

# 13000 PARK BLVD

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FLU-23-03 & ZON 23-03

Seminole, Florida 33776

# Location/Site

**Location:** 13000 Park Blvd

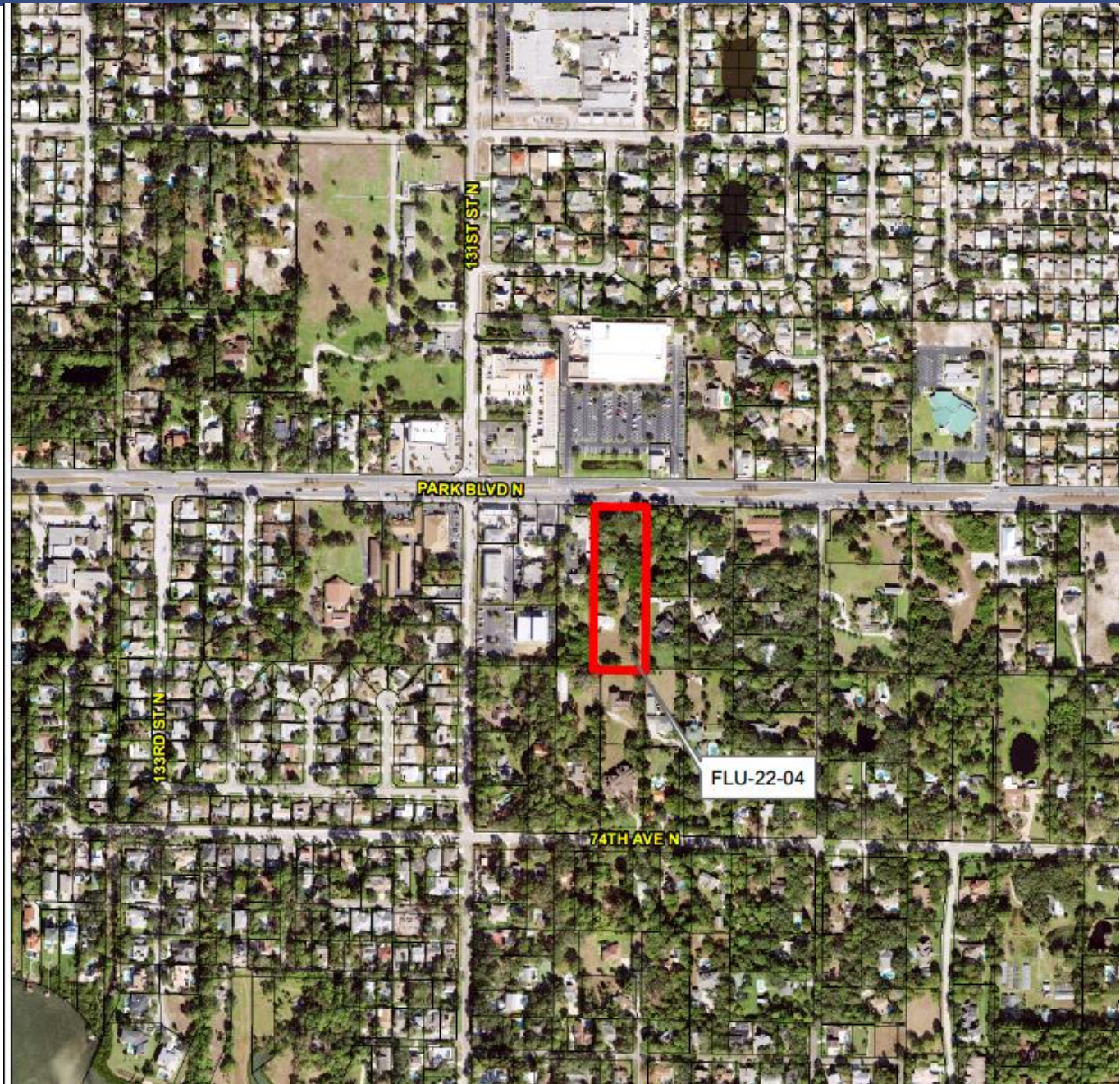
**Current FLU:** RS – Residential  
Suburban Designation:

**Current Zoning:** Residential Estate (R-  
E)

**Parcel Size:** 2.79 acres

**Surrounding Area:**

- Park Boulevard is a 4 lane, divided arterial roadway.
- Adjacent to a commercial node.
- Retail shopping is across the street.





