

**BOARD OF COUNTY
COMMISSIONERS**

Dave Eggers
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Received

OCT 24 2019

Pinellas Planning
Council

October 23, 2019

Mr. Whit Blanton, FAICP, Executive Director
Pinellas County Planning Council
310 Court Street, 2nd Floor
Clearwater, Florida 34756

Re: Case No. LU-16-09-19 (Sweet Water at Largo)

Dear Mr. Blanton,

On October 22, 2019, the Board of County Commissioners held a public hearing to consider the above referenced amendment to the Future Land Use Map of Pinellas County. The Board acted to approve the amendment and authorized transmittal to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan as necessary to maintain consistency with said Plan. Attached for Council's review are the requested application forms, disclosure information, staff reports, maps and legal descriptions.

Please schedule the attached amendment at the earliest convenient time for review by the Council and notify us as to the hearing date. If you need additional information regarding our request, please feel free to call me at 727-5640.

Sincerely,

Glenn Bailey, AICP
Future Land Use & Zoning Manager
Pinellas County Planning Department

Attachments:

Application
Backup documents
Maps





Return to:
 Forward Pinellas
 310 Court Street, 2nd Floor
 Clearwater, FL 33756
 Telephone: 727.464.8250
 Email: info@forwardpinellas.org

Countywide Plan Map Amendment Application

Local Government Contact Information

Requesting Local Government:	Pinellas County
Local Government Contact:	Glenn Bailey
Address:	440 Court Street, 4th Floor, Clearwater, 33756
Phone:	727-464-5640
E-Mail Address:	gbailey@pinellascounty.org
Local Government Case #:	Z/LU-16-09-19
Local Government Ordinance #:	not yet assigned

Property Owner Contact Information

Name(s):	Green Senior Care of Largo, LLC
Address:	2424 Sunset Point Road, Clearwater, FL 33765
Phone:	813-731-8312
E-Mail Address:	dana.scott@greenalfts.com

Agent Contact Information (if applicable)

Name(s):	Kevin Bessolo
Address:	7901 4th Street N, Ste 200, St. Petersburg, FL 33710
Phone:	727-894-4453
E-Mail Address:	kbessolo@bessolo.com

Characteristics of the Subject Property

Site Address(s):	11290 Walsingham Road, Largo, FL 33778
Total Acreage of the Amendment Area:	1.79
Existing Use(s):	Assisted Living Facility
Proposed Use(s):	Assisted Living Facility (expanding # of beds)
Parcel Identification #:	15/30/15/00000/220/0110
Legal Description of the Amendment Area:	See attached
What is the adjacent roadway's Level of Service (LOS) grade?	Walsingham: F, 113th Ave: B
Is the Amendment Area located in: [check all that apply]	<input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Redevelopment Area <input checked="" type="checkbox"/> Scenic Noncommercial Corridor

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	Residential Low Medium
Proposed Countywide Plan Map Category(ies):	Residential Medium

Local Future Land Use Plan Map and Zoning Information

Current Local Future Land Use Plan Map Category(ies):	Residential Urban
Current Local Zoning Designation(s):	RM, Multi-Family Residential
Proposed Local Future Land Use Plan Map Category(ies):	Residential Medium
Proposed Local Zoning Designation(s):	RM, Multi-Family Residential

Application Checklist

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

- _ A complete application form;
- _ an ordinance being considered by your governing body;
- _ a map or map series depicting the future land use categories of the subject property and surrounding area, and any other pertinent information. [Countywide Rules, 6.1.4.2];
- _ a local government staff report;
- _ an electronic copy of the GIS shape file(s) for the amendment area;
- ___ if applicable, a copy of the development agreement approved by the legislative body and executed by the property owner and any other private party(ies) to the agreement; and
- _ if applicable, the jurisdictional determination line for environmentally sensitive areas.

