



Pinellas County

Staff Report

File #: 23-0020A, Version: 1

Subject:

Case No. ZON 22-05 (Community Assisted & Supported Living, Inc.)

A request for a change of Zoning on approximately 2.79 acres located at 13000 Park Boulevard in unincorporated Seminole from Residential Estate to Multi-family Residential - Conditional Overlay with the Conditional Overlay limiting the number of residential dwelling units to a maximum of 20 that will include a combination of one and two bedroom units in single story duplex or triplex residential structures, to be occupied as independent housing for a maximum of 28 Persons with Developmental Disabilities, as defined by Florida Statute Section 393.063(1), to include permanent supportive housing services, provided, however, that no such permanent supportive services shall be provided to persons who are not occupants of the development. A clubhouse and other associated amenities will be included. The minimum property line setbacks for new structures will be 25 feet front, 15 feet sides, and 120 feet rear. The existing two-story structure is allowed to remain. (Quasi-Judicial)

Recommended Action:

Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-22-05 is recommended for approval:

A resolution approving the application of Community Assisted & Supported Living, Inc. for a change in zoning from Residential Estate (R-E) to Multi-family Residential - Conditional Overlay (RM-CO).

- On December 13, 2022, the Board continued this case at the applicants' request to allow the applicants time to attempt to address some neighborhood concerns.
- The applicants subsequently submitted changes to the CO, including:
 - Building setbacks that meet or exceed those of the existing R-E zoning district: 25 ft front, 15 ft sides, and 120 ft rear. Normal minimum setbacks in the requested RM district are 10 ft front and 5 ft sides and rear.
 - Reducing the maximum number of dwelling units from 21 to 20.
 - Eliminating the 3-bedroom option, leaving only 1- and 2-bedroom options.
- Staff mailed updated notices to the surrounding property owners that include the CO changes and asked the applicants to discuss them with the neighbors.
- The applicants also subsequently submitted a concept plan for visualization purposes, but it is not binding.
- A zoning change on a 2.79-acre single-family residential property is requested.
- The proposed future use is housing for the developmentally disabled.
- The subject property is in a transitional location fronting a 4-lane roadway between a commercial/office node and single-family homes.
- The applicants are also pursuing a Land Use amendment as a separate case.
- The applicants hosted a neighborhood meeting to explain the proposal.
- The Local Planning Agency recommended denial of the request (vote 3-2) based on compatibility concerns. Seven people spoke in opposition and six letters in opposition and two

letters in support were received. The primary reasons for opposition were compatibility, traffic, drainage, and evacuation concerns.

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 2.79 acres at 13000 Park Boulevard in unincorporated Seminole. The applicants seek to construct independent housing for up to 28 persons with developmental disabilities. It is currently developed with a single-family home.

A maximum of 20 residential dwelling units are proposed, which would include new single-story duplex or triplex structures. Supporting housing services would be provided and it would include a clubhouse and other associated amenities. The property is currently zoned R-E, which allows single-family homes and related uses. An amendment to RM-CO is proposed. The CO would limit the uses as described above and would require minimum setbacks to meet or exceed those of the existing R-E district. The development would be subject to full site plan review and permitting. The applicants have submitted a concept plan for visualization, but it is not binding.

The subject property is located on the south side of Park Boulevard. A medical clinic is to the west, a retail center is to the north, and single-family homes are to the south and east. The proposed project can be considered an appropriate transition between the commercial uses and the single-family homes.

Staff feels that the proposed RM-CO zoning is appropriate when considering the limitations being placed by the CO and the subject property's transitional location fronting an arterial roadway. The amendment is consistent with the Comprehensive Plan, subject to the approval of the companion FLUM amendment case.

Background Information:

The LPA recommended denial of the request during its November 9, 2022, public hearing (Vote 3-2). That recommendation did not include the review of the latest proposed changes to the CO.

Surrounding property owners within 750 feet of the subject site were notified by mail. A sign advertising the public hearings was posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
Response to Question #13
Narrative
Certification of Ownership
Survey
Public Notification Map
PowerPoint Presentation
Legal Ad
Legal Ad Map
Correspondence