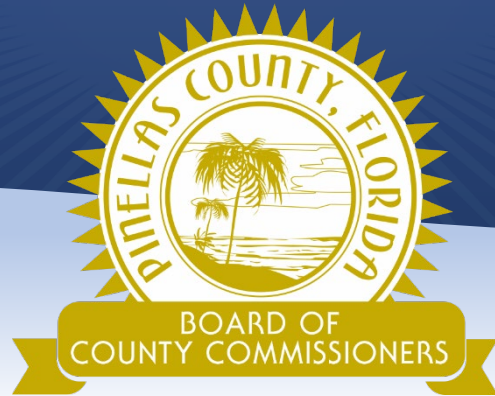


Community Assisted & Supporting Living, Inc.

Case #s FLU-23-03 & ZON-23-03

October 31, 2023



Our Vision:
To Be the Standard for
Public Service in America.

Current Request

Subject Property

2.79 acres located at 13000 Park Boulevard in unincorporated Seminole

Future Land Use Map (FLUM) Amendment

From: Residential Suburban To: Residential Low (2.5 to 5.0 units per acre)

Zoning Atlas Amendment

From: R-E, Residential Estate

To: RM-CO, Multi-family Residential – Conditional Overlay with a Development Agreement

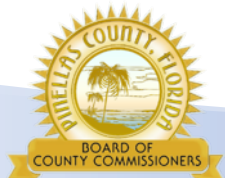
Existing Use: Single family home and accessory structures

Proposed Use: Multi-family for persons with developmental disabilities



Different cases went to public hearings in 2022 & early 2023

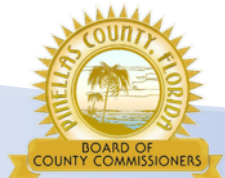
- **Identical FLUM amendment request (case # FLU-22-04)**
- **Similar Zoning amendment request (case # ZON-22-05)**
 - Rear setback increased from 120 feet to 200 feet
 - Inclusion of a Development Agreement
- **LPA recommended denial of the previous cases**
- **BCC denied FLUM request without prejudice; Zoning case moot**



Current Request

Conditional Overlay

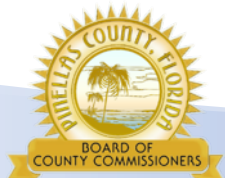
- **Maximum 20 residential dwelling units**
- **Combination of 1 & 2-bedroom units**
- **New single-story attached residential structures**
- **Independent housing for a maximum of 24 Persons with Developmental Disabilities, as defined by Florida Statutes**
- **Supportive housing services for onsite residents only**
- **Existing 2-story home to remain**
- **Required setbacks will meet or exceed those of the existing R-E district**
 - 25 ft front, 15 ft sides, 200 ft rear (10 ft front & 5 ft sides and rear standard in RM)