Additional requirements for Tier II and III amendments to the AC or MMC category:

- _ A pre-application meeting with Forward Pinellas staff;
- _ identification of the current or proposed FLUM categories and/or character districts within the AC or MMC category, their acreages, and their associated maximum densities/intensities;
- ___ a copy of the implementing regulations applicable to the AC or MMC category (e.g., special area plan, corridor plan, comprehensive policies, land development regulations);
- _ a written description of how each of the Planning and Urban Design Principles described in the Countywide Plan Strategies, Land Use Goal 16.0, are addressed within the AC or MMC category [Countywide Rules, 6.1.4.3];
- _ a transportation impact analysis [Countywide Rules, 6.5.3.1.2]; and
- _ for Tier III amendments, in addition to all of the above requirements, applicants must submit a justification narrative demonstrating that the proposed density/intensity standards are appropriate for the subject area despite not meeting the applicable locational requirements, due to changed conditions or other unique factors. [Countywide Rules, Section 6.1.4.4]

Local Action Dates

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.

October 22, 2019

If the local government chooses to submit a development agreement in support of this application, provide the date the agreement was approved at a public hearing by the legislative body. 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 Section 6.1.6 of the Countywide Rules.

N/A

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	Owned by an LLC
If so, provide the name and address of the person(s):	Marisabel Clark, Dana Scott, Robert Rogers
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:	



Staff Report

File #: 19-1691A, **Version:** 1

Agenda Date: 10/22/2019

Subject:

Case No. LU-16-09-19 (Sweet Water at Largo)

A request for a land use change from Residential Urban to Residential Medium on approximately 1.79 acres located at 11290 Walsingham Road in unincorporated Seminole.

Recommended Action:

Approval for a change in land use from Residential Urban to Residential Medium regarding approximately 1.79 acres located at 11290 Walsingham Road.

- The applicants are seeking a land use change on 1.79 acres of land that currently contains an assisted living facility. If granted, the amendment will allow the requested increase of 26 beds.
- The applicants are proposing to utilize the existing assisted living facility building.
- The Local Planning Agency unanimously recommended approval of the request (vote 5-0).

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

The subject property is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and is zoned RM, Multi-Family Residential. The site contains an assisted living facility (ALF) that was approved with 30 beds in 1992 and subsequently granted special exception approval by the Board of Adjustment in 1995 to increase the number of beds to 54. In 2003, a special exception modification was granted for a building expansion, with no increase in the bed count.

The applicant now wishes to expand the existing ALF by 26 beds, from 54 to 80. To do so will require a FLUM amendment. The requested RM category will allow a maximum of 81 beds, based on the subject property's acreage. The additional 26 beds proposed will not require a physical expansion of the existing structure.

The area surrounding the subject property consists of mostly low to medium density residential uses. It is adjacent to the Boca Ciega mobile home park on the south and east, the Caribbean Isles mobile home park to the north across Walsingham Road, and multi-family homes to the west across 113th Street North. The site has access from both Walsingham Road and 113th Street North.

Notably, 113th Street North is a designated Scenic Non-Commercial Corridor, along which low

density residential development is normally the preferred land use. Exceptions can be made, however, if the impact to the scenic nature and the traffic carrying capacity of the roadway is managed. Increasing the current 54-bed ALF to the requested 80-beds could generate approximately 52 additional average daily vehicle trips on the adjacent roadway network. The change in average daily trips is minimal and not expected to significantly impact the operational characteristics of area roads. Additionally, the residents at this facility utilize shuttle services, so additional vehicle impacts are not anticipated.

In general, the requested FLUM amendment to RM is compatible with the surrounding land uses and development pattern. The proposed allowable maximum density could increase, however only minimal impacts to infrastructure are expected due to the nature of the proposed use. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of all components of the request during its September 12, 2019 public hearing (Vote 5-0).

