



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: FLU-22-04

LPA Public Hearing: November 9, 2022

Applicant: Community Assisted & Supported Living, Inc.

Representative: Katie Cole, Esq. &
Angela Rauber, Esq.

Subject Property: Approximately 2.79 acres located at 13000 Park Boulevard in unincorporated Seminole.

Parcel ID(s): 29/30/15/70794/400/0701 & 0703



REQUEST:

A Future Land Use Map (FLUM) amendment from Residential Suburban (RS) to Residential Low (RL). The site currently has a single-family home and some related accessory structures. The applicant desires to change the current use of the property as a single-family home and related accessory structures to an independent housing facility for persons with developmental disabilities. A companion Zoning Atlas amendment (Case No. ZON-22-05) is also proposed, contingent upon this Future Land Use Map amendment. The Zoning Atlas case includes a Conditional Overlay that further limits the permissibility of the proposed zoning category with regard to the number and type of dwelling units as well as accessory structures. The Conditional Overlay also sets additional limits on the proposed use itself.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed Future Land Use Map amendment is **inconsistent** with the Pinellas County Comprehensive Plan and recommends **denial** by the Board of County Commissioners. (The vote was 4-1, in favor of denial).

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.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on October 10, 2022. The DRC Staff summary discussion and analysis follows:

The subject property consists of two parcels that total approximately 2.97 acres located on the south side of Park Boulevard about 435 feet east of 131st Street North (Vonn Road) in unincorporated Seminole (address: 13000 Park Boulevard). The site currently has a single-family home and some related accessory structures. The applicants wish to change the use and develop independent housing for up to 28 persons with developmental disabilities. A maximum of 21 residential dwelling units are proposed, which would include a combination of one-, two-, and three-bedroom units in single story duplex or triplex structures. Permanent supporting housing services would be provided to occupants of the development and a clubhouse and other associated amenities would be included. The existing single-family home would be utilized as part of the project.

The applicant seeks a FLUM amendment on the subject property from Residential Suburban (2.5 units per acre maximum) to Residential Low (5.0 units per acre maximum) to help facilitate the desired number of residential units. The applicant is also pursuing a Zoning Atlas amendment (Case # ZON-22-05) to change the zoning category from R-E, Residential Estate, to RM-CO, Multi-family Residential – Conditional Overlay. The current R-E category allows only single-family detached homes and accessory agriculture uses. The RM category permits a wider range of residential uses and smaller lots sizes; however, the addition of the Conditional Overlay would limit the permitted residential uses, total number of dwelling units, and operational characteristics of the desired independent living facility use.

If the FLUM and zoning amendments are approved, the applicant has indicated that they will then pursue an affordable housing density bonus to allow the 21 proposed residential dwelling units. The density bonus request would be administratively reviewed by staff and the overall development would be subject to site plan review and permitting. The applicant has not submitted a concept plan for this case and is not required to do so.

Surrounding Use Character and Future Land Use Designations

The subject property is located on the south side of Park Boulevard adjacent to a commercial node that is centered on the Vonn Road intersection to the west. Park Boulevard is a four-lane divided arterial roadway. A medical clinic is immediately adjacent to the west of the subject site, beyond which are various commercial uses including retail, a restaurant, and a gas station. A retail shopping center anchored by a grocery store is to the north across Park Boulevard and single-family homes are to the south and east. The adjacent house fronting Park Boulevard to the east is utilized for a similar type of independent housing that is proposed on the subject property, but on a smaller scale that is appropriate and permitted in a single-family home setting. Most of the properties fronting Park Boulevard in this general area that are outside of commercial/office nodes are single-family residential in nature, with some scattered institutional type uses. While the subject property is located along the periphery of an established single-family neighborhood, the proposed multifamily project can be considered an appropriate transition use between the commercial node to the north and west and the single-family homes to the south and east.

Property adjacent to the west is designated Residential Office General (R/OG) and to the east and south are designated RS. To the north, across Park Boulevard, property is designated Commercial General (CG) as are the four quadrants of the Park Boulevard/131 Street N intersection.

Flood Risk

The subject property has a low flood risk and is not within the Coastal High Hazard Area or Coastal Storm Area, however it is potentially susceptible to storm surge from a Category 4 or higher hurricane (Evacuation Zone D). The Comprehensive Plan nor Land Development Code prohibits the proposed use in such areas.

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. The amendment is also consistent with the Pinellas County Comprehensive Plan.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Suburban	R-E	Single family home & two outbuildings
Adjacent Properties:			
North	Commercial General	C-2	Retail commercial
East	Residential Suburban	R-E	Single Family Homes
South	Residential Suburban	R-E	Single Family Homes
West	Residential/Office General	GO	Office

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted goals, objectives, and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

- Goal 1: 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.

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: December 13, 2022

CORRESPONDENCE RECEIVED TO DATE: Six letters in opposition and two letters in support.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Seven members of the public spoke in opposition.

ATTACHMENTS: (Maps)