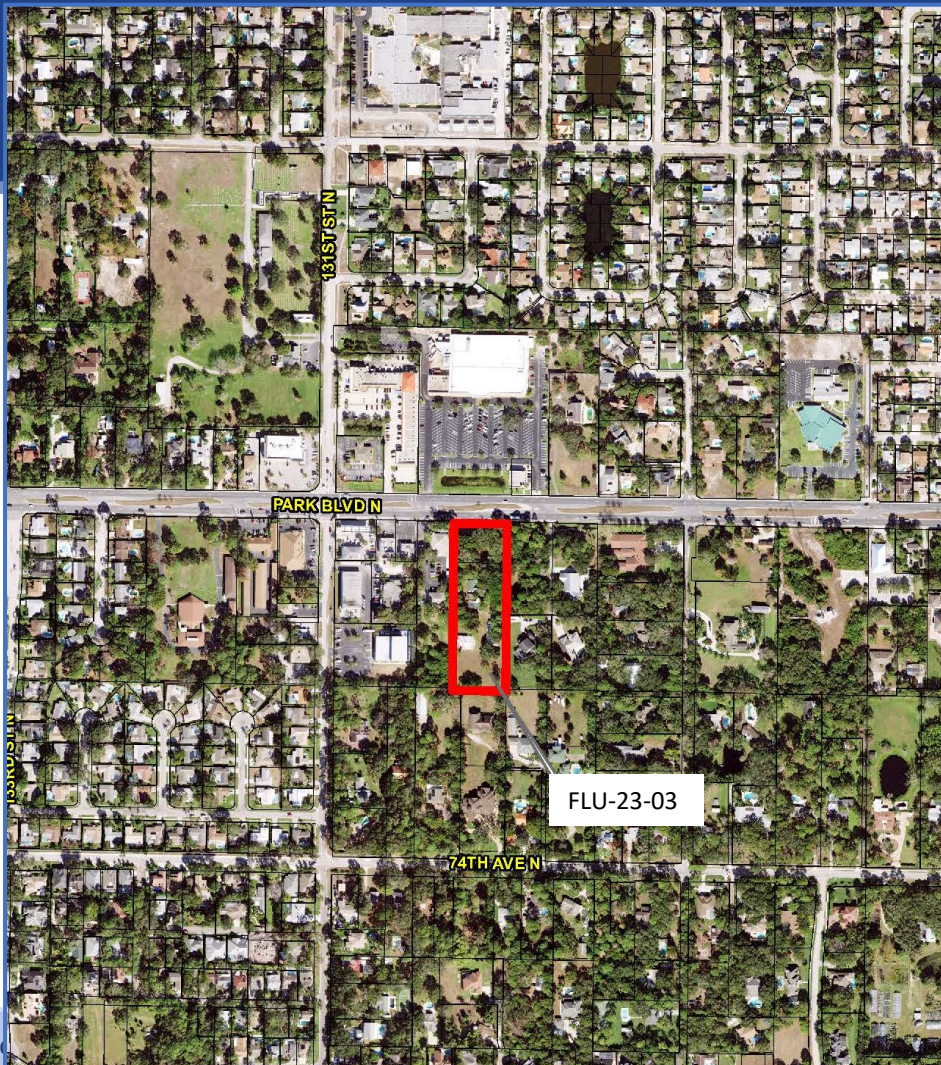
Current Request

Development Agreement

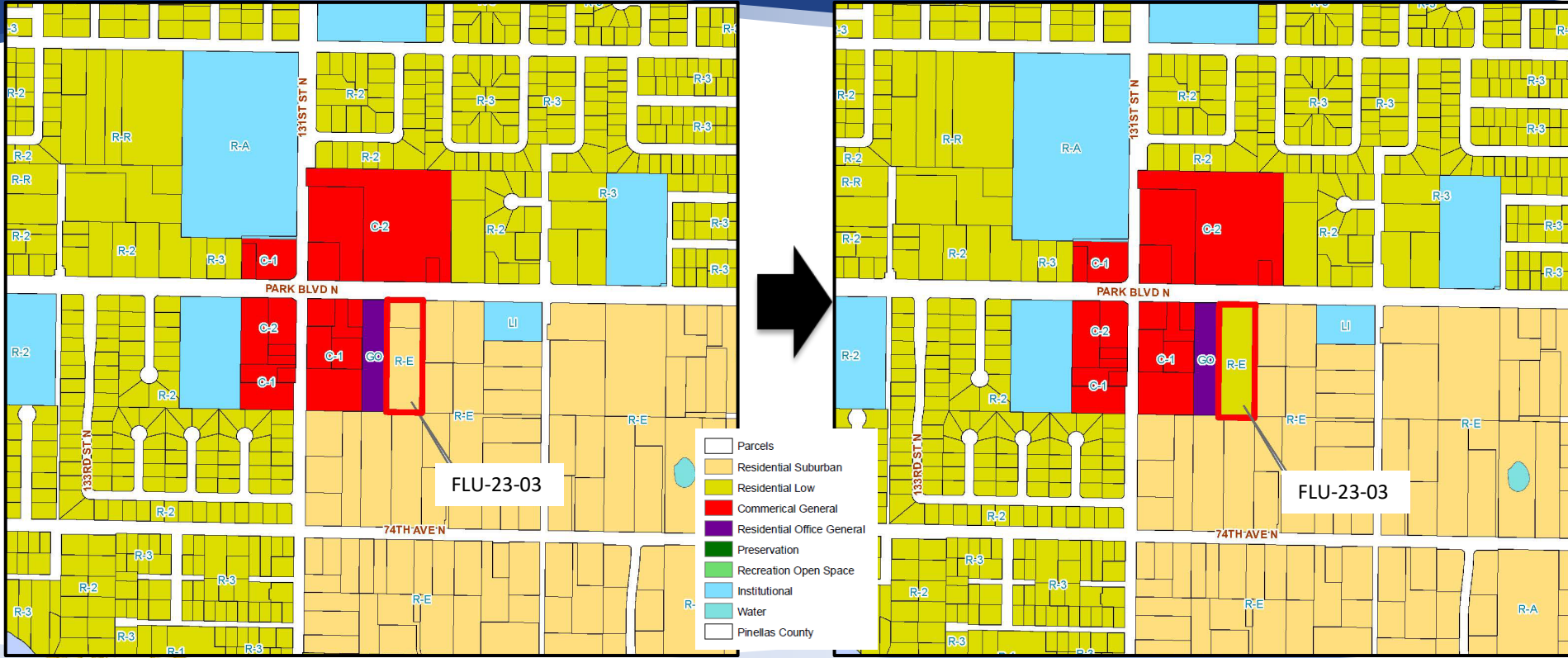
- Reinforces conditions/restrictions of the Conditional Overlay
- Makes concept plan binding
- Requires a deed restriction – makes it perpetual



