

**BOARD OF COUNTY COMMISSIONERS**

**DATE:** July 21, 2015

**AGENDA ITEM NO. 28**

**Consent Agenda** ☐

**Regular Agenda** ☐

**Public Hearing** ☒

**County Administrator's Signature:**

**Subject:**

Zoning and Land Use Case No. (Q) Z/LU-11-5-15 (United Asset Holdings Commercial, LLC)

**Department:**

Planning

**Staff Member Responsible:**

Gordon Beardslee, Director

**Recommended Action:**

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) HEAR PUBLIC COMMENT AND APPROVE THE PROPOSED ZONING AND FUTURE LAND USE MAP AMENDMENTS, A VARIANCE TO ALLOW AN ASSISTED LIVING FACILITY TO BE LOCATED APPROXIMATELY 506 FEET FROM AN EXISTING ASSISTED LIVING FACILITY WHERE A DISTANCE OF 1,200 FEET IS REQUIRED, AND A VARIANCE TO ALLOW ONE PARKING SPACE PER THREE BEDS WHERE ONE PARKING SPACE PER BED IS REQUIRED, WITH THE CONDITION THAT THE FACILITY MAY NOT BE USED FOR DRUG REHABILITATION OR MENTAL HEALTH SERVICES.

**Summary Explanation/Background:**

This request is to amend the Zoning Atlas from A-E-W, Agricultural Estate Residential with a Wellhead Protection Overlay to IL-W, Institutional Limited with a Wellhead Protection Overlay (1.62 acres) and P/C-W, Preservation/Conservation with a Wellhead Protection Overlay (0.84 acre) and to amend the Future Land Use Map (FLUM) from Residential Suburban to Institutional (1.62 acres) and Preservation (P), along with a variance for an assisted living facility (ALF) to be located approximately 506 feet from an existing ALF where 1,200 feet is required and a variance to allow one parking space per three beds where one parking space per one bed is required for ALFs. The applicant is proposing to construct a 60-bed ALF, which would be the maximum density allowed based on the requested acreage of the Institutional land use.

Staff recommends approval of all components of the request. Institutional land uses occur to the north, east and west. Infrastructure impacts are anticipated to be minimal. The site is located along a Scenic Non-Commercial Corridor which will require additional landscape than what is normally required. It is also within the East Lake Tarpon Community Overlay which supports uses that serve the surrounding community and preserve open space. The proposed preservation component of the request will protect an existing wetland area and serve to limit the maximum density of the ALF to 60 beds. Both of the variance requests are common for ALFs. Staff is currently proposing to amend the Land Development Code parking requirement for such facilities to one space per three beds. Numerous studies have shown this to be an appropriate ratio. The ALF distance requirement is based on a State separation requirement for small group home facilities within established neighborhoods in order to prevent their proliferation and preserve residential character. The County's Land Development Code applies the distance requirement to all ALFs regardless of size. Staff is considering a proposed amendment to the distance requirement as part of the upcoming Land Development Code update package.

The Local Planning Agency (LPA) unanimously recommended approval of all components of the request during their June 11, 2015 public hearing.

**Fiscal Impact/Cost/Revenue Summary:**

N/A

**Exhibits/Attachments Attached:**

Staff Report with LPA Recommendation, Maps, Resolution & Ordinance

## **LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the BOARD OF COUNTY COMMISSIONERS**



**Regarding: Case No. Z/LU-11-5-15**

**LPA Recommendation: (May 14, 2015)** At the request of the applicant, the Local Planning Agency continued the proposed zoning and land use amendments and variance for 30 days to the June LPA meeting. (The vote was 6-0, in favor)

**LPA Recommendation: (June 11, 2015)** The LPA finds that the proposed amendments are consistent with the Pinellas County Comprehensive Plan, and recommends Approval of the zoning amendment, the land use amendment, the variance for an assisted living facility to be located within 506 feet of an existing assisted living facility where a distance of 1,200 feet is required, and a variance for one parking space per three beds with the condition that the facility is not be to be used as a drug rehabilitation or a mental health facility. (The vote was 6-0, in favor)

**LPA Public Hearing: June 11, 2015 & May 14, 2015**

### **PLANNING STAFF RECOMMENDATION:**

- **Staff recommends** that the LPA find that the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas are consistent with the Pinellas County Comprehensive Plan based on the findings in this report; and
- **Staff further recommends** that the LPA recommend approval of the proposed FLUM and Zoning Atlas amendments to the Pinellas County Board of County Commissioners; and
- **Staff further recommends** that the LPA recommend that the Board approve the requested variance to locate an assisted living facility approximately 506 feet from an existing assisted living facility where 1,200 feet is required and the requested variance to allow one parking space per three beds where one parking space per one bed is required, subject to the following condition: 1) No drug rehabilitation or mental health services will be allowed.

### **CASE SUMMARY**

**APPLICANT'S NAME:** United Asset Holdings Commercial, LLC

**DISCLOSURE:** John Marino-VP, Pedro A. Herrera-VP, Larry Ostermeyer-VP, & Karen Chandler, Agent

(Existing Contract: Eroc and Cheryl Moore)

**REPRESENTED BY:** Todd Pressman

	LAND USE CHANGE	ZONING CHANGE
<b>FROM:</b>	Residential Suburban	A-E-W, Agricultural Estate Residential – Wellhead Protection Overlay
<b>TO:</b>	Institutional (1.62 acres) & Preservation (0.84 acre)	IL-W, Institutional Limited–Wellhead Protection Overlay (1.62 acres) & P/C-W Preservation/Conservation–Wellhead Protection Overlay (0.84 acres)
And a variance to locate an assisted living facility approximately 506 feet from an existing assisted living facility where a distance of 1,200 feet is required, and a variance to allow one parking space per three beds where one parking space per bed is required.		

