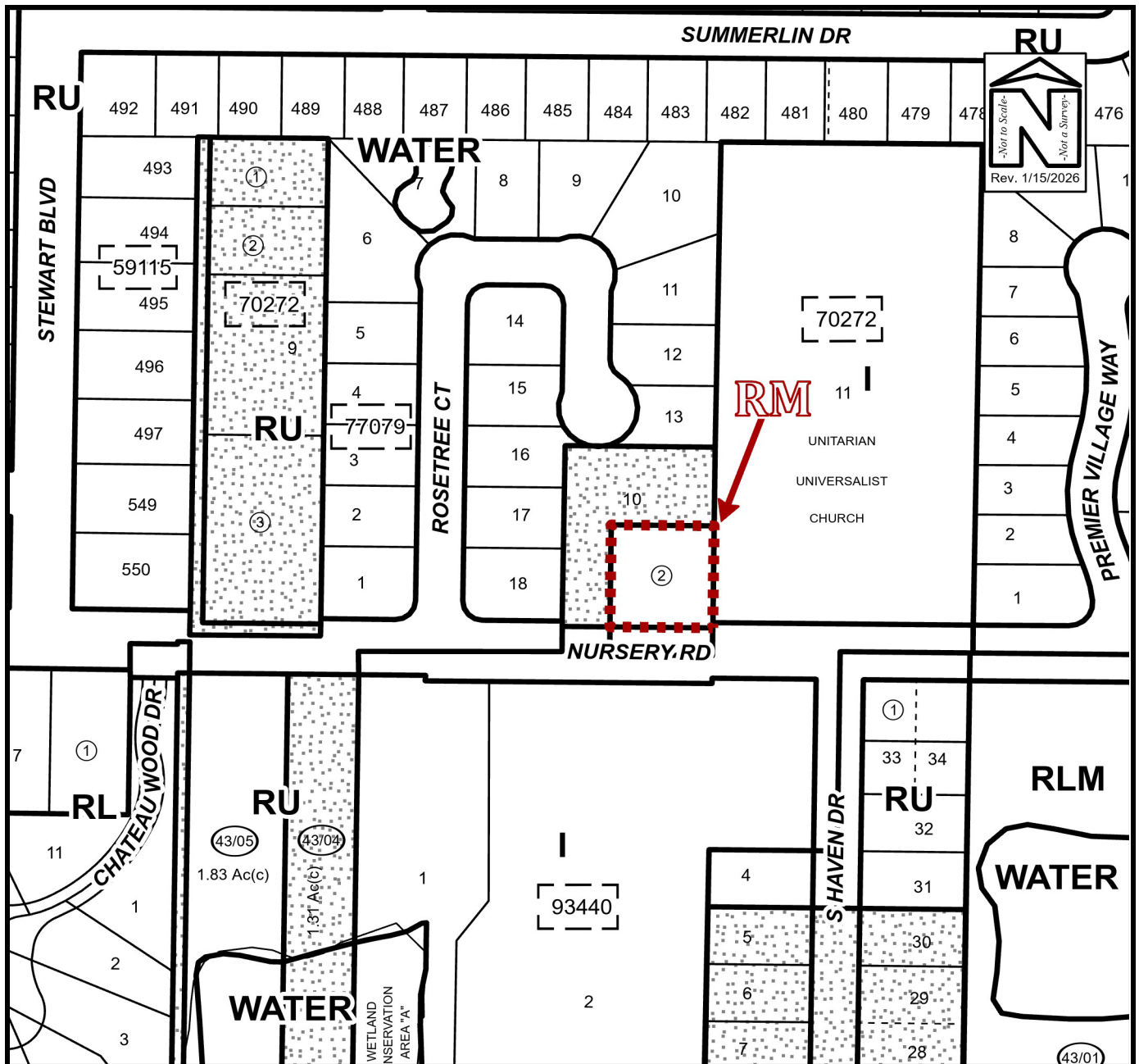
- ☐ Justification narrative demonstrating one or more of these unanticipated changes:
 - Improvement in transit facilities
 - Increases in population or employment densities
 - Local government funding study for public infrastructure
 - Other unique conditions

* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Countywide Rules Section 6.1.5.



CURRENT LAND USE MAP

Owner(s): Lantern Senior Care LLC		Case:	LUP/REZ2025-11004
Site: 2446 Nursery Road		Property Size(Acres):	0.40
Land Use		PIN:	19-29-16-70272-400-1002
From:	Residential Urban (RU)		
To:	Residential Medium (RM)	Atlas Page:	317B
		Zoning	
		Medium Density Residential (MDR)	
		High Density Residential (HDR)	



PROPOSED FUTURE LAND USE MAP

Owner(s): Lantern Senior Care LLC		Case:	LUP2025-11004
Site: 2446 Nursery Road		Property Size(Acres):	0.40
Land Use		PIN:	19-29-16-70272-400-1002
From:	Residential Urban (RU)		
To:	Residential Medium (RM)	Atlas Page:	317B

ORDINANCE NO. 9864-26

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY, TO CHANGE THE LAND USE DESIGNATION FOR CERTAIN REAL PROPERTY LOCATED ON THE NORTH SIDE OF NURSERY ROAD, APPROXIMATELY 186 FEET EAST OF ROSETREE COURT, WHOSE POST OFFICE ADDRESS IS 2446 NURSERY ROAD, CLEARWATER, FLORIDA 33764, FROM RESIDENTIAL URBAN (RU), TO RESIDENTIAL MEDIUM (RM); PROVIDING AN EFFECTIVE DATE.

