



Pinellas County

Staff Report

File #: 19-1691A, **Version:** 1

Subject:

Case No. LU-16-09-19 (Sweet Water at Largo)

A request for a land use change from Residential Urban to Residential Medium on approximately 1.79 acres located at 11290 Walsingham Road in unincorporated Seminole.

Recommended Action:

Approval for a change in land use from Residential Urban to Residential Medium regarding approximately 1.79 acres located at 11290 Walsingham Road.

- The applicants are seeking a land use change on 1.79 acres of land that currently contains an assisted living facility. If granted, the amendment will allow the requested increase of 26 beds.
- The applicants are proposing to utilize the existing assisted living facility building.
- The Local Planning Agency unanimously recommended approval of the request (vote 5-0).

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 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 and subsequently granted special exception approval by the Board of Adjustment in 1995 to increase the number of beds to 54. In 2003, a special exception modification was granted for a building expansion, with no increase in the bed count.

The applicant now wishes to expand the existing ALF by 26 beds, from 54 to 80. To do so will require a FLUM amendment. 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.

The area surrounding the subject property consists of mostly low to medium density residential uses. It is adjacent to the Boca Ciega mobile home park 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.

Notably, 113th Street North is a designated Scenic Non-Commercial Corridor, along which low density residential development is normally the preferred land use. Exceptions can be made,

however, if the impact to the scenic nature and the traffic carrying capacity of the roadway is managed. Increasing the current 54-bed ALF to the requested 80-beds could generate approximately 52 additional average daily vehicle trips on the adjacent roadway network. The change in average daily trips is minimal and not expected to significantly impact the operational characteristics of area roads. Additionally, the residents at this facility utilize shuttle services, so additional vehicle impacts are not anticipated.

In general, 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 due to the nature of the proposed use. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of all components of the request during its September 12, 2019 public hearing (Vote 5-0).

Surrounding property owners within 500 feet of the subject property were notified by mail. A sign advertising the public hearings was also posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Ordinance
Traffic Analysis
Impact Assessment
Site Plan & Boundary Survey
Power Point Presentation
Map of Radius Search
Legal Ad
Ad Map