**PROPERTY DESCRIPTION:** Approximately 2.46 acres of land for the purpose of establishing an assisted living facility located at 721 East Lake Road in the unincorporated East Lake Tarpon community.

**PARCEL ID(S):** 15/27/16/00000/320/0100

**PROPOSED BCC HEARING DATE:** July 21, 2015

**CORRESPONDENCE RECEIVED TO DATE:**

No correspondence received.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:**

One person appeared in favor.

**SURROUNDING ZONING AND LAND USE FACTS:**

	Land Use Category	Zoning Designation	Existing Use
<b>Subject Property:</b>	Residential Suburban	A-E-W	Closed Plant Nursery
<b>Adjacent Properties:</b>			
<b>North</b>	Institutional	RPD-2.5-W	Elementary School
<b>East</b>	Institutional	RDP-2.5-W	Elementary School
<b>South</b>	Residential Suburban	A-E-W	Plant Nursery
<b>West</b>	Residential Estate & Institutional	IL & E-1	Assisted Living Facility & Single Family Residential

### STAFF DISCUSSION AND ANALYSIS

#### COMPATIBILITY WITH SURROUNDING LAND USES

The subject site is located on the east side of East Lake Road, 280 feet south of Forelock Road. The Brooker Creek Elementary School is adjacent to the north and east. The school site comprises approximately 28 acres of land designated as Institutional. To the west of the site across East Lake Road is a 30-bed assisted living facility (ALF), which was the subject of a zoning and FLUM amendment approved in 2007 to the same designations being requested in this application. Also to the

west, there is a single family residence and a dog training facility that was granted conditional use approval by the County in 2007 and 2013. To the south of the site lies a non-conforming plant nursery that has been in operation for many years. Based on these surrounding uses, staff is of the opinion the proposed Institutional zoning and land use designations are appropriate. The site will have no anticipated adverse impacts to the surrounding properties. The southeast corner contains approximately 0.43 acre of wetlands that are vegetated with cypress trees, providing a partial visual buffer from the school. The proposed preservation area extends beyond the wetland boundaries all the way up to the west property line. Additional landscaping beyond what is normally mandated by the Land Development Code will be required along the site's road frontage due to East Lake Road's designation as a Scenic Non-Commercial Corridor. The proposed 60-bed ALF (the maximum bed count allowed based on acreage and the requested land use distribution), as demonstrated in the accompanying traffic study, will pose minimal impact to the carrying capacity of East Lake Road. This application also involves two variance requests: 1) distance from an existing ALF, and 2) a parking reduction from one space per bed to one space per three beds.

With regard to the distance requirement variance, the Pinellas County Land Development Code requires a separation of 1,200 feet between ALFs, regardless of whether they are small operations housed in a single-family structure or much larger facilities. The State of Florida requires a minimum distance separation between smaller facilities up to 14 beds in order to prevent their undesirable concentration within residential subdivisions and the consequential erosion of the residential character. County staff has proposed an amendment to existing Code requirements to reduce the separation requirement to 1,000 feet. Staff is considering whether to remove the minimum distance requirement between larger facilities altogether so that the County's Code would be consistent with the State's regulations. The subject site is separated from the existing ALF to the west by approximately 500 feet. Importantly, East Lake Road, a four-lane divided roadway with a 200-foot right-of-way, is included within this separation.

The variance to the parking requirement is a common request for ALFs. Staff has received numerous traffic reports from various ALF-related applicants that state the one parking space per bed requirement is excessive and that one space per three beds is more consistent with the actual need for these facilities. This type of variance is commonly approved by the Board of Adjustment. On the LPA agenda for June 2015 are proposed amendments to the County's Land Development Code that include a proposal to reduce the minimum parking requirement for assisted living facilities to one parking space per three beds.

As previously mentioned, the eastern portion of the site contains approximately 0.43 acre of wetlands that staff recommends be zoned P/C, Preservation/Conservation and identified on the Future Land Use Map as Preservation. By placing these designations on the wetland area, this will assist staff in determining what type of buffers will be required during the construction phase for this site. The applicant is proposing to place the Preservation designation beyond the wetland area as shown on the attached Rosewood House ALF site plan in order to limit the maximum number of beds allowed at the proposed ALF facility to 60. No drug rehabilitation or mental health services are proposed at the facility and the applicant has requested this to be memorialized as a condition of approval of the variances.

The subject property is located within the boundaries of the East Lake Tarpon Community Overlay as recognized by the Pinellas County Comprehensive Plan and identified on the FLUM. The Overlay describes the community's desire to maintain its low-density residential character, expansive open spaces and limited commercial development. It is staff's opinion that the requested amendments are in keeping with the parameters of the Overlay. The proposed Institutional land use and ALF are compatible with the surrounding area and supportive of the residential community. The associated Preservation land use would ensure a significant portion of the site will remain open space.

## TRANSPORTATION IMPACTS AND CONCURRENCY

Comparing the current development potential of the subject site with the potential uses associated with the proposed Institutional FLUM designation, the Institutional category could generate approximately 62 additional average daily trips on East Lake Road. Although, this facility is operating at a peak hour level of service (LOS) F with a volume to capacity (V/C) ratio of 1.26, these additional average daily trips are not expected to adversely impact the operational characteristics of East Lake Road based on the proposed use of the site as an ALF. Approval of the request will not negatively impact the County's ability to provide solid waste, potable water and sanitary sewer services.