WHEREAS, the amendment to the Future Land Use Element of the Comprehensive Plan of the City as set forth in this ordinance is found to be reasonable, proper and appropriate, and is consistent with the City's Comprehensive Plan; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLEARWATER, FLORIDA:

Section 1. The Future Land Use Element of the Comprehensive Plan of the City of Clearwater is changed by designating the land use category for the hereinafter described property as follows:

<u>Property</u>	<u>Land Use Category</u>
See attached Exhibit "A" for Legal Description	From: Residential Urban (RU)
(LUP2025-11004)	To: Residential Medium (RM)

The map attached as Exhibit "B" is hereby incorporated by reference.

Section 2. The City Council does hereby certify that this ordinance is consistent with the City's Comprehensive Plan.

Section 3. This ordinance shall take effect contingent upon and subject to the approval of the land use change by the Pinellas County Board of County Commissioners, where applicable, and thirty-one (31) days post-adoption. If this ordinance is appealed within thirty (30) days after adoption, then this ordinance will take effect only after approval of the land use designation by the Pinellas County Board of Commissioners and upon issuance of a final order determining this amendment to be in compliance either by the Department of Commerce or the Administration Commission, where applicable, pursuant to section 163.3187, Florida Statutes. The Community Development Coordinator is authorized to transmit to Forward Pinellas, in its role as the Pinellas Planning Council, an application to amend the Countywide Plan Map in order to achieve consistency with the Future Land Use Element of the City's Comprehensive Plan as amended by this ordinance.

PASSED ON FIRST READING

PASSED ON SECOND AND FINAL
READING AND ADOPTED

Bruce Rector
Mayor

Approved as to form:

Attest:

Matthew J. Mytych, Esq.
Senior Assistant City Attorney

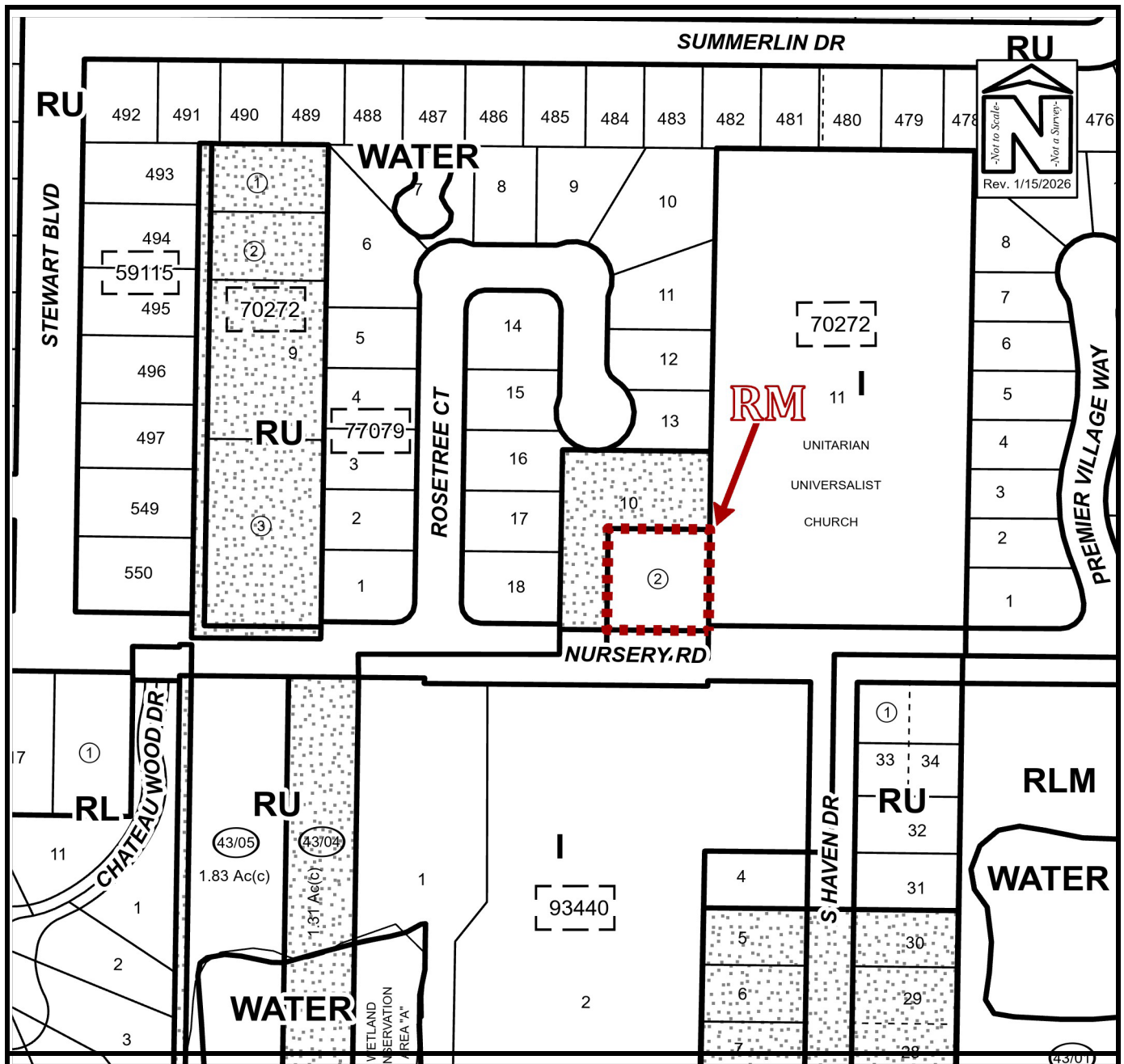
Rosemarie Call, MPA, MMC
City Clerk

Legal Description
2446 Nursery Road

A portion of Lot 10 of PINELLAS GROSS BDI SION, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being more particularly described as follows:

Commence at the Southeasterly most corner of Lot 13 of ROSETREE COURTS BDI SION as recorded in Plat Book 9, Page 20, Public Records of Pinellas County, Florida as a point of reference; thence S. $00^{\circ} 56' 52''$ W., 103.13 feet to a point of beginning; thence continue S. $00^{\circ} 56' 52''$ W., 133.9 feet to a point on the Northerly right-of-way of Nursery Road (A thirty three foot half right-of-way); thence N. $89^{\circ} 24' 14''$ W., along said right-of-way, 130.66 feet; thence leaving said right-of-way West., $00^{\circ} 5' 58''$ E., 133.9 feet; thence S. $89^{\circ} 24' 14''$ E., 130.61 feet to the point of beginning. Together with that certain Easement granting right-of-way as to ingress and egress to property recorded in O.R. Book 5550, Page 595 of the Public Records of Pinellas County, Florida.