# Surrounding Uses

- **North** – Park Blvd (4-lane divided arterial); Commercial Uses – Winn Dixie Supermarket, Wells Fargo Bank, CVS, Portobello Square Shopping Center; residential uses
- **South** – Single-family residential homes fronting on 74<sup>th</sup> Avenue North
- **East** – Single family residential; ALF (Oak Tree Manor)
- **West** – MaxHealth medical office building, Seminole Garden Florist, Joto's Pizza; Gas Station/Convenience Store; Offices; Martial Arts Gym; Greenbriar ALF



# Proposal – Rezoning from Residential Estate (R-E) to Multi-family Residential – Conditional Overlay (RM-CO)

- Proposed Conditions
  - The number of residential dwelling limits shall be limited to a maximum of 20.
  - Dwelling units shall be limited to 1- and 2-bedroom units only.
  - The dwelling units will be occupied as independent living units by a maximum of 24 persons with intellectual and development disabilities, as defined by F.S. Section 393.063(1), who are capable of living independently, with supportive housing services.
  - Supportive housing services offered only to residents.
  - The height of the new structures on the property will be limited to one story. The existing 2-story structure shall be allowed to remain.
  - Front and side setbacks will meet the standards of the R-E zoning district. Specifically, the following setbacks will apply:
    - Front: 25 feet
    - Side: 15 feet
  - The rear setback shall be a minimum of 200’.

# Proposal – Comprehensive Plan Future Land Use Map Amendment – Residential Suburban (RS) to Residential Low (RL)

- Consistent with the adopted goals, objectives, and policies of the Pinellas County Comprehensive Plan
- Residential Low (RL) This category is generally appropriate to locations between major employment centers and community and regional shopping centers; **in areas where use and development characteristics are low-density residential in nature, in areas serving as a transition between more suburban and more urban residential areas;** and in areas within the 100-year floodplain (where preservation, open space, or recreation/open space are not feasible).
- Located on a major arterial roadway
- Contains a wide variety of **mixed retail, office and residential uses**
- Sole access from Park Boulevard
- Provides transition between more intensive uses to the north and west and single-family uses to the south and east
- Subject property will continue to be limited to **low-density residential uses**

# **Proposal – Comprehensive Plan Future Land Use Map Amendment – Residential Suburban (RS) to Residential Low (RL)**

## **Current RS Land Use**

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

## **Proposed RL Land Use**

- Allows residential, institutional, recreation/open space
- 5.0 residential units per acre
- 0.4 FAR for nonresidential uses

# Proposal – Comprehensive Plan Future Land Use Map Amendment – Residential Suburban (RS) to Residential Low (RL)

## FUTURE LAND USE ELEMENT

- |               |  |
|---------------|--|
| <b>Goal 1</b> | <b>Provide a variety of land use character areas to meet the needs of a diverse population and support thriving, resilient, quality communities.</b> |
| Objective 1.2 | Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.         |
| Policy 1.2.2  | Consider creative regulatory solutions to support (re)development.   |
| <b>Goal 3</b> | <b>Promote mixed-income communities that provide a range of housing types and costs to meet the needs of our residents.</b>                          |
| Objective 3.1 | Increase development and design flexibility to encourage a greater diversity of housing types in Unincorporated Pinellas County.                     |
| Policy 3.1.3  | Encourage the implementation of affordable housing development (AHDs) as defined in the Land Development Code.                                       |