## SUMMARY

The proposed zoning and land use amendments are appropriate based on the existing institutional uses already occurring in the surrounding area. The subject property's location along a four-lane divided arterial roadway provides excellent access to the site without posing adverse impacts to the community. The proposal is consistent with the East Lake Tarpon Community Overlay.

<b>IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN</b>
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Staff finds that the proposed amendments are consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

## FUTURE LAND USE ELEMENT

- 1.2. Objective: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
- 1.2.3. Policy: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

## EAST LAKE TARPON COMMUNITY OVERLAY

- 1.22 Objective: The Board of County Commissioners will utilize a community overlay to define East Lake Tarpon as a cohesive community and their decisions will support the local vision, community character and natural environment. Small businesses support the residential character of the community. Maintaining the community's quality of life, low density residential character, and expansive open spaces is to be considered before any zoning changes or increased densities are considered.
- 1.22.1 Policy Land use, zoning and conditional use decisions by Pinellas County that affect properties in East Lake Tarpon should be compatible with the established residential development pattern and passive recreation areas, allow for recreational boating, fishing and water activities consistent with the character of East Lake Tarpon, and/or enhance the viability of local businesses that serve the community.

- 1.22.3 Policy All future development in East Lake Tarpon should be compatible with the community and fit within the community's characteristic land use types, density, height, and scale.
- 1.22.7 Policy Land use, zoning, conditional use and project decisions by Pinellas County and other agencies will place a priority on the protection of natural land resources, lake and estuary habitats and dependant species.

## **NATURAL RESOURCE CONSERVATION AND MANAGEMENT ELEMENT**

### **NATURAL SYSTEMS AND LIVING RESOURCES**

GOAL TWO: PINELLAS COUNTY WILL CONSERVE, PROTECT, RESTORE AND APPROPRIATELY MANAGE ITS NATURAL SYSTEMS AND LIVING RESOURCES ENSURE THE HIGHEST ENVIRONMENTAL QUALITY POSSIBLE.

- 2.1.9. Policy: Pinellas County shall protect natural reservations as identified within the Recreation, Open Space and Culture Element by designating, whenever possible, natural reservations as Recreation/Open Space, Preservation-Resource Management, or Preservation on the County's Future Land Use Map.

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## **COUNTY DEVELOPMENT REGULATIONS**

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

Attachment (Maps)  
Rosewood House ALF site plan

# LOCATION MAP



MAP-1

**Z/LU-11-5-15**

**Zoning** From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay  
To: IL-W, Institutional Limited- Wellhead Protection Overlay ( 1.62 acres) and  
P/C-W, Preservation Conservation- Wellhead Protection Overlay (0.84 acre)  
**Land Use** From: Residential Suburban  
To: Institutional ( 1.62 ac. ) and Preservation ( 0.84 ac.)

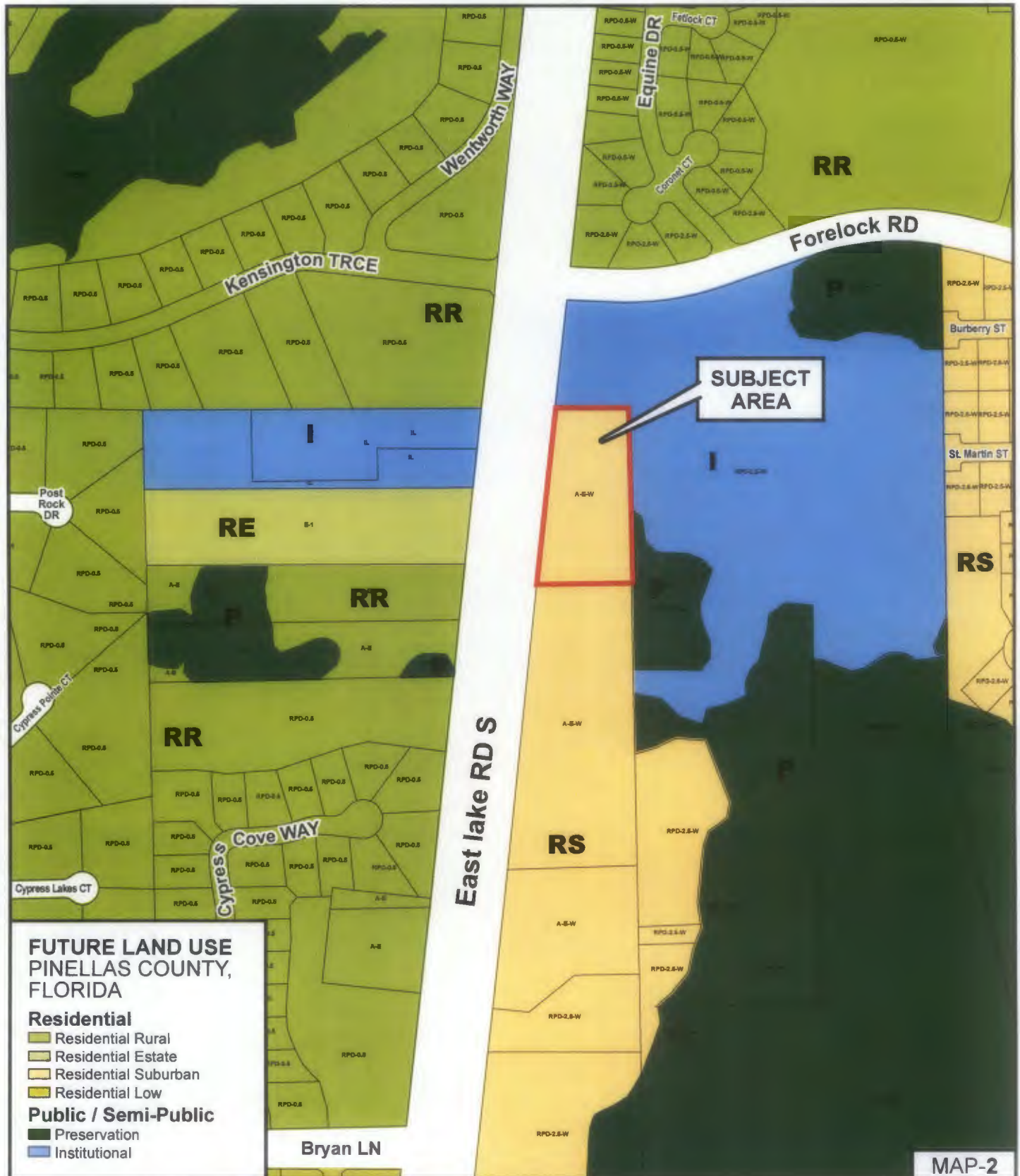
And a variance to be located approximately 506 feet away from an existing Assisted Living Facility where a distance of 1,200 feet is required and a variance to allow one parking space per three beds where one parking space per bed is required with the condition of the proposed building not to be used as a drug rehab or a mental health facility.