Surrounding property owners within 500 feet of the subject property were notified by mail. A sign advertising the public hearings was also posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Ordinance
Traffic Analysis
Impact Assessment
Site Plan & Boundary Survey
Power Point Presentation
Map of Radius Search
Legal Ad
Ad Map



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: LU-16-09-19

LPA Public Hearing: September 12, 2019

Applicant: Sweet Water at Largo

Representative: Kevin Bessolo

Subject Property: Approximately 1.79 acres located at 11290 Walsingham Road in unincorporated Seminole

PARCEL ID(S): 15/30/15/00000/220/0110



REQUEST:

Future Land Use Map (FLUM) amendment from Residential Urban to Residential Medium on approximately 1.79 acres located at 11290 Walsingham Road in the unincorporated Seminole area. The request would allow an existing 54 bed assisted living facility (ALF) to expand to 80 beds (26-bed increase).

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed Future Land Use Map amendment is consistent with the Pinellas County Comprehensive Plan and recommends approval of the proposed amendment (The vote was 5-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Land Use amendment **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed Land Use amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on August 12, 2019. The DRC Staff summary discussion and analysis follows:

The subject property is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and is zoned RM, Multi-Family Residential. The site contains an assisted living facility (ALF) that was approved with 30 beds in 1992; subsequently granted special exception approval to increase the number of beds to 54 by the Board of Adjustment in 1995; and granted special exception approval for a building expansion, with no increase in the bed count, in 2003.

The applicant wishes to expand the existing ALF by 26 beds, from 54 to 80. The RU future land use category only allows a maximum of 40-beds; therefore, a future land use amendment will be necessary to bring the current 54 beds into conformance with the density and for any expansion to occur. The requested RM category will allow a maximum of 81 beds, based on the subject property's acreage. The additional 26 beds proposed will not require a physical expansion of the existing structure. A minor increase in parking spaces would be required. Furthermore, 113th Street North is designated a Scenic Non-Commercial Corridor. Per Comprehensive Plan Policy 1.10.2, low density residential development is the preferred land use along the scenic corridors. However, exceptions can be made if the impact to the scenic nature and the traffic carrying capacity of the roadway is managed. Additional traffic generated from the proposed ALF bed increase is de minimis when compared to the current traffic volume of 113th Street North.

The subject property is adjacent to the Boca Ciega Mobile Home Park property on the south and east, The Caribbean Isles Mobile Home Park to the north across Walsingham Road, and multi-family homes to the west across 113th Street North. The site has access from both Walsingham Road and 113th Street North. The area surrounding the site consists of mostly low to medium density residential uses.

Comparing the current 54-bed development of the 1.79-acre RU FLUM category with the potential 80-bed development with the requested RM FLUM category, the proposal could generate approximately 52 additional average daily vehicle trips on the adjacent roadway network. In this location, Walsingham Road is a deficient roadway and 113th Street North is operating at an acceptable levels of service (LOS). The change in average daily trips is minimal and is not expected to significantly impact the operational characteristics of the surrounding roadway network. Additionally, the residents at this facility utilize shuttle services, so additional vehicle impacts are not anticipated.

The subject property is within the County's potable water supply service area and wastewater treatment service area. The proposal could increase demands on potable water supplies and wastewater treatment facilities by approximately 2,600 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 153 tons per year. However, the site is currently developed, and the actual impacts should be minimal.

In summary, the requested FLUM amendment to RM is compatible with the surrounding land uses and development pattern. The proposed allowable maximum density could increase, however, only minimal impacts to infrastructure are expected. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Urban	RM	ALF
Adjacent Properties:			
North	Residential Urban	RMH	Mobile Home Park
East	Residential Urban	RMH	Mobile Home Park
South	Residential Urban	RMH	Mobile Home Park
West	Residential Low	R-4	Multi-Family

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 1.2.5** 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.
- Objective 1.10** The scenic/non-commercial corridor policies adopted in the Comprehensive Plan shall continue to be enforced to preserve the scenic/non-commercial designations approved by resolution by the Board of County Commissioners for specific transportation corridors, and to protect their traffic carrying capacity.
- Policy 1.10.1** Land uses along designated scenic/noncommercial corridors shall be managed to protect the traffic carrying capacity and the scenic nature of these roadways.