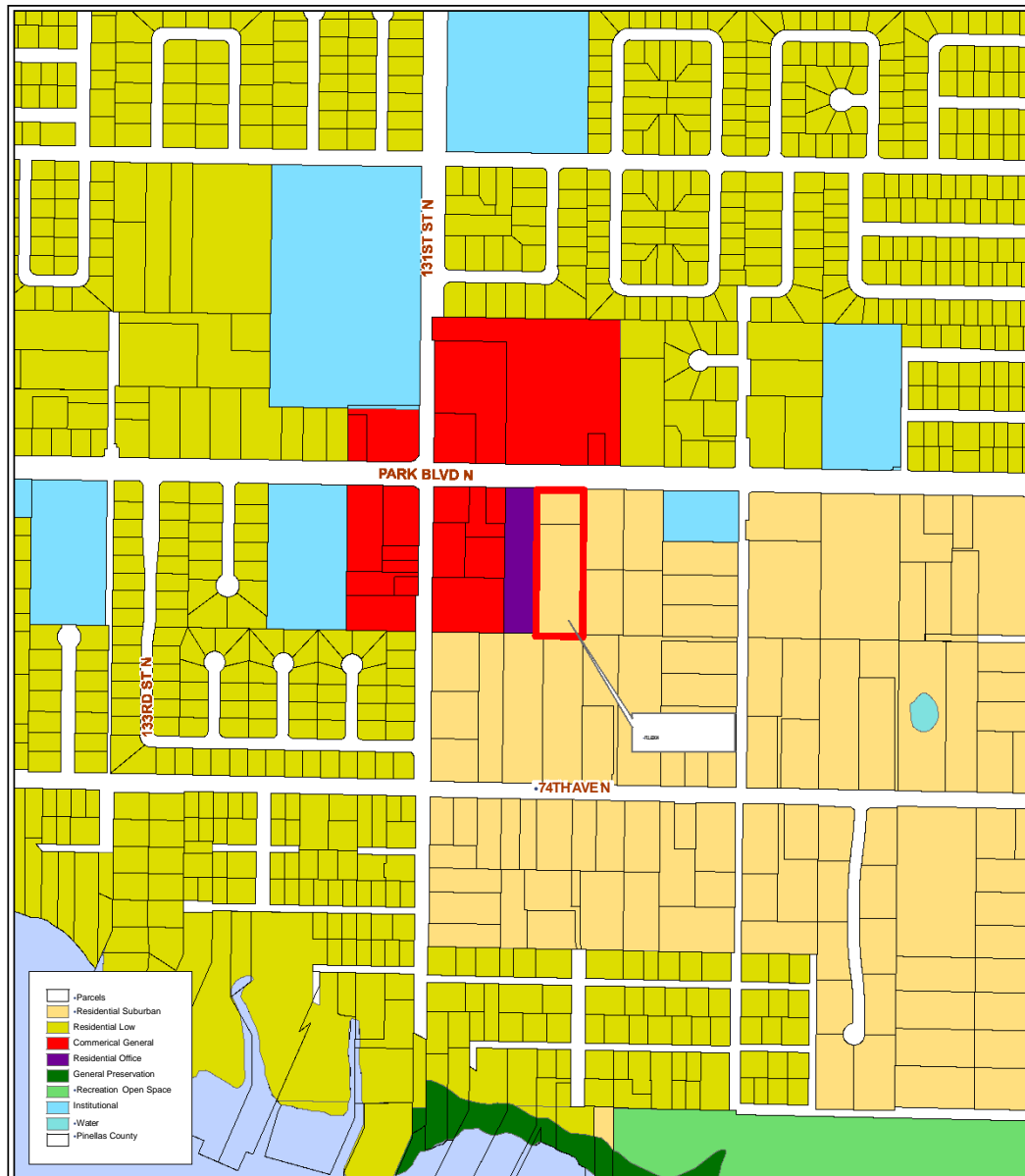


# Proposal – Comprehensive Plan Future Land Use Map Amendment – Residential Suburban (RS) to Residential Low (RL)

## HOUSING ELEMENT

- |               |  |
|---------------|--|
| <b>Goal 1</b> | <b>Provide a range of housing options for all current and anticipated future residents.</b>  |
| Objective 1.1 | Ensure that ample, affordable, safe and sound housing is available to accommodate current and projected housing needs and market demand.   |
| Policy 1.1.2  | Ensure freedom of choice in housing type, tenure, and neighborhood for all, regardless of race, color, age, gender, familial status, sexual orientation, religion, national origin, income or ability. |
| Objective 1.4 | Encourage the provision of housing to meet special needs.  |
| Policy 1.4.2  | Allow housing for persons with special living needs in residential neighborhoods.  |