Parcel I.D. 15/27/16/000000/320/0100

Prepared by: Pinellas County Planning Department May 2015







**Z/LU-11-5-15**

**Zoning**

**From:** A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay  
**To:** IL-W, Institutional Limited- Wellhead Protection Overlay ( 1.62 acres) and  
P/C-W, Preservation Conservation- Wellhead Protection Overlay (0.84 acre)  
**Land Use**  
**From:** Residential Suburban  
**To:** Institutional ( 1.62 ac. ) and Preservation ( 0.84 ac. )

And a variance to be located approximately 506 feet away from an existing Assisted Living Facility where a distance of 1,200 feet is required and a variance to allow one parking space per three beds where one parking space per bed is required with the condition of the proposed building not to be used as a drug rehab or a mental health facility.

Parcel I.D. 15/27/16/00000/320/0100

Prepared by: Pinellas County Planning Department May 2015







MAP-3

**Z/LU-11-5-15**

**Zoning** From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay  
To: IL-W, Institutional Limited- Wellhead Protection Overlay ( 1.62 acres) and  
**Land Use** From: P/C-W, Preservation Conservation- Wellhead Protection Overlay (0.84 acre)  
To: Residential Suburban  
Institutional ( 1.62 ac. ) and Preservation ( 0.84 ac.)

And a variance to be located approximately 506 feet away from an existing Assisted Living Facility where a distance of 1,200 feet is required and a variance to allow one parking space per three beds where one parking space per bed is required with the condition of the proposed building not to be used as a drug rehab or a mental health facility.

Parcel I.D. 15/27/16/000000/320/0100

Prepared by: Pinellas County Planning Department May 2015









**Z/LU-11-5-15**

**Zoning** From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay  
To: IL-W, Institutional Limited- Wellhead Protection Overlay (1.62 acres) and  
P/C-W, Preservation Conservation- Wellhead Protection Overlay (0.84 acre)  
**Land Use** From: Residential Suburban  
To: Institutional ( 1.62 ac. ) and Preservation ( 0.84 ac. )

And a variance to be located approximately 506 feet away from an existing Assisted Living Facility where a distance of 1,200 feet is required and a variance to allow one parking space per three beds where one parking space per bed is required with the condition of the proposed building not to be used as a drug rehab or a mental health facility.

Parcel I.D. 15/27/16/00000/320/0100

Prepared by: Pinellas County Planning Department May 2015



## **Impact Assessment and Background Data for Staff Report**

### **Amendment to the Pinellas County Future Land Use Map and Pinellas County Zoning Atlas Map**

**Z/LU: 11-5-15**

**Street Address:** 721 East Lake Road North, unincorporated Tarpon Springs

**Parcel Number:** 15/27/16/00000/320/0100

**Prepared by:** RAB

**Date:** 5/26/15

#### **Proposed Amendment From:**

**Future Land Use Designation(s):** RS                      acres 2.46

**Zoning Designation(s):**                      A-E-W                      acres 2.46

#### **Proposed Amendment To:**

**Future Land Use Designation(s):** I and P                      acres 2.46

**Zoning Designation(s):**                      IL-W and P/C                      acres 2.46

**Development Agreement?**                      No ☒                      Yes ☐                      New ☐                      Amended ☐

**Affordable Housing Density Bonus?** No ☒                      Yes ☐                      How many units:

!



**INFRASTRUCTURE IMPACTS**  
**SOLID WASTE IMPACT ASSESSMENT**

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
<b>EXISTING</b>	
Residential Suburban	6 single family units 6 x 1.66 tons/unit/year (residential factor) = 9.9 tons/year
<b>PROPOSED</b>	
Institutional and Preservation	Proposed 60 Bed Assisted Living Facility 60 x 5.9 tons/unit/year (ALF factor)= 354 tons/year
<b>NET DIFFERENCE</b>	<b>+344.1 tons/year</b>

\* (Non Residential) Gross Floor Area x Solid Waste Disposal Rate / 2,000 lbs = Total Tons per Year

\* (Residential) Units x Annual Per Capita Rate = Total Tons per Year

Note: Based upon Solid Waste Disposal Rate determined by DUS Consultants for the Solid Waste Authority of Palm Beach County.