COUNTY DEVELOPMENT REGULATIONS

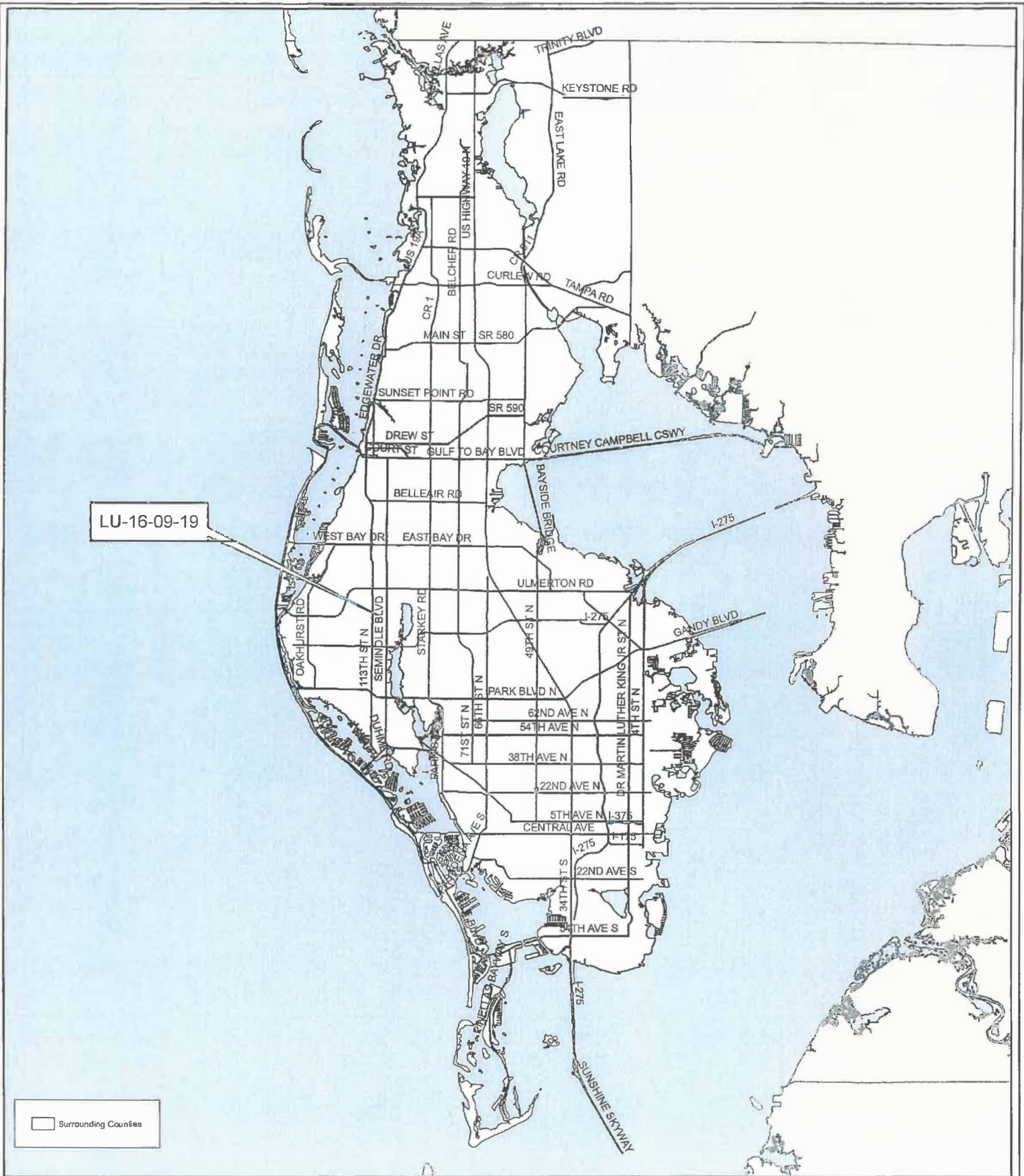
Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: October 22, 2019