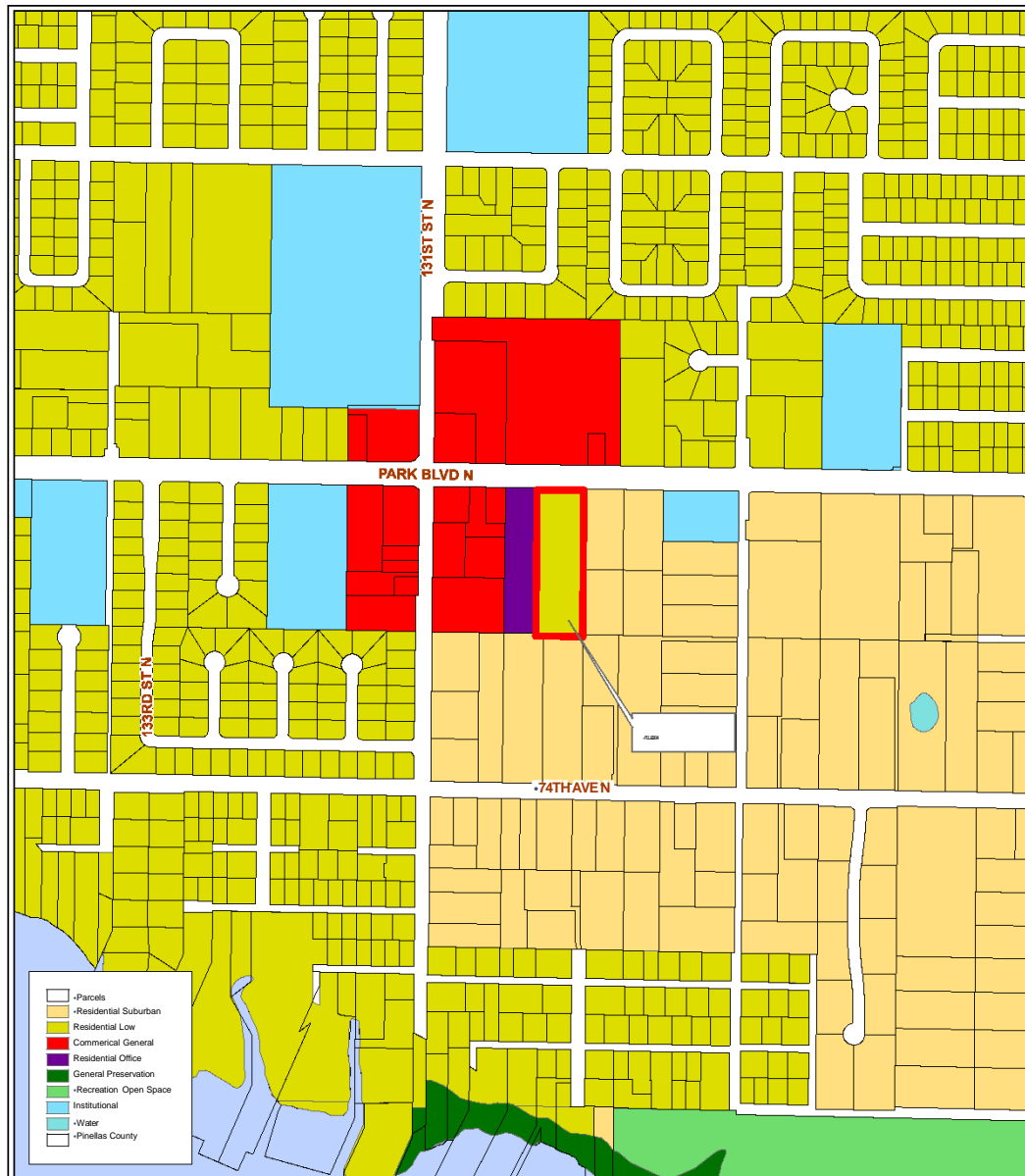




- Parcels
- Residential Suburban
- Residential Low
- Commercial General
- Residential Office
- General Preservation
- Recreation Open Space
- Institutional
- Water
- Pinellas County

•FL12204  
 •Land Use  
 •From: [blank]  
 •To: [blank]  
 •29/30/15/70794/400/0701 & 0703  
 •Prepared by: Housing & Community Development Department NORTH Date: 8/202





•FL12204  
 •Proposed Land Use  
 •Land Use  
 •From: [Blank]  
 •To: [Blank]  
 •29/30/15/70794/400/0701 & 0703  
 •Prepared by: Housing & Community Development Department NORTH Date: 8/202



# LPA Recommendation: Plan Amendment

- The LPA recommended approval of the request during its September 13, 2023 public hearing by a Vote of 5-2.

# Staff Recommendation: Plan Amendment

## PLANNING STAFF RECOMMENDATION:

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

### Conclusion

The DRC is of the opinion that the proposed FLUM amendment is appropriate when considering the subject property's transitional location fronting an arterial roadway between the neighboring commercial node and single-family homes. As the only access to the subject property is from Park Boulevard, there is no direct connection to the surrounding residential properties. The amendment is also consistent with the Pinellas County Comprehensive Plan.



# REZONING PROPOSAL

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Residential Estate (R-E)

to

Multi-Family Residential – Conditional Overlay (RM-CO)

# Proposal – Rezoning from Residential Estate (R-E) to Multi-family Residential – Conditional Overlay (RM-CO)

- Proposed Conditions
  - The number of residential dwelling limits shall be limited to a maximum of 20.
  - Dwelling units shall be limited to 1- and 2-bedroom units only.
  - The dwelling units will be occupied as independent living units by a maximum of 24 persons with intellectual and development disabilities, as defined by F.S. Section 393.063(1), who are capable of living independently, with supportive housing services.
  - Supportive housing services offered only to residents.
  - The height of the new structures on the property will be limited to one story. The existing 2-story structure shall be allowed to remain.
  - Front and side setbacks will meet the standards of the R-E zoning district. Specifically, the following setbacks will apply:
    - Front: 25 feet
    - Side: 15 feet
  - The rear setback shall be a minimum of 200’.



# Florida Statutes § 393.063

- “Developmental disability” means
  - a disorder or syndrome that is attributable to intellectual disability, cerebral palsy, autism, spina bifida, Down syndrome, Phelan-McDermid syndrome, or Prader-Willi syndrome;
  - that manifests before the age of 18; and
  - that constitutes a substantial handicap that can reasonably be expected to continue indefinitely.



# Comparative Impacts with Conditional Overlay Limitations

## RS Land Use Designation

- Up to seven (7) single family homes could be developed (2.79 acres x 2.5 units/acre = 7)
- Seven (7) homes with average of 4 persons/household = 28 residents
- Pursuant to Section 138-1 of the Code, a family may contain up to 6 persons who are not related by blood, marriage or adoption = 42 residents

## RM-CO Zoning

- Predictable results
- Limited to a maximum of 20 single family attached, 1-story dwelling units
- Limited to 1 and 2 bedroom units only
- Limited to a maximum of 28 residents who have developmental disabilities

# Development Agreement

- Makes Site Plan Binding
- Adds setback requirements for accessory structures in addition to primary structures.

