



Pinellas County

Staff Report

File #: 18-240A, Version: 1

Subject:

Q Z/LU-04-02-18 (J J Killingsworth)

A request for a zoning change from R-R, Rural Residential to IL-CO, Institutional Limited-Conditional Overlay with the Conditional Overlay limiting the use of the property to an assisted living facility and a land use change from Residential Suburban to Institutional on approximately 1.9 acres located at 10380 131st Street North in the unincorporated area of Seminole.

Recommended Action:

Adoption of Case No. Q Z/LU-04-02-18 approving:

1) An Ordinance approving the application of J J Killingsworth for a change in land use from Residential Suburban to Institutional, and

2) A Resolution approving a change in zoning from R-R, Rural Residential to IL-CO, Institutional Limited-Conditional Overlay with the Conditional Overlay limiting the use of the property to an assisted living facility, regarding approximately 1.9 acres located at 10380 131st Street North.

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 consists of one parcel totaling 1.9 acres on the west side of 131st Street North approximately 425 feet north of 102nd Avenue North. The property contains a single family home that was built in 1973. It is designated Residential Suburban (RS) on the Future Land Use Map (FLUM) and is zoned R-R, Rural Residential. The site is under contract for purchase by the owner of the adjacent property to the north, which is the location of the Heather Haven III assisted living facility (ALF). The purchaser wishes to expand their ALF operation onto the subject property, which will require changes to the FLUM and Zoning Atlas. The applicant is proposing a FLUM amendment to Institutional and a zoning change to IL-CO, Institutional Limited - Conditional Overlay, with the Conditional Overlay limiting the use of the subject property to an ALF. These are the same designations recently approved by the Board for the adjacent property to the north. Combined, the two properties could potentially allow an ALF with up to 137 beds. There is adequate capacity in the potable water, sanitary sewer and solid waste services at this location.

Surrounding uses include the previously-mentioned Heather Haven III ALF to the north and a church and child care center are to the south. Single family homes exist to the east, west and northwest.

The proposed Institutional FLUM and IL-CO zoning designations are appropriate based on the

subject property's proximity to other institutional uses, general compatibility with the surrounding area and consistency with the Pinellas County Comprehensive Plan. The proposed Conditional Overlay would limit utilization of the property to an ALF, which is a quiet use that can be an asset to the community.

In accordance with Section 134-337 of the Pinellas County Land Development Code, mailed notice of the public hearings were provided to all property owners (as provided by Pinellas County Property Appraiser records) within 400 feet of the subject property on January 18, 2018. A sign noticing the public hearings was also posted on the property on January 11, 2018.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its February 8, 2018 public hearing (Vote 5-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Impact Assessment
Traffic Analysis
Resolution
Ordinance
PowerPoint Presentation
Legal Ad
Ad Map