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)



LU-16-09-19

Location Map

Land Use

From: RU, Residential Urban

To: RM, Residential Medium

15/30/15/00000/220/0110

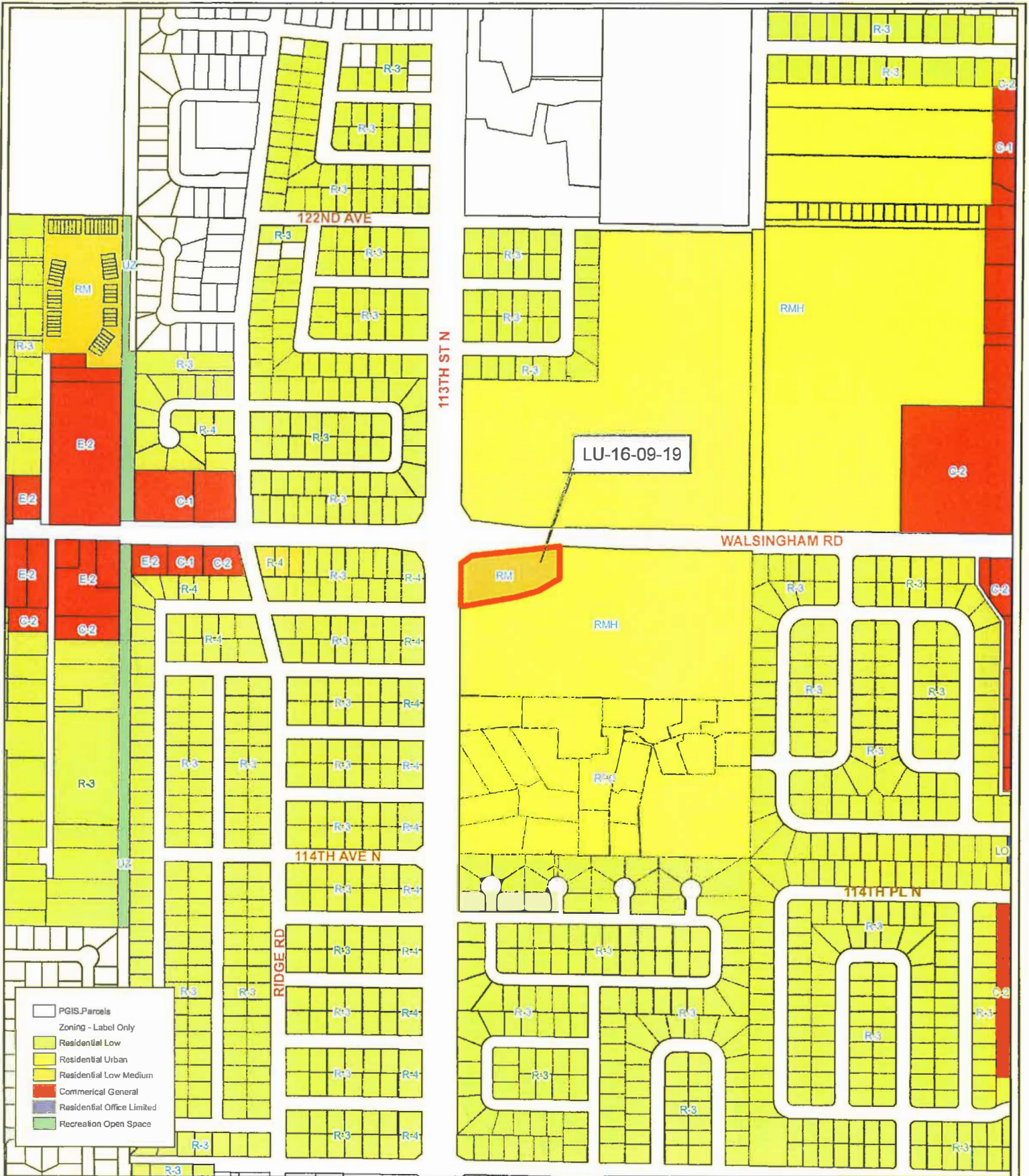
Prepared by: Pinellas County Planning Department