# Planning Report Findings

1. Land Use / Zoning: Rezoning to RM-CO with the land use plan amendment to Residential Low (RL) is appropriate, the land is consistent with the purpose of the zoning and land use categories, and the site meets all locational characteristics.
2. Public Utilities: Water and sewer is already provided.
3. Transportation: Impacts are minimal.
4. Flood & Hurricane Evacuation Zone: The location is outside of a high hazard area and unlikely to require evacuation, making it suitable for housing.
5. Conditional Overlay: The Conditional Overlay will be consistent with R-E regulations.
6. Conclusion: “The approval will provide affordable housing for persons with developmental disabilities who are capable of independent living while being in harmony with surrounding development.”

# Additional Conditions/Requirements

- Affordable Housing Density Bonus required to increase the base density of 14 maximum units to 20
- Development will be subject to full site plan review
- Applicant intends to seek funding from the Florida Housing Finance Corporation, which will require a recorded Land Use Restriction Agreement (“LURA”) to limit the use of the property for a period of fifty (50) years



# LPA Recommendation: Rezoning

- The LPA recommended approval by a vote of 5-2 at its September 13, 2023 Meeting.

# DRC Recommendation: Rezoning

## **Development Review Committee (DRC) STAFF RECOMMENDATION:**

- **Staff recommends** that the LPA find the proposed Zoning Atlas amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report and subject to the Future Land Use Map amendment in case # FLU-23-03.
- **Staff further recommends** that the LPA recommend **approval** of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.

### Conclusion

The DRC is of the opinion that the proposed RM-CO zoning is appropriate when considering the limitations being placed by the Conditional Overlay and Development Agreement, including the additional buffering as depicted on the binding concept plan, and the subject property's transitional location fronting an arterial roadway between the neighboring commercial node and single-family homes. As the only access to the subject property is from Park Boulevard, there is no direct connection to the surrounding residential properties. The Conditional Overlay and Development Agreement will not allow traditional apartment or condominium development and will limit new construction to single-story only. The DRC also finds the zoning amendment and Development Agreement consistent with the Pinellas County Comprehensive Plan (see specifically cited goal, objectives, policies, and strategies listed below), subject to the approval of the companion FLUM amendment case.

# Proposal – Rezoning

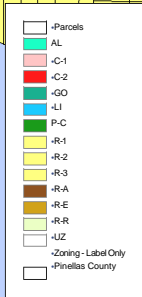
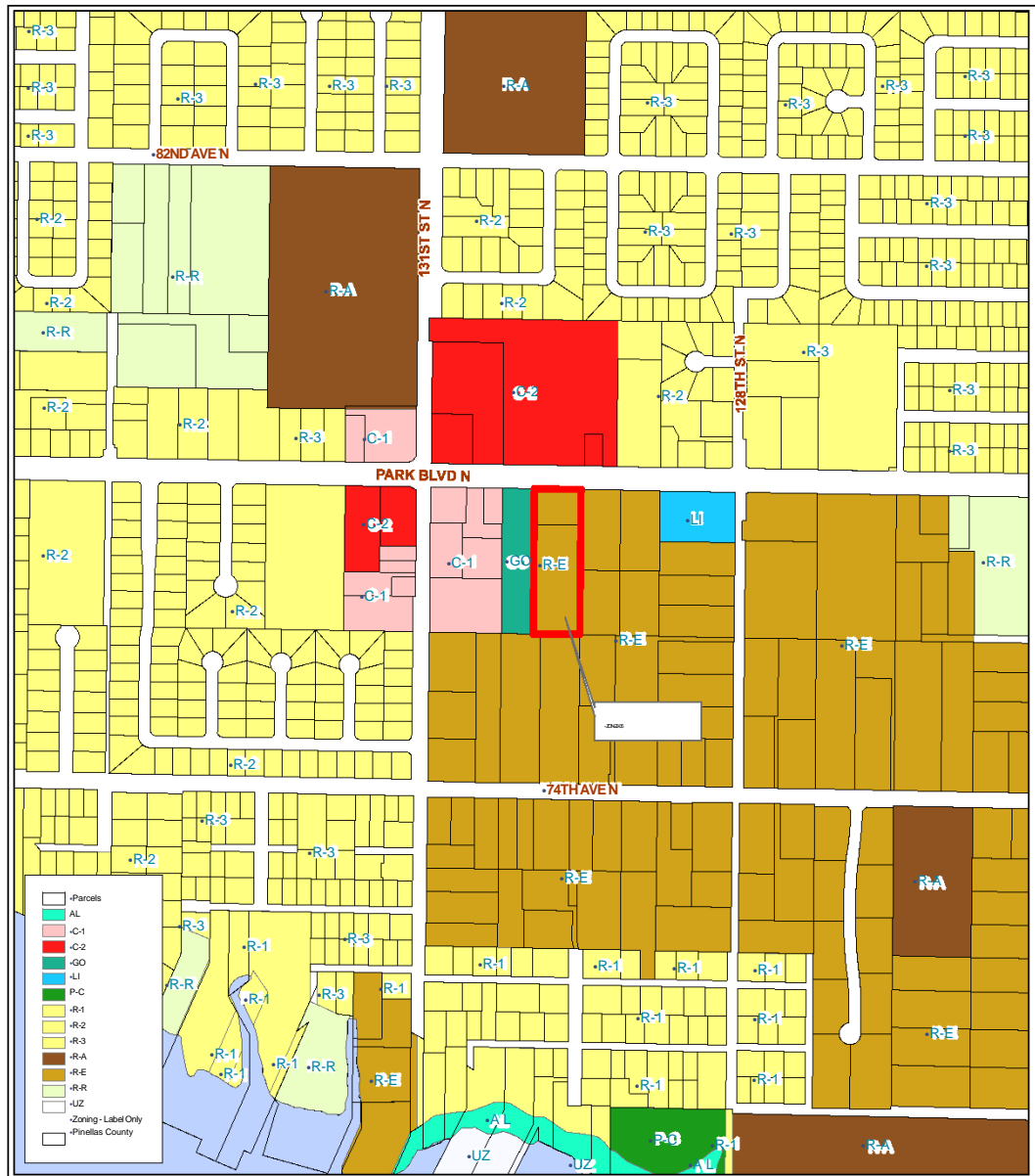
## FUTURE LAND USE ELEMENT