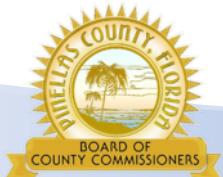
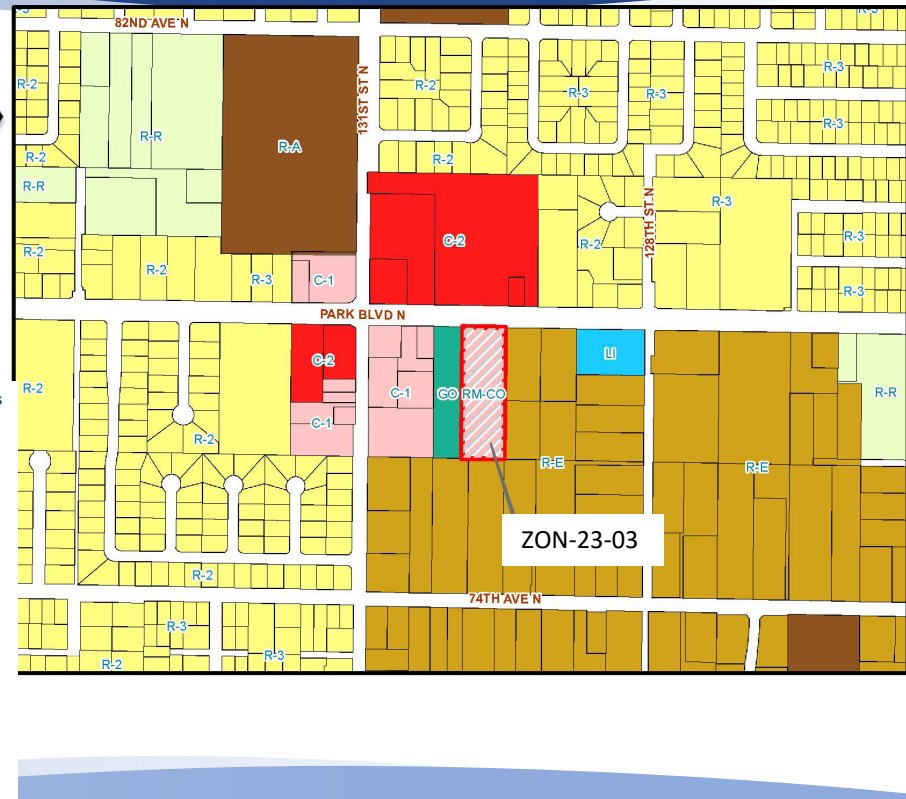
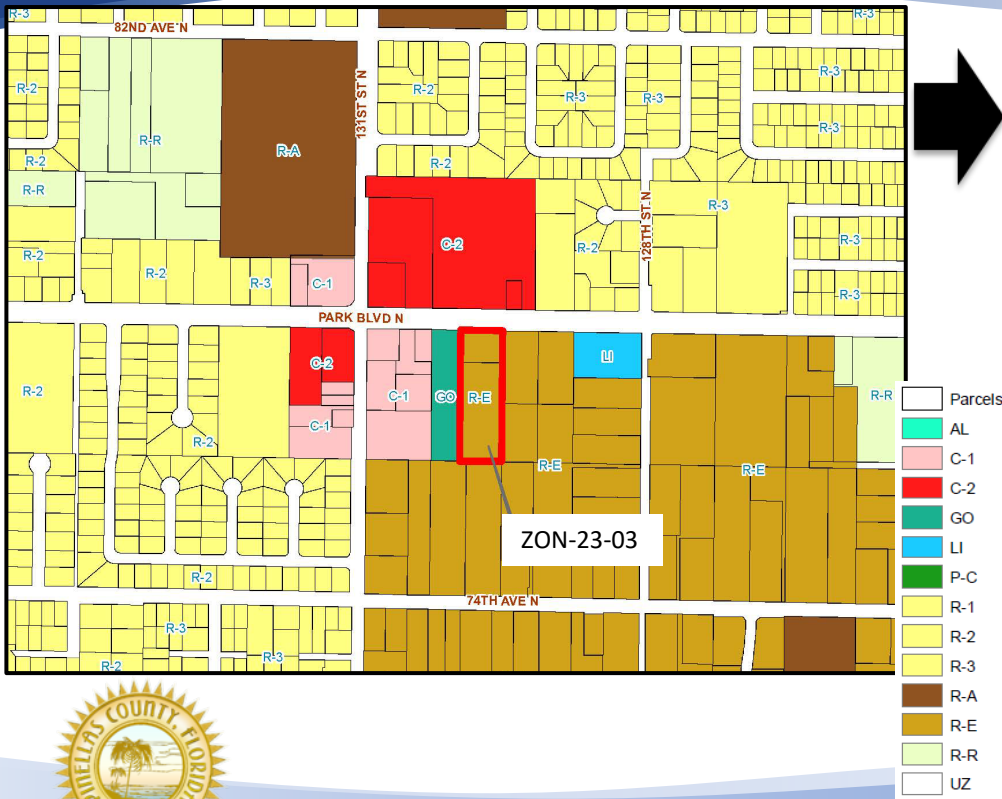
Location