Date: 08/07/2019



1 inch = 4.5 miles



- PGIS Parcels
- Zoning - Label Only**
- Residential Low
- Residential Urban
- Residential Low Medium
- Commercial General
- Residential Office Limited
- Recreation Open Space

LU-16-09-19
Proposed Land Use

Land Use
From: RU, Residential Urban
To: RM, Residential Medium

15/30/15/00000/220/0110

Prepared by: Pinellas County Planning Department



Date: 08/07/2019



1 inch = 0.1 miles

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 1.79 ACRES LOCATED AT 11290 WALSINGHAM ROAD IN UNINCORPORATED SEMINOLE LOCATED IN SECTION 15, TOWNSHIP 30, RANGE 15; FROM RESIDENTIAL URBAN TO RESIDENTIAL MEDIUM; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the application for an amendment to the Future Land Use map of Pinellas County, Florida, hereinafter listed, has been presented to the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by Florida Law; and

WHEREAS, the comments and recommendation of the Local Planning Agency have been received and considered; and

WHEREAS, this is a small-scale development amendment, as defined by Section 163.3187(1), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this 22nd day of October 2019, that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 1.79 acres located at 11290 Walsingham Road in unincorporated Seminole Referenced as LU-16-09-19, and owned by Green Senior of Largo, LLC, from Residential Urban to Residential Medium. Legal description - See Exhibit "A".

Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Residential Low Medium to Residential Medium to maintain consistency with the said Plan.

Section 3. This Ordinance shall take effect upon:

- a) Receipt of notice from the Secretary of State that the Ordinance has been filed is received; and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 2012-245, Laws of Florida.
- c) Pursuant to Section 163.3187(5)(c), Florida Statutes, this amendment shall become effective upon 31 days following its adoption. If timely challenged, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the adopted small-scale amendment is in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

APPROVED AS TO FORM

By:



Office of the County Attorney

EXHIBIT "A"

Legal Description

COMMENCE AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 89 DEG. 07'15" EAST, ALONG THE CENTERLINE OF WALSINGHAM ROAD, A DISTANCE OF 90.01 FEET; THENCE SOUTH 09 DEG. 11'49" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF NEW RIDGE ROAD; (113TH STREET NORTH); A DISTANCE OF 106.46 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF WALSINGHAM ROAD, THE FOLLOWING TWO CURSES; NORTH 55 DEG. 06'45" EAST, A DISTANCE OF 54.93 FEET; THENCE NORTH 84 DEG. 07'12" EAST, A DISTANCE OF 377.14 FEET; THENCE SOUTH 01 DEG 10'31" WEST, A DISTANCE OF 135.26 FEET; THENCE SOUTH 61 DEG. 11'49" WEST, A DISTANCE OF 104.00 FEET; THENCE SOUTH 73 DEG. 41'49" WEST, A DISTANCE OF 99.00 FEET; THENCE SOUTH 80 DEG 41'49" WEST, A DISTANCE OF 235.00 FEET TO THE POINT ON THE EAST RIGHT-OF-WAY LINE OF NEW RIDGE ROAD (113TH STREET NORTH) (180 FOOT RIGHT-OF-WAY); THENCE NORTH 00 DEG. 11'49" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 181.09 FEET TO THE POINT OF BEGINNING.