- Goal 1**                    **Provide a variety of land use character areas to meet the needs of a diverse population and support thriving, resilient, quality communities.**
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# Proposal – Rezoning

## HOUSING ELEMENT

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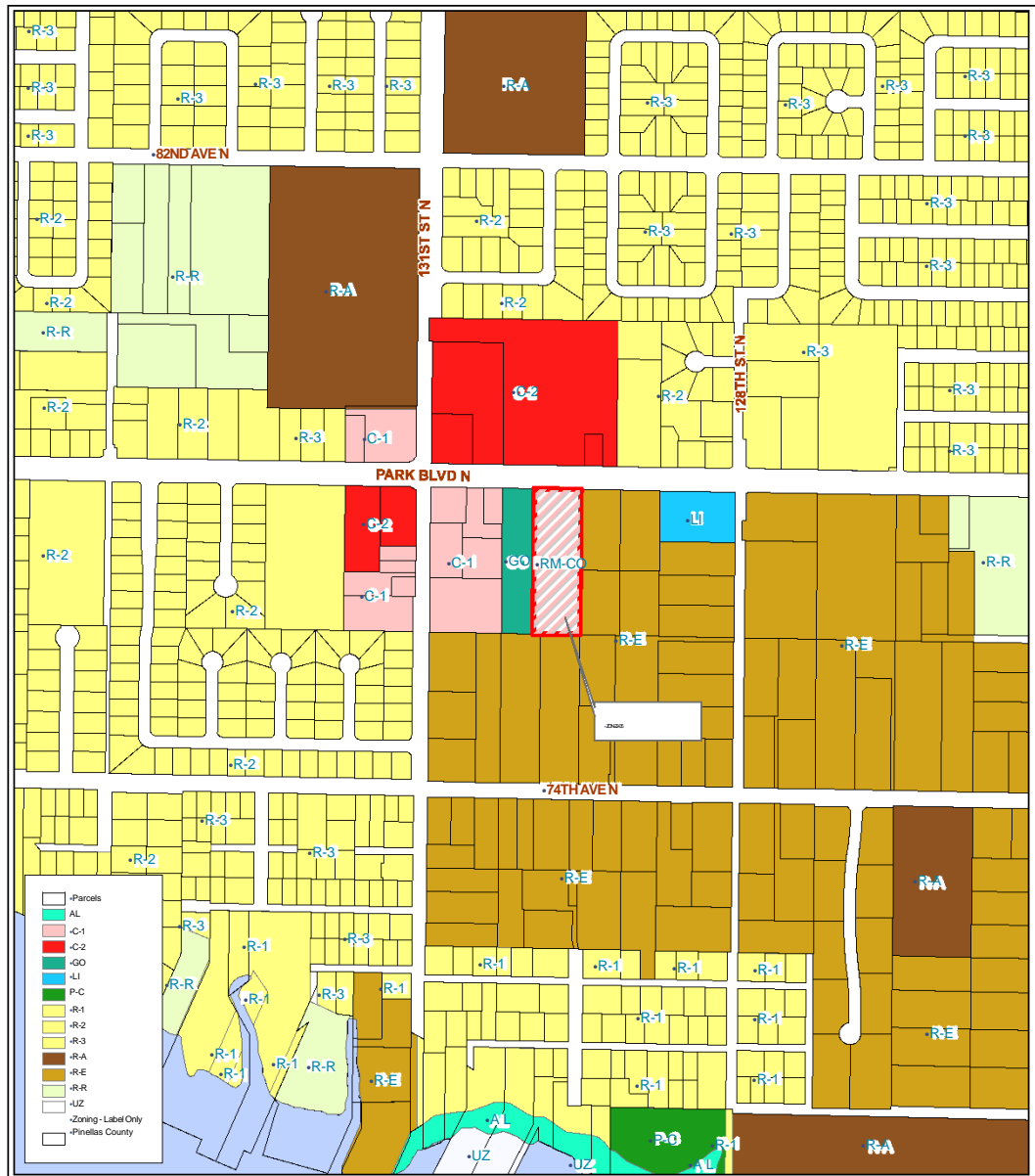