**POTABLE WATER AND SANITARY SEWER IMPACT ASSESSMENT**

LAND USE DESIGNATIONS	POTABLE WATER GPD *	WASTEWATER GPD*
<b>EXISTING</b>		
Residential Suburban	6 single family units 6 x 266 per unit (residential factor) = 1,596 GPD	6 single family units 6 x 266 per unit (residential factor) = 1,596 GPD
<b>PROPOSED</b>		
Institutional	Proposed 60 Bed Assisted Living Facility 60 x 100 (institutional rate) = 6,000 GPD	Proposed 60 Bed Assisted Living Facility 60 x 100 (institutional rate) = 6,000 GPD
<b>NET DIFFERENCE</b>	<b>+4,404 GPD</b>	<b>+4,404 GPD</b>

\* (Non Residential) Gross Floor Area x Consumption Rate = GPD

\* (Residential) Number of Units x Consumption Rate = GPD

NOTE: GPD = Gallons per Day

**TRANSPORTATION AND ROADWAY IMPACTS**

	YES or NO	COMMENTS
Is the proposed amendment located within one half mile of a concurrency corridor (i.e., constrained, congestion containment, and/or long term concurrency management corridor)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See staff report for details.
Is the amendment located along a scenic/non-commercial corridor?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See staff report for details.



## ENVIRONMENTAL AND SITE CONDITIONS

	YES or NO	COMMENTS
Identify any onsite soils. Are any classified as "very limited" or "subject to subsidence?"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The site contains Myakka Soils & Urban Land, which has been classified as "very limited", but suitable for urban development.
Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the wellhead protection zone and/or aquifer recharge area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Identify the watershed in which the site is located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject area is located within the Brooker Creek watershed.
Is the site located within the 25 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the 100 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

\*The standard categories of soil classifications (i.e., severe, very severe etc.) have been replaced by Building Site Development Limitations (i.e., somewhat limited, very limited etc.)

## PUBLIC SAFETY

	YES or NO	COMMENTS
Is the site located with the coastal storm area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	D
Identify the Fire District serving the proposed development.		The subject site is located within the East Lake Fire District.

## **COMMUNITY IMPACTS**

	YES or NO	COMMENTS
Will approval of this amendment affect the provision of affordable housing; if so, explain the positive/negative impacts.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the applicant sought/been issued an affordable housing finding by the Department of Community Development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the displacement of mobile home residents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the elimination of a water-dependent land use such as a marina or boat ramp? If so, identify how many ramps/lanes or slips will be eliminated.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment affect beach/waterfront accessibility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment have a significant impact on an adjacent local government?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a designated brownfield area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the proposed amendment affect public school facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

***Has the property been the subject of a previous amendment proposal within the last 12 months?***

Yes ☐ No ☒

***Is the property within 200 feet of a property under same owner that has been amended within the past 12 months?***

Yes ☐ No ☒

**ATTACH THE FOLLOWING:**

- \_\_\_ Location Map
- \_\_\_ Future Land Use Map with zoning designations
- \_\_\_ Aerial





PINELLAS COUNTY PLANNING DEPARTMENT							
TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE							
LU#: Z/LU-11-5-15		Received: 05/26/2015		Jurisdiction: Pinellas County			
Revised:				Signoff:			
SITE DATA							
Parcel Size: 2.46							
Proposed for Amendment: 2.46							
Current Land Use Designation: Residential Suburban							
Potential Use	sf/acre(s)	(upa)	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Residential	2.46	2.50	6	N/A	9.6	100	58
							58
Proposed Land Use Designation: Institutional and Preservation							
Proposed Use	sf/acre(s)		Number of Beds	sf/1,000	x(tgr)	cap.	Proj. trips
(1) ALF	2.46*		60	N/A	2.7	0.74	120
Total							120
*.84 acres to Preservation and 1.6 to Institutional							
Potential Additional Daily Trips: 62							
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)		% Distribution				Traffic Vol. (AADT)	
		2014	2035			2014	2035
(1) East Lake Road		62	62	existing	42,618	53,065	
Lansbrook to Keystone Rd		100	100	proposed	42,680	53,127	
Road(s)		2014 PH		2014 AADT		2035 AADT	
		LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.
(1) East Lake Road							
Lansbrook to Keystone Rd		F	1.26	F	F	F	F
Road(s)				Extg	Planned	Const.	Future
				Ln Cfg	Improv.	Year	Ln Cfg
(1) Gulfport Blvd				4D	N/A	N/A	N/A
Lansbrook to Keystone Rd							CON
ABBREVIATIONS/NOTES							
AADT = Average Annual Daily Trips				Ln. = Lanes			
AC = Acres				LOS = Level of Service			
CAP = Capture Rate (i.e., % new trips)				LTCM = Long Term Concurrency Management Corridor			
CCC = Congestion Containment Corridor				MPO = Metropolitan Planning Organization			
CFG = Configuration				N/A = Not applicable			
CMS = Concurrency Management System				PC = Partially controlled access			
CON = Constrained County Corridor				PH = Peak Hour			
Const. = Construction				SF = Square Feet			
D/U = Divided/undivided				TGR = Trip Generation Rate			
E = Enhanced				UPA = Units Per Acre			
FAR = Floor Area Ratio				UTS = Units (dwelling)			
FDOT = Florida Department of Transportation				V/CR = Volume-to-Capacity Ratio			
DEF= Deficient State Road				MIS= Mitigating Improvement Scheduled			
2035 traffic volumes from MPO, adjusted FDOT Regional Transportation Analysis model output							
Average daily level of service based on Generalized Daily LOS Volume Tables from FDOT 2010 LOS Manual							