**PINELLAS COUNTY PLANNING DEPARTMENT
TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE**

LU#: LU-16-09-19
Revised:

Received: 08/20/2019

Jurisdiction: Pinellas County
Signoff: MDS

SITE DATA

Parcel Size: 1.79
Proposed for Amendment: 1.79

Current Land Use Designation: Residential Urban

Potential Use	acre(s)	FAR	Beds	sf/1,000	x(tgr)	cap.	Proj. trips
(1)ALF	1.79	N/A	54	N/A	2.7	0.74	108
Total							108

Proposed Land Use Designation: Residential Medium

Potential Use	acre(s)	FAR	Beds	sf/1,000	x(tgr)	cap.	Proj. trips
(1)ALF	1.79	N/A	80	N/A	2.70	0.74	160
Total							160

Potential Additional Daily Trips: 52

ROADWAY IMPACT DATA - Trip Distribution

Road(s)	% Distribution			Traffic Vol. (AADT)			
	2017	2040		2017	2040		
(1)Walsingham Rd (DEF)	26	26	existing	12,137	10,331		
Seminole Blvd to 113th St N	50.00	50.00	proposed	12,163	10,357		
(2)113th St N	26	26	existing	20,109	20,645		
Ulmerton Rd to 102nd Ave N	50.00	50.00	proposed	20,135	20,671		
Road(s)	LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.	
(1)Walsingham Rd (DEF)	F	1.134		F	F	E	E
Seminole Blvd to 113th St N							
(2)113th St N	B	0.596		B	B	B	B
Ulmerton Rd to 102nd Ave N							

Road(s)	Extg Ln Cfg	Planned Improv.	Const. Year	Future Ln Cfg	
(1)Walsingham Rd	Seminole Blvd to 113th St N	2U	None	None	2U
(2)113th St N	Ulmerton Rd to 102nd Ave N	4D	None	None	4D

ABBREVIATIONS/NOTES

AADT = Average Annual Daily Trips	Ln. = Lanes
AC = Acres	LOS = Level of Service
CAP = Capture Rate (i.e., % new trips)	LTCM = Long Term Concurrency Management Corridor
CCC = Congestion Containment Corridor	MPO = Metropolitan Planning Organization
CFG = Configuration	N/A = Not applicable
CON = Constrained County Corridor	PC = Partially controlled access
Const. = Construction	PH = Peak Hour
D/U = Divided/undivided	SF = Square Feet
E = Enhanced	TGR = Trip Generation Rate
FAR = Floor Area Ratio	UPA = Units Per Acre
FDOT = Florida Department of Transportation	UTS = Units (dwelling)
DEF= Deficient Road	V/CR = Volume-to-Capacity Ratio
MMS = Mobility Management System	MIS= Mitigating Improvement Scheduled
2040 traffic volumes from MPO, adjusted FDOT Regional Transportation Analysis model output	
Average daily level of service based on Generalized Daily LOS Volume Tables from FDOT 2017 LOS Manual	

INFRASTRUCTURE IMPACTS
SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
EXISTING	
Residential Urban	(54 beds x 5.9) (ALF factor) = 319 tons/year
PROPOSED	
Residential Medium	(80 beds x 5.9) (ALF factor) = 472 tons/year
NET DIFFERENCE	+153 tons/year

* (Non Residential) Gross Floor Area x Solid Waste Disposal Rate / 2,000 lbs = Total Tons per Year

* (Residential) Units x Annual Per Capita Rate = Total Tons per Year

Note: Based upon Solid Waste Disposal Rate determined by DUS Consultants for the Solid Waste Authority of Palm Beach County.