Exhibit "A"



PROPOSED FUTURE LAND USE MAP

Owner(s): Lantern Senior Care LLC		Case:	LUP2025-11004
Site: 2446 Nursery Road		Property Size(Acres):	0.40
Land Use		PIN:	19-29-16-70272-400-1002
From:	Residential Urban (RU)		
To:	Residential Medium (RM)	Atlas Page:	317B
Zoning			
Medium Density Residential (MDR)			



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: March 17, 2026
AGENDA ITEM: ID#26-0281
CASE: LUP2025-11004 – 2446 Nursery Road
REQUEST: Amendment to the city’s Future Land Use Map for the property located at 2446 Nursery Road from the Residential Urban (RU) category to the Residential Medium (RM) category.

GENERAL DATA:
Agent(s)..... Arend Verweij
Owner(s)..... Lantern Senior Care, LLC
Location North side of Nursery Road approximately 186 feet east of Rosetree Court
Property Size 0.40 acres

BACKGROUND & PROPOSAL

This case involves a property consisting of one parcel totaling 0.40-acres located on the north side of Nursery Road, approximately 186 feet east of Rosetree Court, at 2446 Nursery Road. The property is owned by Lantern Senior Care LLC. Lantern Senior Care is an Assisted Living Facility that focuses on memory care and Alzheimer’s disease. The request is to change the Future Land Use Map designation of this property from Residential Urban (RU) to Residential Medium (RM).

The site is developed with a 4,143 square foot detached dwelling. The structure has been operating as an assisted living facility for ten years. Should this proposed amendment be approved, the existing Assisted Living Facility use would continue to be an allowed use within the Residential Medium (RM) designation. The purpose of this request is to achieve an increase in allowed bed space. The owner of the subject parcel has submitted an application for a future annexation (ANX2026-02002) for the abutting parcel to the northwest. The parcel is under the same ownership. The applicant would like to combine the parcels and increase the bed count.

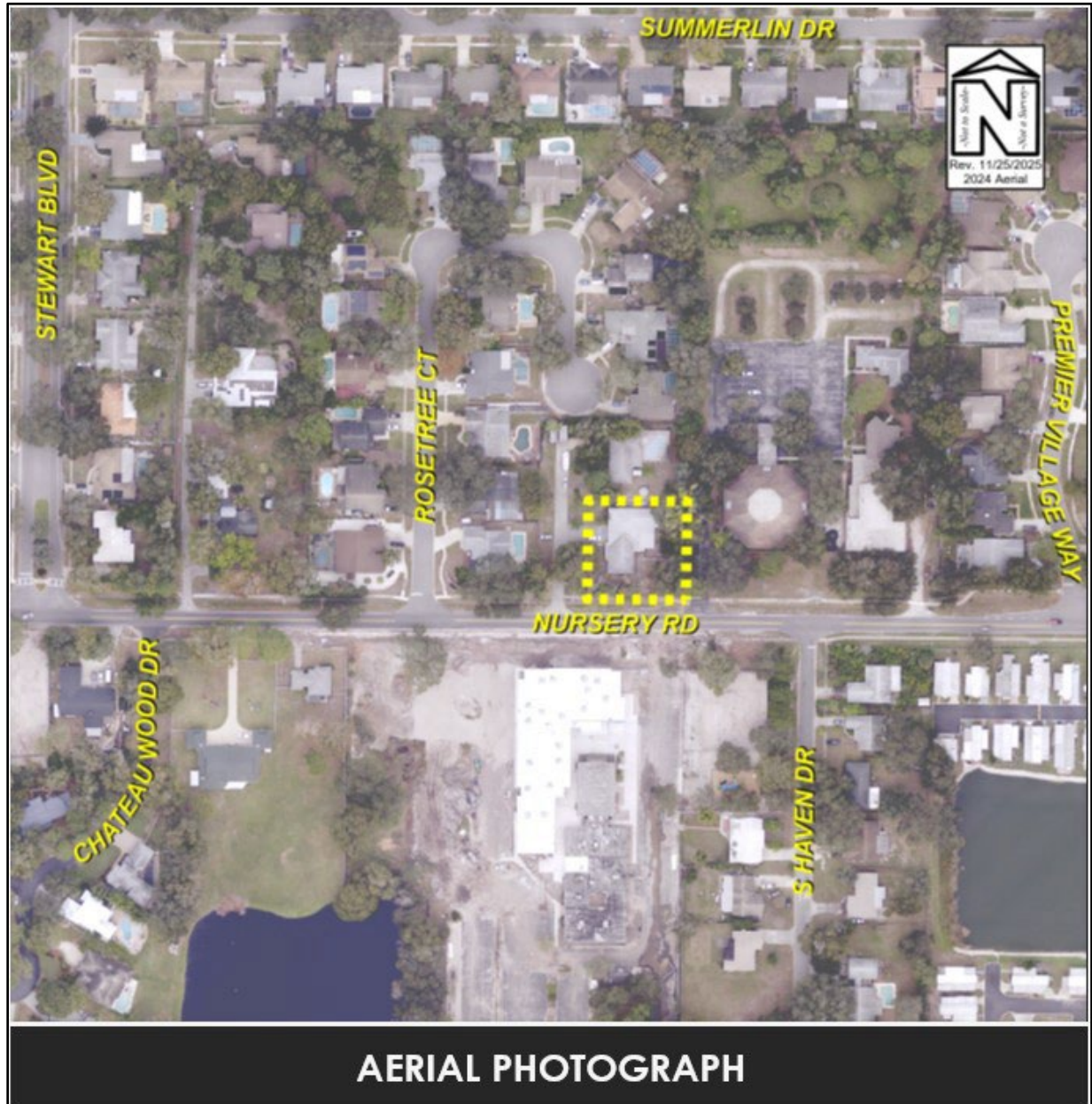
The requested amendment to the Residential Medium (RM) category is generally consistent with the surrounding parcels and would allow for future development that is compatible with surrounding uses and is appropriate to be located along Nursery Road. An amendment to the *Countywide Plan Map* will be required to bring consistency between the City’s Future Land Use Map and the *Countywide Plan Map*. The applicant understands all necessary approvals and permits must be obtained before development of the subject site occurs.