RESOLUTION NO. \_\_\_\_\_

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 2.46 ACRES OF LAND FOR THE PURPOSE OF ESTABLISHING AN ASSISTED LIVING FACILITY LOCATED AT 721 EAST LAKE ROAD IN THE UNINCORPORATED AREA OF EAST LAKE TARPON; PAGE 530 OF THE ZONING ATLAS, AS BEING IN SECTION 15, TOWNSHIP 27, RANGE 16; FROM A-E-W, AGRICULTURAL ESTATE RESIDENTIAL-WELLHEAD PROTECTION OVERLAY TO IL-W, INSTITUTIONAL LIMITED-WELLHEAD PROTECTION OVERLAY (1.62 ACRES) AND P/C-W, PRESERVATION CONSERVATION-WELLHEAD PROTECTION OVERLAY (0.84 ACRE) AND GRANTING VARIANCES TO LOCATE APPROXIMATELY 506 FEET AWAY FROM AN EXISTING ASSISTED LIVING FACILITY WHERE A DISTANCE OF 1,200 FEET IS REQUIRED, AND TO ALLOW ONE PARKING SPACE PER THREE BEDS WHERE ONE PARKING SPACE PER BED IS REQUIRED, WITH THE CONDITION OF THE PROPOSED BUILDING NOT TO BE USED AS A DRUG REHAB OR A MENTAL HEALTH FACILITY; UPON APPLICATION OF UNITED ASSET HOLDINGS COMMERCIAL, LLC THROUGH TODD PRESSMAN, PRESSMAN & ASSOC., REPRESENTATIVE, Z/LU-11-5-15

WHEREAS, United Asset Holdings Commercial, LLC, Owner of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property hereinafter described from A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay to IL-W, Institutional Limited-Wellhead Protection Overlay (1.62 acres) & P/C-W, Preservation/Conservation-Wellhead Protection Overlay (0.84 acre) and a variance to locate approximately 506 feet away from an existing assisted living facility where a distance of 1,200 feet is required and a variance to allow one parking space per three beds where one parking space per bed is required, with the condition of the proposed building not to be used as a drug rehab or a mental health facility; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 21<sup>st</sup> day of July, 2015, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

PART OF NW ¼ OF SW ¼ OF SEC 15-2716 DESC BEG NE COR OF NW ¼ OF SW ¼ TH S00D58'51"E 471.53 FT. TH S89D01'09"W 256.50 FT TO E R/W OF EAST LAKE RD TH N06D09'04"E 477.52 FT TH N89D44'07"E 197.42 FT TO POB CONT 2.46 AC (C)

be, and the same is hereby changed from A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay to IL-W, Institutional Limited-Wellhead protection Overlay (1.62 acres) & P/C-W, Preservation/Conservation-Wellhead Protection Overlay (0.84 acres), and variances to locate approximately 506 feet away from an existing assisted living facility where a distance of 1,200 feet is required, and to allow one parking space per three beds where one parking space per bed is required, with the condition of the proposed building not to be used as a drug rehab or a mental health facility, are granted, subject to an amendment to the Pinellas County Future Land Use Map from Residential Suburban to Institutional (1.62 acres) & Preservation (0.84 acre) Z/LU-11-5-15.


Commissioner \_\_\_\_\_ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner \_\_\_\_\_ upon the roll call the vote was:

Ayes:

Nays:

Absent and not voting:

APPROVED AS TO FORM:  
OFFICE OF COUNTY ATTORNEY

By   
Attorney

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 2.46 ACRES OF LAND FOR THE PURPOSE OF ESTABLISHING AN ASSISTED LIVING FACILITY LOCATED AT 721 EAST LAKE ROAD IN THE UNINCORPORATED AREA OF EAST LAKE TARPON LOCATED IN SECTION 15, TOWNSHIP 27, RANGE 16; FROM RESIDENTIAL SUBURBAN TO INSTITUTIONAL (1.62 ACRES) AND PRESERVATION (0.84 ACRE)

WHEREAS, the application for an amendment to the Future Land Use map of Pinellas County, Florida, hereinafter listed, has been presented to the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by Florida Law; and

WHEREAS, the comments and recommendation of the Local Planning Agency have been received and considered and

WHEREAS, this is a small scale development amendment, as defined by Section 163.3187(1), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this 21st day of July, 2015 that:

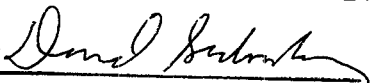
Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 2.471 acres of land for the purpose of establishing an Assisted Living Facility located at 721 East Lake Road in the unincorporated area of Tarpon Spring Referenced as Case Z/LU-11-5-15, and owned by United Asset Holdings Commercial, LLC, from Residential Suburban to Institutional Limited (1.62 acres) & Preservation (0.84 acre). Legal description: PART OF NW ¼ OF SW ¼ OF SEC 15-2716 DESC BEG NE COR OF NW ¼ OF SW ¼ TH S00D58'51"E 471.53 FT. TH S89D01'09"W 256.50 FT TO E R/W OF EAST LAKE RD TH N06D09'04"E 477.52 FT TH N89D44'07"E 197.42 FT TO POB CONT 2.46 AC (C)

Section 2. This amendment shall be transmitted to the Pinellas Planning Council, and the Board of County Commissioners utilizing its countywide planning authority ("Countywide Planning Authority"), for action to amend the Countywide Future Land Use Plan, from Residential Suburban to Institutional Limited (1.62 acres) & Preservation (0.84 acre) to maintain consistency with said Plan.