Future Land Use Map (FLUM)

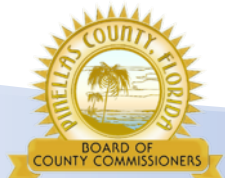


Zoning Atlas



Surrounding Uses

- **Park Boulevard – 4-lane divided arterial roadway**
- **Commercial/office node to north and west**
- **Large lot single family homes to south and east**
- **Property to east along Park Boulevard owned by the applicant**
- **Subject property is not connected to the adjacent neighborhood**
- **Proposed development is a transitional use**



Site Photos



Site Photos



Looking east along Park Boulevard



Adjacent medical office to west

Site Photos



Looking west along Park Boulevard



Shopping Center across Park Boulevard

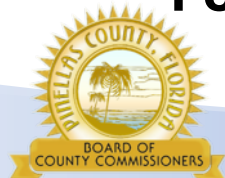
Additional Information – Land Use

Current RS Land Use

- **Allows residential, agriculture, institutional, rec/open space**
- **2.5 residential units per acre**
- **0.3 Floor Area Ratio (FAR) for nonresidential uses**

Proposed RL Land Use

- **Allows residential, institutional, rec/open space**
- **5.0 residential units per acre**
- **0.4 FAR for nonresidential uses**
- **Potential traffic impacts of 31 additional daily trips**



Additional Information - Zoning

Current R-E Zoning

- **Allows single family residential & accessory agriculture**
- **32,000 square foot minimum lot size**
- **Maximum building height of 35 feet; 25/15/20-ft setbacks**

Proposed RM-CO Zoning with Development Agreement

- **Would allow single family attached for developmentally disabled**
- **All buildings on one lot; minimum 15-ft separation**
- **New buildings one-story height; 25/15/200-ft setbacks**
- **Existing home would remain**

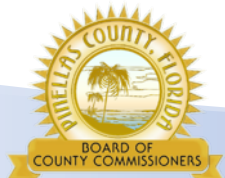


Affordable Housing Density Bonus

- Applicant intends to seek an affordable housing density bonus
- Administrative review in the RM zoning district
- RL would allow 14 maximum units at base density
- Density bonus needed to achieve the proposed 20 units
- Development subject to full site plan review

