



Pinellas County

Staff Report

File #: 23-0025A, Version: 1

Subject:

Case No. FLU 22-04 (Community Assisted & Supported Living, Inc.)

A request for a change of Land Use from Residential Suburban to Residential Low on approximately 2.79 acres located at 13000 Park Boulevard in unincorporated Seminole through Katie Cole, Esq. & Angela Rauber, Esq. Will, Ward, Henderson, PA, Representatives.

Recommended Action:

Based upon the evidence and findings contained in the staff report and attachments, Case No. FLU 22-04 is recommended for approval:

An ordinance approving the application of Community Assisted & Supported Living, Inc. for a change of Land Use from Residential Suburban to Residential Low.

- 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 through changes to the Conditional Overlay (CO) that is part of the companion Zoning Atlas amendment case.
- 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.
- The applicants are seeking a Land Use change on a 2.79-acre property that is currently developed with a single-family home.
- The subject property is in a transitional location between a commercial/office node and single-family homes.
- The subject property's sole frontage and access is along Park Boulevard, a 4-lane divided arterial roadway.
- The applicants are also pursuing a Zoning Atlas amendment as a separate case.
- The proposed future use is housing for the developmentally disabled.
- The applicants hosted a neighborhood meeting to explain the proposal.
- The Local Planning Agency recommended denial of the request (vote 4-1) based on compatibility concerns. Seven persons spoke in opposition and six letters in opposition and two letters in support were received. The primary reasons for the opposition were compatibility, traffic impacts, 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 totals 2.79 acres located at 13000 Park Boulevard in unincorporated Seminole. The site has a single-family home with frontage on and limited access to Park Boulevard, a 4-lane divided arterial roadway.

The applicants are requesting a Future Land Use Map (FLUM) amendment from Residential Suburban (RS) (2.5 units per acre maximum) to Residential Low (RL) (5.0 units per acre maximum). They are also pursuing a zoning change via a separate case number to help facilitate the desired use of the property as housing for the developmentally disabled.

The subject property is located on the south side of Park Boulevard adjacent to a commercial/office node. A medical clinic is to the west, a retail shopping center is to the north, and single-family homes are to the south and east. The proposed Land Use change can be considered an appropriate transition between the commercial designations and the single-family homes.

Staff feels that the proposed RL Land Use category is appropriate when considering the subject property's transitional location fronting a 4-lane divided arterial roadway between the neighboring commercial node and single-family homes. The amendment is also consistent with the Pinellas County Comprehensive Plan.

Background Information:

The LPA recommended denial of the request during its November 9, 2022, public hearing (Vote 4-1).

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:

Ordinance

LPA Report

Impact Assessment

Traffic Impacts
Case Maps
Application
Narrative
Supporting Narrative
Planning Report
Certification of Ownership
Boundary Survey
Public Notification Map
Correspondence
Legal Ad
Legal Ad Map
Continuance Request
PowerPoint Presentation