VICINITY CHARACTERISTICS

Maps 1 and 2 show the general location of the property and an aerial view of the amendment area and its surroundings.



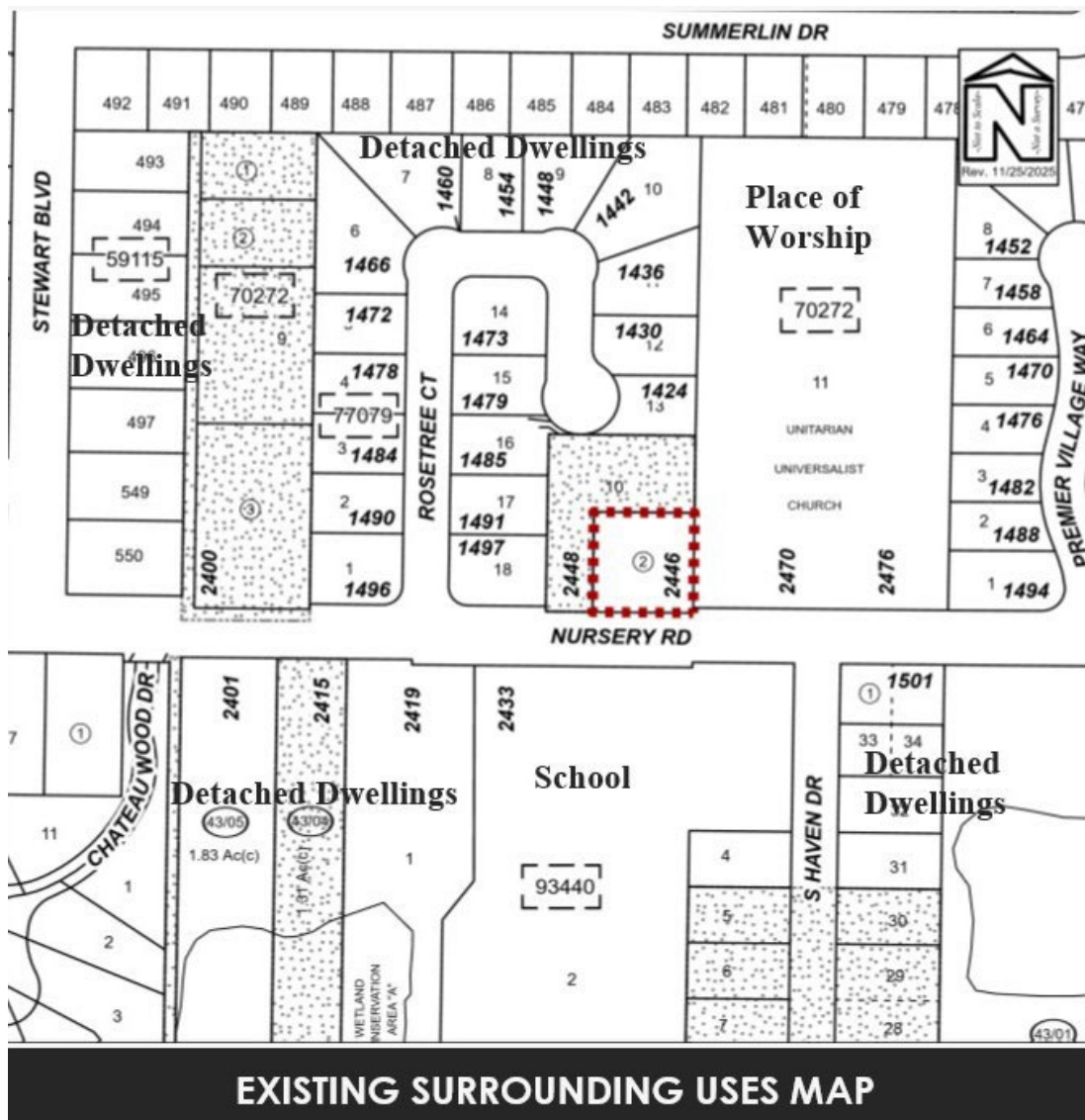
Map 1



AERIAL PHOTOGRAPH

Map 2

Map 3 shows the existing surrounding uses which are a mix of residential and institutional as is typical along this section of Nursery Road. The parcel to the northwest, directly abutting the subject area, consists of a detached dwelling that is also owned by Lantern Senior Care, LLC. It operates out of both 2446 and 2448 Nursery Road. As seen on Map 3, the shaded portion surrounding the subject parcel to the northwest is currently in Unincorporated Pinellas County and is proposed to be annexed into the city of Clearwater. The Unitarian Universalists of Clearwater church is located directly to the east of the subject property. Located across from the subject area, south across Nursery Road, is the Discovery Academy of Science K-8 School.