POTABLE WATER AND SANITARY SEWER IMPACT ASSESSMENT

LAND USE DESIGNATIONS	POTABLE WATER GPD *	WASTEWATER GPD*
EXISTING		
Residential Urban	54 beds x 100 (Institutional rate) = 5,400 GPD	54 beds x 100 (Institutional rate) = 5,400 GPD
PROPOSED		
Residential Medium	80 beds x 100 (Institutional rate) = 8,000 GPD	80 beds x 100 (Institutional rate) = 8,000 GPD
NET DIFFERENCE	+2,600 GPD	+2,600 GPD

* (Non Residential) Gross Floor Area x Consumption Rate = GPD

* (Residential) Number of Units x Consumption Rate = GPD

NOTE: GPD = Gallons per Day

TRANSPORTATION AND ROADWAY IMPACTS

	YES or NO	COMMENTS
Is the proposed amendment located within one half mile of a deficient facility (i.e., a road operating at peak hour level of service E or F, and/or a volume-to-capacity (v/c) ratio of 0.9 or higher with no mitigating improvements scheduled within three years)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Walsingham Road: (Seminole Blvd. to Ulmerton Rd.)
Is the amendment located along a scenic/non-commercial corridor?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	113 th St N is a Residential subclassified SNCC

ENVIRONMENTAL AND SITE CONDITIONS

	YES or NO	COMMENTS
Identify any onsite soils. Are any classified as "very limited" or "subject to subsidence?"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Matlacha and St. Augustine soils and Urban land
Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the wellhead protection zone and/or aquifer recharge area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify the watershed in which the site is located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject area is located within the Lake Seminole Drainage Basin
Is the site located within the 25 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the 100 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

*The standard categories of soil classifications (i.e., severe, very severe etc.) have been replaced by Building Site Development Limitations (i.e., somewhat limited, very limited etc.)

PUBLIC SAFETY

	YES or NO	COMMENTS
Is the site located with the coastal storm area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Non-Evacuation Zone
Identify the Fire District serving the proposed development.		The subject site is located within the Seminole Fire District.



COMMUNITY IMPACTS

	YES or NO	COMMENTS
Will approval of this amendment affect the provision of affordable housing; if so, explain the positive/negative impacts.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the applicant sought/been issued an affordable housing finding by Community Development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the displacement of mobile home residents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the elimination of a water-dependent land use such as a marina or boat ramp? If so, identify how many ramps/lanes or slips will be eliminated.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment affect beach/waterfront accessibility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment have a significant impact on an adjacent local government?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a designated brownfield area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the proposed amendment affect public school facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Has the property been the subject of a previous amendment proposal within the last 12 months?

Yes No

Is the property within 200 feet of a property under same owner that has been amended within the past 12 months?

Yes No

ATTACH THE FOLLOWING:

- Location Map
- Future Land Use Map with zoning designations
- Aerial



BESSOLO
 ARCHITECTURE & DEVELOPMENT
 7501 4TH ST, NORTH, SUITE 200
 ST. PETERSBURG, FL 33702
 727 894-1453 www.bessolo.com

PROFESSIONAL SEAL

 1/24/2019
 KEVIN J. BESSOLO
 PE 14800

SWEET WATER ALF
 11290 WALSHAM ROAD
 LARGO, FLORIDA 33718

ISSUED
 DATE: 04-08-19
 ISSUED FOR: SCHEMATIC DESIGN

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO: 18030.00
 ORIGIN BY: AIC
 PROJECT MANAGER: KJS
 CHECKED BY: KJS
 DATE: 04-11-19
 SCALE: 1/8"=1'-0"

AS101
 ARCHITECTURAL
 SITE PLAN

1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 30'-0"
 NORTH

PARKING SUMMARY	
PARKING TYPE	QUANTITY
EXISTING PARKING SPACES-ADA	3
EXISTING PARKING SPACES - 8X18	20
NEW PARKING SPACES - 8X18	4
NEW PARKING SPACES - 8X04	5
TOTAL PARKING SPACES	32

LU-16-09-19

RECEIVED
 123410
 APR 25 2019