Section 3. This Ordinance shall take effect upon:

- a) Receipt of notice from the Secretary of State that the Ordinance has been filed is received; and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 2012-245, Laws of Florida.
- c) Pursuant to Section 163.3187(5)(c), Florida Statutes, this amendment shall become effective upon 31 days following its adoption. If timely challenged, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the adopted small scale amendment is in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY

By   
Attorney

## **Planning Analysis**

### **East Lake Road ALF: Z/LU -11-5-15**

Rezoning and a Land Use change are sought to enable development of a 90 bed Assisted Living Facility (ALF) on a property located at 721 East Lake Road in the general East Lake Tarpon area of unincorporated Pinellas County. The proposed zoning change is from AE (Agricultural Estate Residential) to IL (Institutional Limited), while retaining the existing Wellhead Protection Overlay. The requested land use change is from RS (Residential Suburban) to I (Institutional).

In addition, two variances are requested from provisions of the Pinellas County Land Development Code. A first would reduce the separation requirement from an existing ALF from 1,200 feet to 506 feet. The second would reduce parking requirements from one space per bed to one space per three beds. The rationale for these variance requests is contained later in this report.

#### **Physical characteristics, context of the site**

The subject site is roughly 2.47 acres in size and is trapezoidal in shape. It contains 477.5 feet of frontage along East Lake Road, a divided 4-lane arterial which is a designated Scenic/Non-Commercial Corridor by the Pinellas Comprehensive Plan.

Surrounding uses include Brooker Creek Elementary School to the north and east; a sod farm and plant nursery to the south; and an ALF, single family home and a dog boarding facility across East Lake Road to the west. The general area exhibits an attractive mixed character of desirable single family subdivisions; golf course communities; and institutional uses including schools, churches and day care. As is typical of a non-commercial major roadway corridor of this nature, existing land uses exist largely discreet of one another, and bear little in the manner of functional land use relationships. Introduction of the proposed use would be a fully compatible and appropriate addition to the existing land use pattern.

#### **Land Development Code compliance**

As noted, the requested zoning is to the IL (Institutional Limited) district. The purpose of the IL district is to *"is to regulate the location of essential and/or desirable public services compatible with neighboring residential uses. This district is generally appropriate in locations where religious, educational, civic, health or similar institutional uses are necessary or desirable to serve the community. This district shall be so located as to recognize the special needs of these uses relative to surrounding uses and shall have adequate access to the transportation system. Performance standards are required to minimize impact on the surrounding residential areas."*

The establishment of IL zoning on the subject site is fully consistent with the above-noted mix of land uses in the surrounding area. In fact, it is difficult to conceive of another use that would be more

appropriate given its somewhat isolated nature, elongated frontage on a major divided roadway, limited site depth and the character of adjacent uses.

As noted two variances are necessary to accommodate site development as proposed. One is to the parking requirements. Current LDC regulations require one space per bed; one space per three beds is proposed. Apparently a change to this LDC requirement is currently being considered by staff. Nonetheless, ITE standards, as well as empirical data noted by Robert Pergolizzi in a separate document analyzing transportation impacts that has been submitted in support of this application.

The other variance would reduce the separation requirement from an existing ALF. A separation of 1,200 feet is required by the LDC; a 506 separation is proposed. The intent of this requirement is to preclude an undesirable concentration of similar land uses into a small area. However, multiple factors support the granting of this variance:

- The two sites are separated by a 4-lane, median divided highway. No median cuts exist to enable any sort of direct access between the two sites, thus the actual travel distance greatly exceeds the required minimum.
- The existing ALF is situated toward the rear of a lot that is several hundred feet in depth. The actual ALF structure, which exhibits a very good quality residential design, is nearly invisible from the adjacent roadway.
- The two ALFs will bear no functional land use relationship and would generate no perception of an overconcentration of a specific land use.
- The requested distance reduction is the least that can be considered to accommodate the proposed use.
- No discernable public benefit would be realized by denial of the variance.

All other applicable provisions of the LDC will be satisfied by site development. Approval of the rezoning and variances is fully in keeping with the spirit and intent of the LDC.

#### **Comprehensive Plan considerations**

Multiple adopted policies of the Pinellas County Comprehensive Plan are supportive of the type of development requested by this application.

From the Future Land Use and Quality Communities Element:

*1.2.4 Policy: Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.*

The proposed development is infill in nature and is fully compatible with surrounding land uses and the general area.

From the Future Land Use Element, East Lake Tarpon section:



*1.22.3 Policy: All future development in East Lake Tarpon should be compatible with the community and fit within the community's characteristic land use types, density, height, and scale.*

The subject development is fully compatible with its surroundings and accommodates a currently underserved population in the area. Development density, height and scale will fully comply with regulations of the Land Development Code.

*1.22.8 Policy: The County will strive to maintain the scenic corridor designation of East Lake Road (County Road 611) and Keystone Road (County Road 582), and consider this residential-oriented scenic corridor designation when evaluating land use and zoning changes within the corridors or expansion of commercial zones in the East Lake Tarpon area.*

The rezoning will allow only a residential use, thereby preserving the general residential orientation of this scenic corridor. The proposed use further implements desires for appropriate land uses along widened County scenic/non-commercial corridor roadways as is expressly addressed elsewhere in the Comprehensive Plan.

From Future Land Use Element, Walkable Destinations:

*2.47 Policy: Promote housing diversity and avoid creation of homogeneous developments, and promote the inclusion of a variety of housing types in all residential communities through local land development regulations.*

An ALF provides a needed form of diversity to the local housing stock.

