



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)