Map 3

PROPOSED FUTURE LAND USE MAP

Community Development Board – March 17, 2026
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A comparison between the uses, densities, and intensities allowed by the existing and proposed Future Land Use Map (FLUM) designations appears in Table 1, along with the consistent zoning districts.

Table 1. Uses, Densities and Intensities Allowed by Existing and Proposed Future Land Use Map Designations

	Existing FLUM Designation Residential Urban (RU)	Proposed FLUM Designation Residential Medium (RM)
Primary Uses:	Urban Low Density; Residential Equivalent	Moderate to High Density Residential; Residential Equivalent
Maximum Density:	7.5 Dwelling Units per Acre	15 Dwelling Units per Acre
Maximum Intensity:	FAR 0.40; ISR 0.65	FAR 0.50; ISR 0.75
Consistent Zoning Districts:	Low Medium Density Residential (LMDR) & Medium Density Residential (MDR)	Medium Density Residential (MDR) & Medium High Density Residential (MHDR)

REVIEW CRITERIA:

Consistency with the Clearwater Comprehensive Plan [Sections 4-603.F.1 and 4-603.F.2]

Recommended Findings of Fact:

Applicable objectives and policies of Clearwater 2045, the Clearwater Comprehensive Plan, that support the proposed amendment include:

- | | |
|------------------|--|
| Objective QP 5.1 | Use Table QP 1. Future Land Use Categories and Map QP 3. Future Land Use to guide development in the city consistent with the Countywide Plan Map and implemented through the CDC. |
| Policy QP 5.1.1 | Recognize the consistency between the countywide future land use categories, the city's future land use categories, and the city's zoning district as shown in Table QP 1. Future Land Use Categories. |
| Objective QP 5.2 | Continue to review and evaluate amendments to the Future Land Use Map to ensure proposed uses and density or intensity are compatible with surrounding areas and consistent with the Countywide Rules. |
| Policy QP 5.2.6 | Evaluate proposed amendments to ensure there are appropriate density and intensity transitions within neighborhoods. |

Policy QP 5.2.7	Ensure proposed amendments will not create uses, densities, or intensities that are incompatible with the surrounding neighborhood or any applicable special area or redevelopment plans.
Policy QP 5.2.8	Continue to evaluate that sufficient public facilities are available to support proposed increases to density or intensity and require mitigation strategies if sufficient public facilities will not be available.
Policy M 1.1.5	Continue implementation of the current Mobility Management System, including the multimodal impact fee, through the Community Development Code (CDC) to generate funding for multimodal mobility improvements.

Recommended Conclusions of Law:

The request is consistent with the goals, objectives, and policies of *Clearwater 2045*, the Clearwater Comprehensive Plan. The proposed Residential Medium (RM) future land use category is generally consistent with surrounding parcels and would allow for future development that is compatible with adjacent uses and appropriate for a location along Nursery Road. Additionally, it is compatible with the Institutional future land use category that exists to the east.

Consistency with the Countywide Rules

Recommended Findings of Fact:

The underlying *Countywide Plan Map* category on the proposed amendment area is Residential Low Medium (RLM). Section 2.3.3.3 of the *Countywide Rules* states that the current Residential Low Medium (RLM) category is intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.

The proposed City of Clearwater future land use designation of Residential Medium (RM) will necessitate a *Countywide Plan Map* amendment from the Residential Low Medium (RLM) category to the Residential Medium (RM) category in order to maintain consistency between the City's Future Land Use Map and the *Countywide Plan Map*. Section 2.3.3.4 of the *Countywide Rules* states that the current Residential Medium (RM) category is intended depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities, including transit, and natural resources of such areas.

Recommended Conclusions of Law:

The proposed Future Land Use Map Amendment will require amendments to the *Countywide Plan Map* and the Land Use Strategy Map contained within the *Countywide Rules*. The proposed Residential Medium (RM) future land use category will require an amendment to the *Countywide Plan Map* category from Residential Low Medium (RLM) to Residential Medium (RM). The proposed amendment is consistent with the purpose of the proposed Residential Medium (RM) category in the *Countywide Rules* and with the criteria for *Countywide Plan Map* consistency.

Compatibility with Surrounding Properties/Character of the City & Neighborhood [Section 4-603. F.3 and Section 4-603. F.6]

Recommended Findings of Fact:

The proposed amendment area is currently being used as an Assisted Living Facility and has a future land use category of Residential Urban (RU). The current future land use category of Residential Urban (RU) primarily permits urban low density residential developments at 7.5 dwelling units per acre at a floor area ratio (FAR) of 0.40 and an impervious surface area ratio (ISR) of 0.65. The proposed Residential Medium (RM) future land use category primarily permits moderate to high density residential developments up to 15 dwelling units per acre at a floor area ratio (FAR) of .50 and an impervious surface area ratio (ISR) of 0.75.

The Assisted Living Facility use is allowed in both the current and proposed future land use categories.

Recommended Conclusions of Law:

The proposed Residential Medium (RM) future land use category is consistent with the surrounding properties and character of the neighborhood. Nursery Road is classified as a collector in the Mobility section of the Comprehensive Plan and residential equivalent uses are appropriate along such corridors. The proposed amendment would allow an increase in the number of beds within the assisted living facility.

Sufficiency of Public Facilities [Section 4-603.F.4]

Recommended Findings of Fact:

To assess the sufficiency of public facilities needed to support potential development on the proposed amendment area, the maximum development potential of the property under the existing and proposed city Future Land Use Map designations were analyzed.

