



Pinellas County

Staff Report

File #: 22-2085A, 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.

- The applicants are seeking a Land Use change on a 2.79-acre property that is currently developed with a single-family home and accessory structures.
- The subject property is in a transitional location with higher intensity Land Use designations and uses directly to the northeast, north, northwest, and west; and is adjacent to a commercial/office node.
- 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 under a separate case number.
- The proposed future use as identified by an associated Zoning Atlas amendment and further limited by a Conditional (zoning) Overlay is housing for the developmentally disabled with supportive services.
- The applicants hosted a neighborhood meeting during the evening of November 3, 2022, to explain the proposal.
- The Local Planning Agency recommended denial of the request (vote 4-1) based on compatibility concerns with the neighboring residential area. Seven persons spoke in opposition and six letters in opposition and two letters in support have been received. The primary reasons given for opposition include compatibility concerns, traffic impacts, drainage, and resident evacuation concerns.
- On November 15, 2022, the applicants submitted a request that the Board of County Commissioners continue this case and the companion Zoning Atlas amendment case to the scheduled January 31st, 2023, public hearing. The continuance is being requested to allow the applicant time to attempt to address some neighbor concerns through changes to the conditional overlay. The Board must take action and vote on whether or not to continue the cases as requested.

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 two parcels that total 2.79 acres located at 13000 Park Boulevard in unincorporated Seminole. The site has a single-family home and some related accessory structures 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 on the subject property from Residential Suburban (2.5 units per acre maximum) to Residential Low (5.0 units per acre maximum). The property is currently developed with a single-family home and accessory structures.

The applicants are also pursuing a Zoning Atlas amendment on the subject property (case # ZON-22-05) from R-E, Residential Estate to RM-CO, Multi-family Residential with a Conditional Overlay to help facilitate the desired future use of the property as housing for the developmentally disabled. R-E allows only single-family detached homes and accessory agriculture uses. Therefore, the proposed use requires a zoning change. The Conditional Overlay component of the proposed Zoning Atlas amendment would limit the number of dwelling units and uses of the property to those which the applicant has expressed interest in building; otherwise, alternative types of multifamily development, such as an apartment or condominium complex, would be permissible.

The subject property is located on the south side of Park Boulevard adjacent to a commercial/office node that is centered on the 131st Street North 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 owned by the applicants and utilized for a similar type of independent housing on a smaller scale. 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. The nearest existing multifamily use is several blocks to the east, however the Commercial General and Residential Office General designated properties to the north and directly to the west within the adjacent commercial node would allow for multifamily development. While the subject property is located along the periphery of an established single-family neighborhood with single-family Land Use designations, the proposed Land Use change can be considered an appropriate transition between the commercial designations and node to the north and west and the single-family homes to the south and east.

The subject property is within Hurricane Evacuation Zone D but is not within the Coastal High Hazard Area or Coastal Storm Area. Overall, it has a low flood risk.

Staff is of the opinion that the proposed Residential Low Land Use designation 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
Certification of Ownership
Narrative
Boundary Survey
Public Notification Map
Correspondence
Legal Ad
Legal Ad Map
PowerPoint Presentation