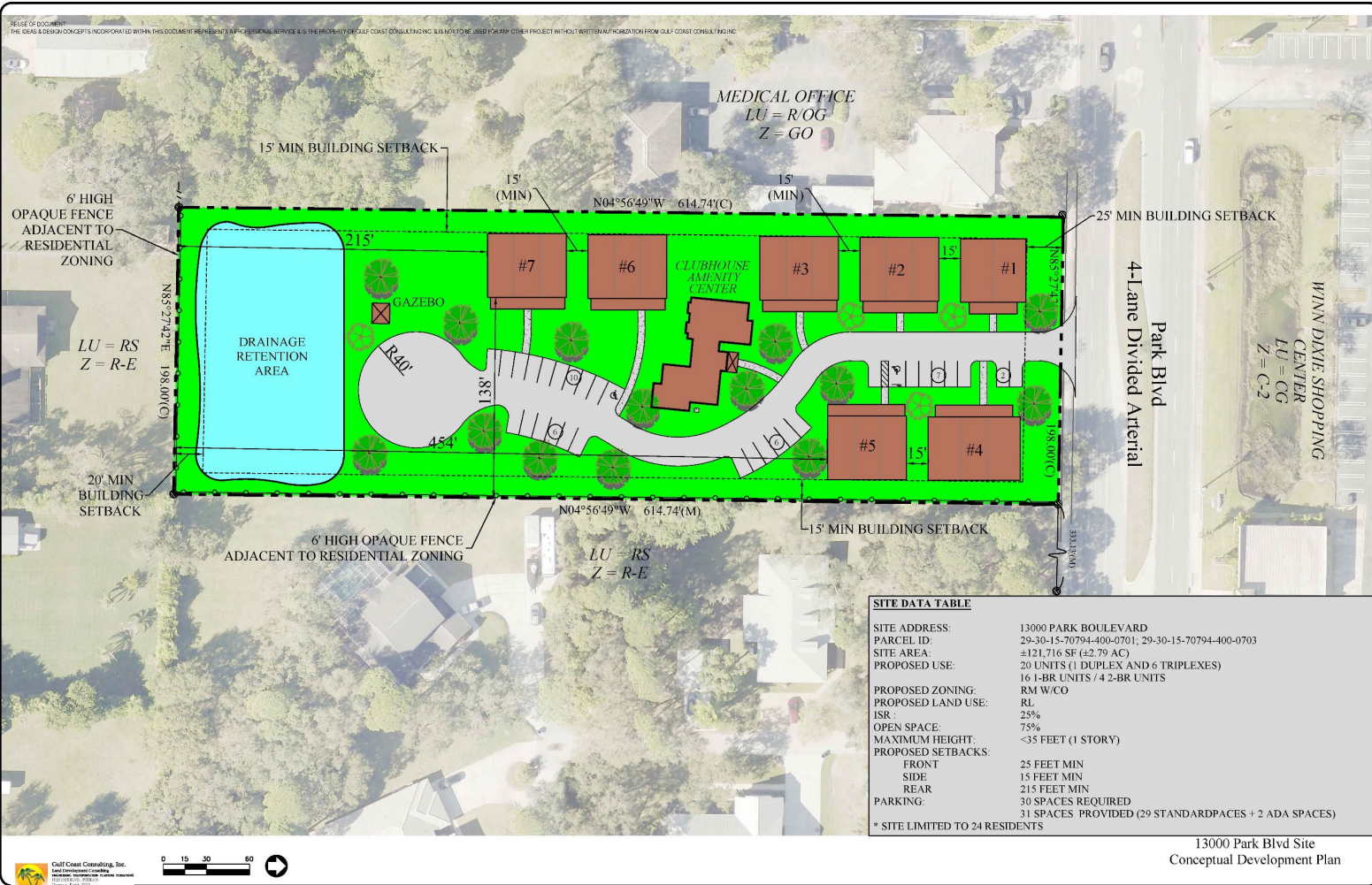
Flood Risk

- Subject property is not within the Coastal High Hazard Area (CHHA)
- Evacuation Level D



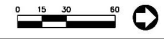
REUSE OF DOCUMENT
 THE IDEAS & DESIGN CONCEPTS INCORPORATED WITHIN THIS DOCUMENT REPRESENT AN PROFESSIONAL SERVICE & IS THE PROPERTY OF ALL COAST CONSULTING INC. & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM ALL COAST CONSULTING INC.

Concept Plan *binding



SITE DATA TABLE	
SITE ADDRESS:	13000 PARK BOULEVARD
PARCEL ID:	29-30-15-70794-400-0701; 29-30-15-70794-400-0703
SITE AREA:	±121,716 SF (±2.79 AC)
PROPOSED USE:	20 UNITS (1 DUPLEX AND 6 TRIPLEXES)
	16 1-BR UNITS / 4 2-BR UNITS
PROPOSED ZONING:	RM W/O
PROPOSED LAND USE:	RL
ISR :	25%
	75%
OPEN SPACE:	<35 FEET (1 STORY)
MAXIMUM HEIGHT:	
PROPOSED SETBACKS:	
FRONT	25 FEET MIN
SIDE	15 FEET MIN
REAR	215 FEET MIN
PARKING:	30 SPACES REQUIRED
	31 SPACES PROVIDED (29 STANDARD SPACES + 2 ADA SPACES)
* SITE LIMITED TO 24 RESIDENTS	

All Coast Consulting, Inc.
 Land Development/Consulting, Inc.
 13000 Park Blvd, Suite 100
 Jacksonville, FL 32217
 Phone: 904.250.2819
 www.allcoastconsulting.com



13000 Park Blvd Site
 Conceptual Development Plan



Our Vision: To Be the Standard for Public Service in America

Recommendation – Land Use (FLU-23-03)

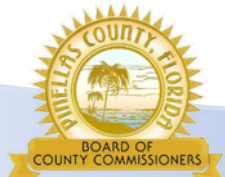


Proposed Land Use Amendment (RS to RL)

- **Subject property fronts a busy arterial roadway with a mix of uses**
- **Sole access will be from Park Boulevard**
- **Provides transition between more intensive uses to north and west and single-family homes to south and east**
- **Subject property will continue to be limited to residential-type uses**
- **Consistent with the Comprehensive Plan**

Development Review Committee recommends Approval

Local Planning Agency – Recommended Approval (5-2 vote)



Recommendation – Zoning (ZON-23-03)



Proposed Zoning Amendment (R-E to RM-CO)

- **Subject property is in a transitional location fronting an arterial roadway**
- **Sole access will be from Park Boulevard**
- **Conditional Overlay and Development Agreement provide assurances as to the future use – concept plan is binding**
- **Not within the Coastal High Hazard Area**
- **Consistent with the Comprehensive Plan**

Development Review Committee recommends Approval

Local Planning Agency – Recommended Approval (5-2 vote)