Table 2. Development Potential for Existing & Proposed FLUM Designations

	Existing FLUM Designation Residential Urban (RU)	Proposed FLUM Designation Residential Medium (RM)	Net Change
Site Area	0.40 AC (17,424 SF)	0.40 AC (17,424 SF)	
Maximum Development Potential	3 DUs/ 9 Beds 6,969 SF 0.40 FAR	6 DUs/ 18 Beds 8,715 SF 0.50 FAR	3 DUs / 9 Beds +1, 746 SF +0.10 FAR
Abbreviations: FLUM – Future Land Use Map AC – Acres SF – Square feet DUs – Dwelling Units FAR – Floor Area Ratio			

As shown in Table 2, there is an increase in dwelling units and residential equivalent development potential. Future development would potentially increase the demand for public facilities, which is further detailed below; however, since any future development would need to meet applicable zoning standards resulting in square footage less than the maximums detailed above, the increases would likely be less than what is shown.

Potable Water: The change in development potential from this amendment could result in an increase in potable water use of up to 175.2 gallons per day. This increase is determined by taking the potential potable water utilization of the proposed land use development with the maximum square footage permitted (871.2 GPD) and subtracting it from the usage of the existing square footage of the facility (696 GPD). Nonresidential uses utilize a percentage of the total square footage for potable water calculations, so the utilization would be the same, as the use is not changing.

Due to future development having to meet zoning code requirements, it's likely that the actual development would be less than the maximum development potential, meaning the increase in potable water would be less than the maximum potential as shown in the analysis.

The city's current potable water demand is 11.209 million gallons per day (MGD). The city's adopted level of service (LOS) standard for potable water service is 100 gallons per capita per day, while the actual usage is estimated at 76.24 gallons per capita per day (2023 Public Supply Annual Report). The city's 10-year Water Supply Facilities Work Plan (2022-2023 Planning Period), completed July 2022, indicates that based on the updated water demand projections and other factors, the city has adequate water supply and potable water capacity for the 10-year planning horizon.

Wastewater (Sanitary Sewer): The change in development potential from this amendment could result in an increase in wastewater use of up to 139 gallons per day. This increase is determined by taking the potential wastewater utilization of the proposed land use development with the maximum square footage permitted (696 GPD) and subtracting it from the usage of existing square footage of the facility (557 GPD).

Nonresidential uses utilize a percentage of the total square footage for wastewater calculations, so the utilization would be the same, as the use is not changing.

Due to future development having to meet zoning code requirements, it's likely that the actual development would be less than the maximum development potential, meaning the increase in wastewater would be less than the maximum potential as shown in the analysis.

The amendment area is served by the East Water Reclamation Facility, which presently operates around 2 million gallons per day. The city's adopted LOS standard for wastewater service is 100 gallons per capita per day, and the current operational capacity is well within its permitted capacity of 5 million gallons per day. Therefore, there is excess wastewater capacity to serve the amendment area.

Solid Waste: The change in development potential from this amendment could result in an increase from the current solid waste generation of 2.2 tons per year. This value is the same under the current future land use designation. This value is determined by taking the utilization of the proposed land use development with the maximum square footage of the facility (10.9 TPY) and subtracting it from the usage of the existing square footage of the facility (8.7 TPY).

Due to future development having to meet zoning code requirements, it's likely that the actual development would be less than the maximum development potential, meaning the increase in solid waste would be less than the maximum potential of tons per year as shown in the analysis.

The city's adopted LOS standard for solid waste service is 1.3 tons per year, or 7.12 pounds per person per day; however, Pinellas County handles all solid waste disposal at the Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill, which has significant capacity. Additionally, the city provides a full-service citywide recycling program which diverts waste from the landfill, helping to extend the lifespan of Bridgeway Acres. There is excess solid waste capacity to serve the amendment area.

Parkland: Under both the existing and proposed future land use, the LOS citywide for parkland will continue to exceed the adopted LOS of 4 acres per 1,000 residents. The city is currently providing 7.95 acres of parkland per 1,000 residents. This is calculated using the total acreage of parks within the city, dividing it by the 2022 Florida Bureau of Economic and Business Research (BEBR) population estimates, and then multiplying by 1,000. Based on this impact analysis, the current provision of 7.95 acres of parkland per 1,000 would remain unchanged [Source: Parks and Recreation Facilities Impact Fee Study, prepared by Benesch (formerly Tindale Oliver) May 23, 2022].

Amending a property's future land use or zoning designation does not have an immediate impact on the city's parks and recreation system and parkland requirements. Impacts are felt when development occurs. This Future Land Use Map Amendment will have no additional impact on parkland.

Stormwater: Site plan approval will be required before the amendment area can be redeveloped. At that time, the stormwater management system for the site will be required to meet all city and Southwest Florida Water Management District stormwater management criteria.

Streets: The amendment area is located on the north side of Nursery Road, approximately 186 feet east of Rosetree Court. To evaluate potential impacts on streets, the typical traffic impacts figures (trips per day per

acre) in the *Countywide Rules* for the corresponding *Countywide Plan Map* categories (existing and proposed) are compared. The current number of trips per day (67 trips) is calculated based on the traffic generation numbers for an assisted living facility/residential equivalent use in the Residential Urban (RU) category (26 trips per day per acre), and the proposed number of trips under the Residential Medium (RM) category would be 96 trips (38 trips per day per acre). This could result in an increase of 12 trips from the amendment area.

Nursery Road is classified as a collector in the Mobility section of the Comprehensive Plan. Since the numbers provided within the *Countywide Rules* for this review are aggregate trips per acre based on multiple commercial uses, the Public Works Department's Traffic Engineering Division will review any proposed redevelopment and provide traffic-related comments as part of that review. The review would address code requirements, including but not limited to, parking and loading, vehicle stacking, ingress and egress, and implementation of the city's Mobility Management System.

