

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z/LU-04-02-18

LPA Public Hearing: February 8, 2018

Applicant: J J Killingsworth

Representative: Todd Pressman

Subject Property: 1.9 acres located at 10380 131st Street North in unincorporated Seminole

Parcel ID(s): 17/30/15/70632/300/3201



REQUEST:

Future Land Use Map (FLUM) amendment from Residential Suburban to Institutional and a Zoning Atlas amendment from R-R (Rural Residential) to IL-CO (Institutional Limited – Conditional Overlay), with the Conditional Overlay limiting the use of the subject property to an assisted living facility, on approximately 1.9 acres located at 10380 131st Street North (Vonn Road) in the unincorporated Seminole area. The request would allow for the establishment of an assisted living facility.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas, with a Conditional Overlay limiting the use of the property to an assisted living facility are consistent with the Pinellas County Comprehensive, and recommends Approval of the request. (The vote was 5-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed land use and zoning amendments **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed land use and zoning amendments to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on January 8, 2018. The PRC Staff summary discussion and analysis follows:

The subject property consists of one parcel totaling 1.9 acres on the west side of 131st Street North (also known as Vonn Road) approximately 425 feet north of 102nd Avenue North. The property contains a single family home that was built in 1973. It is designated Residential Suburban (RS) on the Future Land

Use Map (FLUM) and zoned R-R, Rural Residential. The property is under contract for purchase by the owner of the adjacent property to the north, which is the site of the Heather Haven III assisted living facility (ALF). The purchaser would like the opportunity to expand their ALF operation onto the subject property, which will require changes to the FLUM and Zoning Atlas. They are proposing a FLUM amendment to Institutional and a zoning change to IL-CO, Institutional Limited with a Conditional Overlay limiting the use of the subject property to an ALF only. These are the same designations recently approved by the Board of County Commissioners for the adjacent property to the north to allow for an expansion of Heather Haven III on that site. At the time the application for that amendment was submitted, the subject property of this current case was not available. Otherwise, the requests would have been made in conjunction. Combined, the two properties could potentially allow an ALF with up to 137 beds.

Surrounding Uses

Institutional uses currently exist on two sides of the subject property, those being the aforementioned ALF to the north and a church to the south. Single family homes exist to the east, west and northwest.

Transportation and Infrastructure Impacts

Comparing the current development potential of the subject property with the potential use associated with the requested Institutional FLUM designation, the proposal could generate approximately 232 additional average daily vehicle trips on 131st Street North. In this location, the roadway is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.92, and it is not considered constrained. The change in average daily trips is not expected to significantly impact the operational characteristics of 131st Street North. The subject property is, however, within a half mile of a roadway classified as Deficient (102nd Avenue North). Because of this, mobility mitigation may be required as determined during site plan review.

The subject property is within the County’s potable water supply and wastewater treatment service areas. The proposal could increase demands on potable water supplies and wastewater treatment facilities by approximately 5,770 and 6,162 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 411 tons per year. Capacity exists to absorb these additional impacts.

Conclusion

The proposed Institutional FLUM and IL-CO zoning designations are appropriate based on the subject property’s proximity to other institutional uses, general compatibility with the surrounding area and consistency with the Pinellas County Comprehensive Plan. The proposed Conditional Overlay would limit utilization of the property to an ALF, which is a quiet use that can be an asset to the community.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Suburban	R-R	Single Family Home
Adjacent Properties:			
North	Institutional & Residential Suburban	IL-CO & R-R	ALF & Single Family Home
East	Residential Suburban	R-R	Single Family Home
South	Institutional	R-R	Church
West	Residential Suburban	R-R	Single Family Home

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: March 20, 2018

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

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

ATTACHMENTS: (Maps)