**•ZON-22-05**  
**•Current Zoning**

from **•R-E, Residential Estate**  
**•Zoning** **•To: RM-CO, Multi-Family Residential-Conditional Overlay**  
 •Conditional Overlay limiting the use to a max of 20 dwelling units in 1-story buildings as independent housing for persons with Development Disabilities (see staff report for details)

•29/30/15/70794/400/0701 & 0703  
 Prepared by Housing & Community Development Department NORTH Date 7/21/2022





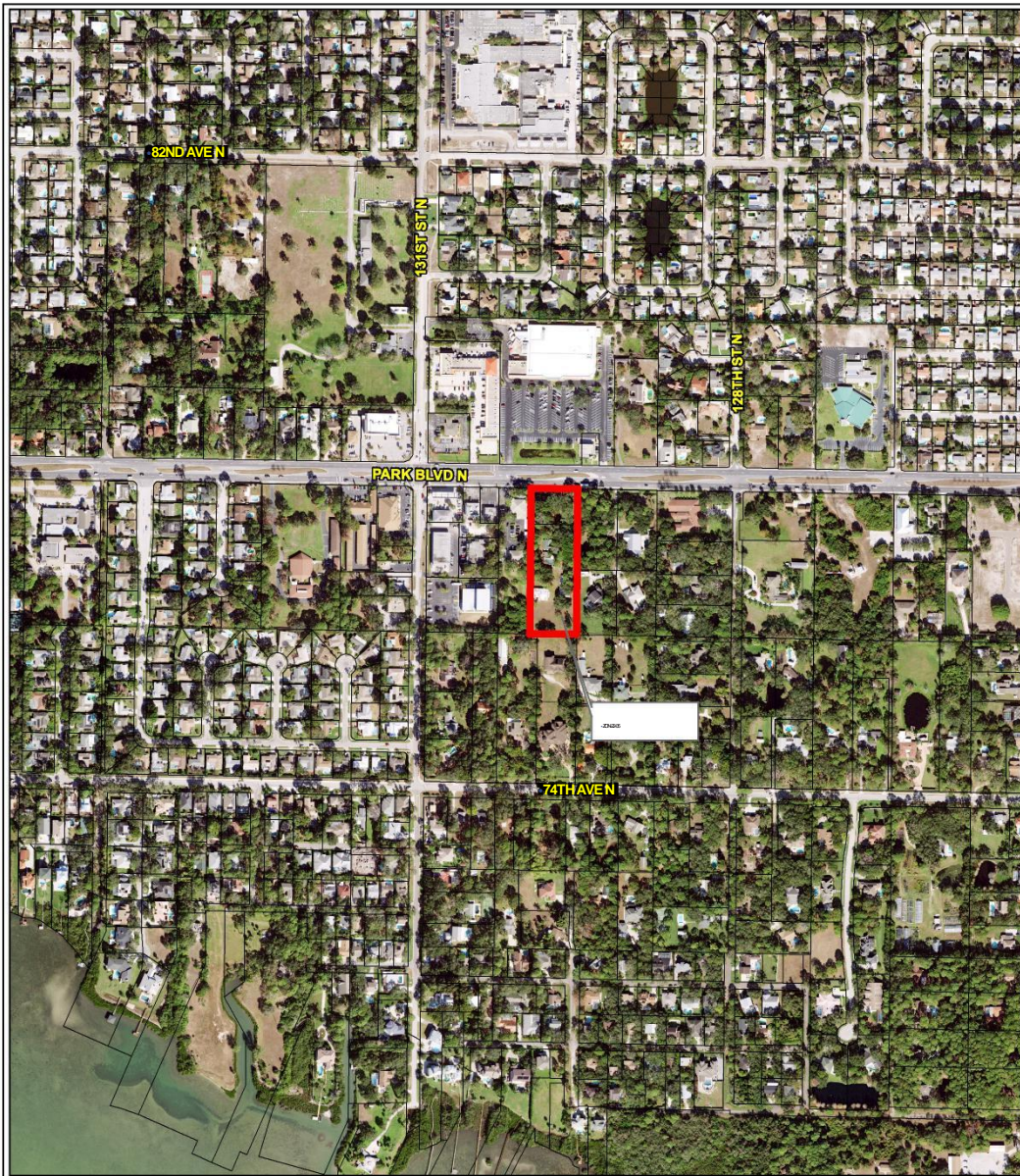
**•ZON-22-05**  
**•Proposed Zoning**

from **•R-E, Residential Estate**  
 to **•To: RM-CO, Multi-Family Residential-Conditional Overlay**  
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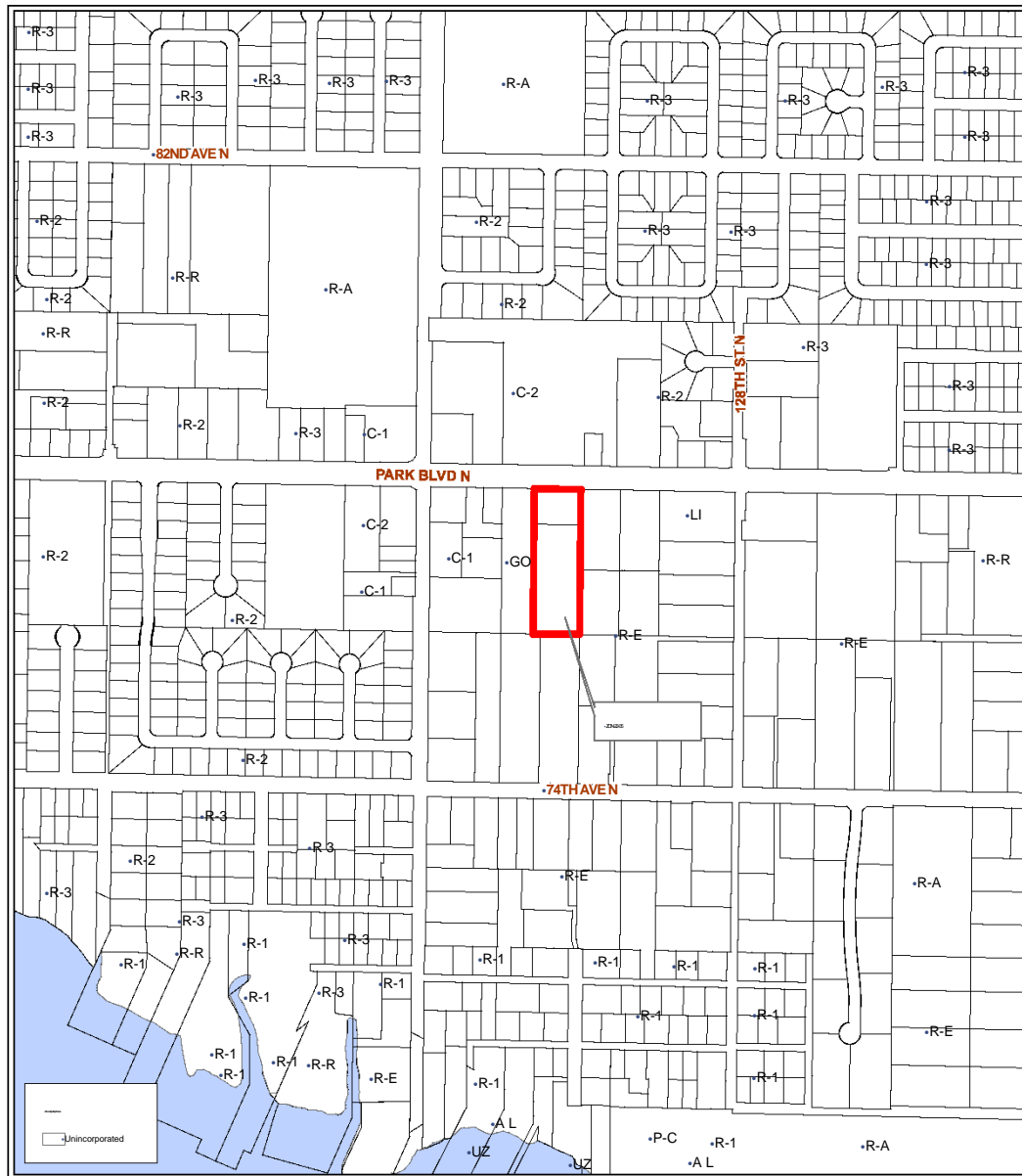
•29/30/15/70794/400/0701 & 0703  
 Prepared by Housing & Community Development Department NORTH Date 7/21/2022







<p>•ZON-22-05</p> <p>•Aerial Map</p>	<p>•Zoning</p> <p>•From: R-E, Residential Estate</p> <p>•To: RM-CO, Multi-Family Residential-Conditional Overlay</p> <p>•Conditional Overlay limiting the use to a max of 20 dwelling units in 1-story buildings as independent housing for persons with Development Disabilities (see staff report for details)</p>	
<p>•29/30/15/70794/400/0701 &amp; 0703</p> <p>•Prepared by: Housing &amp; Community Development Department NORTH Date: 7/21/2022</p>		<p>•1 inch = 0.1 miles</p>



**ZON-22-05**  
**Municipal Map**

**From:** R-E, Residential Estate  
**Zoning**  
**To:** RM-CO, Multi-Family Residential-Conditional Overlay

Conditional Overlay limiting the use to a max of 20 dwelling units in 1-story buildings as independent housing for persons with Development Disabilities (see staff report for details)



29/30/15/70794/400/0701 & 0703

**CASL respectfully requests  
approval. Thank you.**

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Questions?