The Mobility Management System applies to both deficient and non-deficient roadways which are determined by operating LOS. This segment of Nursery Road is operating at a LOS C according to the 2025 Annual Level of Service Report from Forward Pinellas. Based on the number of net new trips created, either the multimodal impact fee would be paid or, depending on the traffic impacts identified by the city's Traffic Engineering Division, a traffic impact study or transportation management plan could be required.

Recommended Conclusions of Law:

Based upon the findings of fact, the proposed amendment would increase the demand on several of the public facilities; however, it is determined that the proposed change will not result in the degradation of the existing levels of service for potable water, wastewater, solid waste, parkland, stormwater management, and streets.

Impact on Natural Resources [Section 4-603.F.5]

Recommended Findings of Fact:

No wetlands are located within the amendment area. The city's Community Development Code requires that development is compliant with the city's tree preservation, landscaping, and stormwater management requirements.

Recommended Conclusions of Law:

Amending a property's future land use designation does not have an immediate impact on natural resources. Impacts on natural resources are felt when development occurs. Any future development would be required to meet the city's Community Development Code, which includes protections for natural resources. Therefore, this proposed Future Land Use Map Amendment will not impact natural resources within the amendment area.

SUMMARY & RECOMMENDATION

No amendment to the Comprehensive Plan or Future Land Use Map shall be recommended for approval or receive a final action of approval unless it complies with the standards contained in Section 4-603.F,

Community Development Code. Table 3 below depicts the consistency of the proposed amendment with the standards under to Section 4-603.F:

Table 3. Consistency with Community Development Code Standards for Review

CDC Section 4-603	Standard	Consistent	Inconsistent
F.1	The amendment will further implementation of the <i>Comprehensive Plan</i> consistent with the goals, policies and objectives contained in the Plan.	X	
F.2	The amendment is not inconsistent with other provisions of the <i>Comprehensive Plan</i> .	X	
F.3	The available uses, if applicable, to which the properties may be put are appropriate to the properties in question and compatible with existing and planned uses in the area.	X	
F.4	Sufficient public facilities are available to serve the properties.	X	
F.5	The amendment will not adversely affect the natural environment.	X	
F.6	The amendment will not adversely impact the use of properties in the immediate area.	X	

Based on findings of facts and conclusions of law stated above, the Planning and Development Department recommends the following action:

Recommend APPROVAL of the Future Land Use Map Amendment from Residential Urban (RU) to Residential Medium (RM).

Prepared by Planning and Development Department Staff:



Adrian D. Young
Planner I

ATTACHMENTS: Ordinance No. 9864-26
Photographs
Resume

4.2 LUP2025-11004: Amend the Future Land Use Map designation from Residential Urban (RU) to Residential Medium (RM). (Level Three Application)

Case: LUP2025-11004 - 2446 Nursery Road

Owner: Lantern Senior Care LLC

Applicant: Arend Verweij; 2448 Nursery Road, Clearwater, FL 33764; Phone: (408) 839-1693

Location: North side of Nursery Road approximately 186 feet east of Rosetree Court. (0.40 acres)

Request: Amend the Future Land Use Map designation from Residential Urban (RU) to Residential Medium (RM).

Type of Amendment: Small Scale

Associations: Board of County Commissioners, Clearwater Neighborhood Coalition, Pinellas County School Board

Assigned Planner: Adrian Young; Planner I; email: adrian.young@myclearwater.com; Phone: 727-444-8320

The application, supporting documents, and a complete plan set are attached to this agenda item. The staff report will be attached by the close of the business day on the Thursday prior the CDB.

Planner Adrian Young presented a PowerPoint presentation.

In response to questions, Planning Division Manager Marcie Stenmark said the item before the Board is a land use plan amendment to change the map of the future land use map. The Applicant may choose to make changes to the building in the future through the permitting process. Staff is aware that the Applicant is using the facility as an assisted living facility and wishes to continue to do so with additional beds.

Applicant Arend Verweij reviewed the request. Lantern Senior Care, LLC has a license to operate 12 beds, which is above the allowed usage. He said the facility has been operating for over 30 years and was grandfathered in. The zoning amendment would allow the facility to operate up to 18 beds. There are currently 12 residents. He said all employees, except one, live within the city. He read a letter from Andrea Morrow supporting the expansion of the facility.

In response to questions, Mr. Verweij said most residents of the facility have mental health issues ranging from a wide age group (33-79).

One individual expressed concerns with the proposed zoning change that will allow the facility to expand its bed space and submitted a letter signed by 16 residents who live in the adjacent neighborhood and oppose the proposed ordinance. He said the facility is under new ownership and he does not believe the facility is capable to operate the expansion.

One individual opposed the Applicant's request and raised questions regarding the management of the facility and shared her observations and questioned the state of care (i.e., facility cleanliness, patient fell outside on the grass and did not have a wheelchair, background checks, etc.).

One individual expressed concerns with how the increased density would impact vehicular traffic and the school across the street.

Mr. Verweij said the facility is inspected by the Health Department, Agency for Health Care Administration, and the Fire Department. The

facility is typically inspected on a quarterly basis and is in full compliance with rules and regulations.

In response to questions, Planning and Development Director Lauren Matzke said the facility is licensed for 12 beds, which is a few more beds than what they are entitled to under the Residential Urban category, but they were grandfathered in as an existing nonconforming use. The Applicant is requesting up to 18 beds with the proposed change.

Discussion ensued with comments made that the Board's role is limited to whether a recommendation is made to City Council to approve the ordinance change.

Board Member Chenault moved to recommend approval of Case LUP2025-11004 (2446 Nursery Road) based on the evidence and testimony presented in the application, the Staff Report and at today's hearing, and hereby adopt the Findings of Fact and Conclusions of Law stated in the Staff Report. The motion was duly seconded and upon roll call, the vote carried as follows:

Ayes: 6 - Board Member Boutzoukas, Board Member Park, Board Member Achinelli, Board Member Hinrichs, Board Member Chenault and Haudricourt

Nays: 2 - Board Member Hupp and Mastruserio

The meeting adjourned at 1:40 p.m.

Supplemental Documentation

1. MAX Index Criteria Summary
2. ALF/HCA Bed Calculation Response



February 20, 2026

Good afternoon,

Thank you for meeting with Forward Pinellas staff on February 19th, 2025 to discuss your potential Countywide Plan Map amendment (2446 Nursery Road).

Following our preliminary review and discussion during the Pre-Application Meeting, we have summarized key notes from our meeting for your consideration:

- **Multimodal Accessibility Index (MAX Index):**

The subject area is located within a Multimodal Accessibility Index (MAX Index) underperforming grid cell, meaning the score does not meet or exceed the Countywide MAX Index average. Because the proposed amendment would result in an increase in density and/or intensity, Section 6.5.5.2 of the Countywide Rules applies and requires the amendment to be evaluated using the MAX Index balancing criteria.

Under this section, amendments within underperforming grid cells may only be approved based on a balancing of the applicable criteria. Any future application would need to clearly identify which MAX Index criteria are being relied upon and how the amendment would address or mitigate the site's existing multimodal deficiencies.

We encourage you to review these items carefully, as addressing them early in the process may help avoid delays and ensure a smoother overall review. Please also be mindful of any applicable Countywide Rules, including the Relevant Countywide Considerations, as you finalize your proposal.

As a reminder, this meeting does not constitute an official filing of your application. Your proposed amendment will be formally reviewed once a complete application packet has been submitted. If you have any questions or would like to discuss any of the comments above in more detail, please feel free to call me at 727-464-5679 or email me at ewennick@forwardpinellas.org.

Sincerely,

Emma Wennick

Emma Wennick
Program Planner

Forward Pinellas - Countywide Plan Map Amendment
MAX Index Criteria Summary
LUP2025-11004 - 2446 Nursery Road

The current Countywide average MAX Index score is 8.1. According to the *Forward Pinellas Countywide Plan Map*, the Grid Cell MAX Index Score for the subject property is 7.5.

The subject area is located within a MAX Index underperforming grid cell. Amendments within an underperforming grid cell may only be approved based on a balancing of applicable criteria as outlined in *Section 6.5.5.2* of the Countywide Rules.

Section 6.5.5.2.E, as a balancing criterion, is that the amendment contributes to the multimodal advancement of the proposed amendment area and surrounding areas, as outlined by the locally adopted Multimodal Plan, or Land Development Regulations.

The subject parcel, 2446 Nursery Road, is currently being utilized as a licensed assisted living facility. Lantern Senior Care stated they have one (1) resident who is approved for the Pinellas Suncoast Transit Authority wheelchair transport program.

The residents of the Lantern Senior Care do not own cars and do not leave the premises unless they are accompanied by ALF staff or a family member. With its current use this amendment would not add any additional trips to the multimodal network.

State of Florida
AGENCY FOR HEALTH CARE ADMINISTRATION
DIVISION OF HEALTH CARE POLICY AND OVERSIGHT
ASSISTED LIVING FACILITY
LICENSED with LIMITED MENTAL HEALTH

This is to confirm that LANTERN SENIOR CARE LLC has complied with the rules and regulations adopted by the State of Florida, Agency for Health Care Administration, as authorized by Chapter 429, Part I, Florida Statutes and 59A-36, Florida Administrative Code, and is authorized to operate the following:

LANTERN SENIOR CARE
2446 Nursery Rd
Clearwater, FL 33764-2720

Total Capacity: 12
Optional State Supplementation Residents: 0
Private Pay Residents: 12

EFFECTIVE DATE: 12/14/2024

EXPIRATION DATE: 12/13/2026



A handwritten signature in black ink, appearing to be "JW", written over a horizontal line.

Jason Weida, Secretary

Forward Pinellas - Countywide Plan Map Amendment
ALF/HCA Bed Calculation Response
LUP2025-11004 - 2446 Nursery Road

The City of Clearwater confirmed with the Agency for Health Care Administration that the facility does not have the potential to accommodate the proposed increase in bed space. Below is information about the number of beds that are allowed within the Assisted Living Facility (ALF) located at 2446 Nursery Road.

Florida Building Code Section 464.4.3.1 establishes a minimum of 35 square feet of living and dining space per resident, live in staff and live in family members and includes living, dining and accessible space. This requirement does not include bathrooms, corridors, or storage, or porches. Resident sleeping rooms are required to have 80 square feet of usable floor space for single occupancy and 60 square feet for multiple occupancy.

The 4,017 sq. ft. dwelling is a registered ALF (see attached license) with a total capacity of 12 and a total number of 12 private pay residents. The proposed Future Land Use amendment would increase the allowable beds from 9 to 18. Below is a density summary of existing and proposed Future Land Use.

Table 2. Development Potential for Existing & Proposed FLUM Designations

	Existing FLUM Designation Residential Urban (RU)	Proposed FLUM Designation Residential Medium (RM)	Net Change
Site Area	0.40 AC (17,424 SF)	0.40 AC (17,424 SF)	
Maximum Development Potential	3 DUs/ 9 Beds 6,969 SF 0.40 FAR	6 DUs/ 18 Beds 8,715 SF 0.50 FAR	3 DUs / 9 Beds +1, 746 SF +0.10 FAR
Abbreviations: FLUM – Future Land Use Map DUs – Dwelling Units AC – Acres SF – Square feet FAR – Floor Area Ratio			

At this time, this dwelling cannot achieve 18 units. The applicant could add on or reconfigure the dwelling to increase allowable bed space.

The same entity owns an Assisted Living Facility on a neighboring property within the city (2448 Nursery Road).