From the Housing Element:

*1.1 Objective: Support the provision of dwelling units in a variety of types, locations and costs so that housing supply matches the projected housing need in Pinellas County while encouraging development that is consistent with the Future Land Use and Quality Communities Element.*

This area is presently underserved in this regard in the context of a generally aging population. Proximate housing of this type fills an important need in the neighborhood housing mix.

*1.1.2 Policy: Support a land use pattern and land use decisions that provide for housing opportunities at varying densities and at appropriate locations consistent with the Future Land Use and Quality Communities Element.*

The site is fully compatible with its environs and provides a density appropriate to its location along a major County roadway.

*1.1.4 Policy: Pinellas County shall continue to consider ways to maximize use of permitted densities on vacant residential land, where consistent with policies 1.2.3 and 1.2.4 of the Future Land Use and Quality Communities Element, in recognition that urban land is becoming too scarce a resource to tolerate significant underutilization.*

The proposed density approaches the maximum eligible for consideration under the subject Comprehensive Plan category and applicable rules of the Land Development Code.

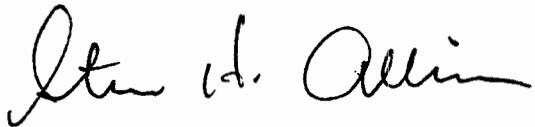
*1.9 Provide for adequate sites in residential areas or areas of residential character for group homes and foster care facilities to meet identified or projected deficits.*

The predominant character of the surrounding area is residential, comprised of multiple high-quality subdivisions. The subject site is simply at the edge of these neighborhoods, along a highly-travelled, median-divided major roadway. Requisite demonstrations of need have been provided.

#### **Conclusion**

The proposed use is appropriate for the subject site. It enables the preservation of East Lake Road as a residentially-oriented scenic corridor. The development is fully compatible with the surrounding area and represents a needed and welcome addition to the mix of residential types and densities in the general area. The two requested variances are fully justifiable by physical characteristics of the site and area, and empirical data on parking demand. Viable neighborhoods benefit from proximate housing of the type proposed, and no adverse impacts relative to trip generation or conflicts with nearby land uses would be realized by development as proposed.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Steven H. Allison". The signature is fluid and cursive, with the first name "Steven" and last name "Allison" being clearly legible.

Steven H. Allison, AICP



## **Gulf Coast Consulting, Inc.**

**Land Development Consulting**

**Engineering • Planning • Transportation • Permitting**

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

March 20, 2015

Mr. Todd Pressman  
Pressman & Associates, Inc.  
334 East Lake Road, #102  
Palm Harbor, FL 34685

RE: #721 East Lake Road – Proposed ALF  
Parking and Traffic Assessment

Dear Mr. Pressman:

As requested, I have completed my assessment of the traffic and parking impacts of the proposed project. The applicant is seeking a Land Use Plan Amendment/Rezoning to accommodate a proposed 90 bed ALF on a 2.47 acre parcel located on the east side of East Lake Road south of Forelock Road.

Parcel ID# 15/27/16/00000/320/0100 (721 East Lake Road)

The subject property is located in unincorporated Pinellas County, the underlying land use designation is Residential Suburban (RS) and the zoning is Agricultural Estate Residential District (AE-W). The applicant seeks to amend the land use plan and rezone for the purpose of developing the existing 90 bed ALF.

### **TRANSPORTATION IMPACTS**

Transportation impacts from the proposed 90 bed ALF would be minimal. According to ITE Trip Generation, 9<sup>th</sup> Edition rates, this ALF would generate only 239 daily trips of which 13 would occur during the AM peak hour and 20 would occur during the PM peak hour. According to the MPO 2014 Level of Service Report, the adjacent segment of East Lake Road (Lansbrook Parkway – Keystone Road) is a 4-lane divided county arterial roadway carrying 42,618 vehicle per day AADT. This segment is controlled by traffic signals at Lansbrook Parkway, Ridgeline Boulevard at ELHS, Forelock Road and Keystone Road and has a two-way peak hour capacity of 3,200 vehicles per hour. Accordingly the PM peak hour traffic generated by the ALF represent only 0.63% of the peak hour LOS D capacity of East Lake Road. This is a minimal impact.

## **PARKING VARIANCE**

The current code requirement is 1 space per bed, which is substantially more parking than needed for ALFs. Staff is preparing revisions to code which would reduce the requirement to 1 space/3 beds. This is based on ITE Parking Generation, 4<sup>th</sup> Edition data. Previous site specific parking studies I have conducted for ALF's in Pinellas County have indicated the parking requirement of 1 space/3 beds is more than adequate. As such, I believe it is reasonable to require 30 parking spaces for this proposed 90 bed facility. A parking variance for 1 space/3 beds should be considered reasonable.

## **CONCLUSION**

The proposed 90 bed ALF can be accommodated with 30 parking spaces and the traffic impacts would comprise less than 1% (0.63%) of the LOS D capacity of East Lake Road. In summary, an ALF use has minimal traffic impact and reduced parking requirements.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Pergolizzi", written in a cursive style.

Robert Pergolizzi, AICP/PTP  
Principal

15-011

Wentworth Golf Club

• Pinellas Co.

KEYSTONE

Brooker  
Creek Elem  
X

SHADOW  
VILLAGE  
WOODFI

CYPRESS LAKES  
ESTATES II

ALF

East Lake Rd

611

Bryan Ln

Preschool/  
church

East Lake  
High School

PINE RIDGE AT LAKE  
TARPON  
VILLAGE I

DEER HOLLOW

EAST LAKE  
LANDINGS

BERISFORD AT  
LANSBROOK

Cypress  
Woods  
Elem

AYLESFORD

# Assisted Living (254)

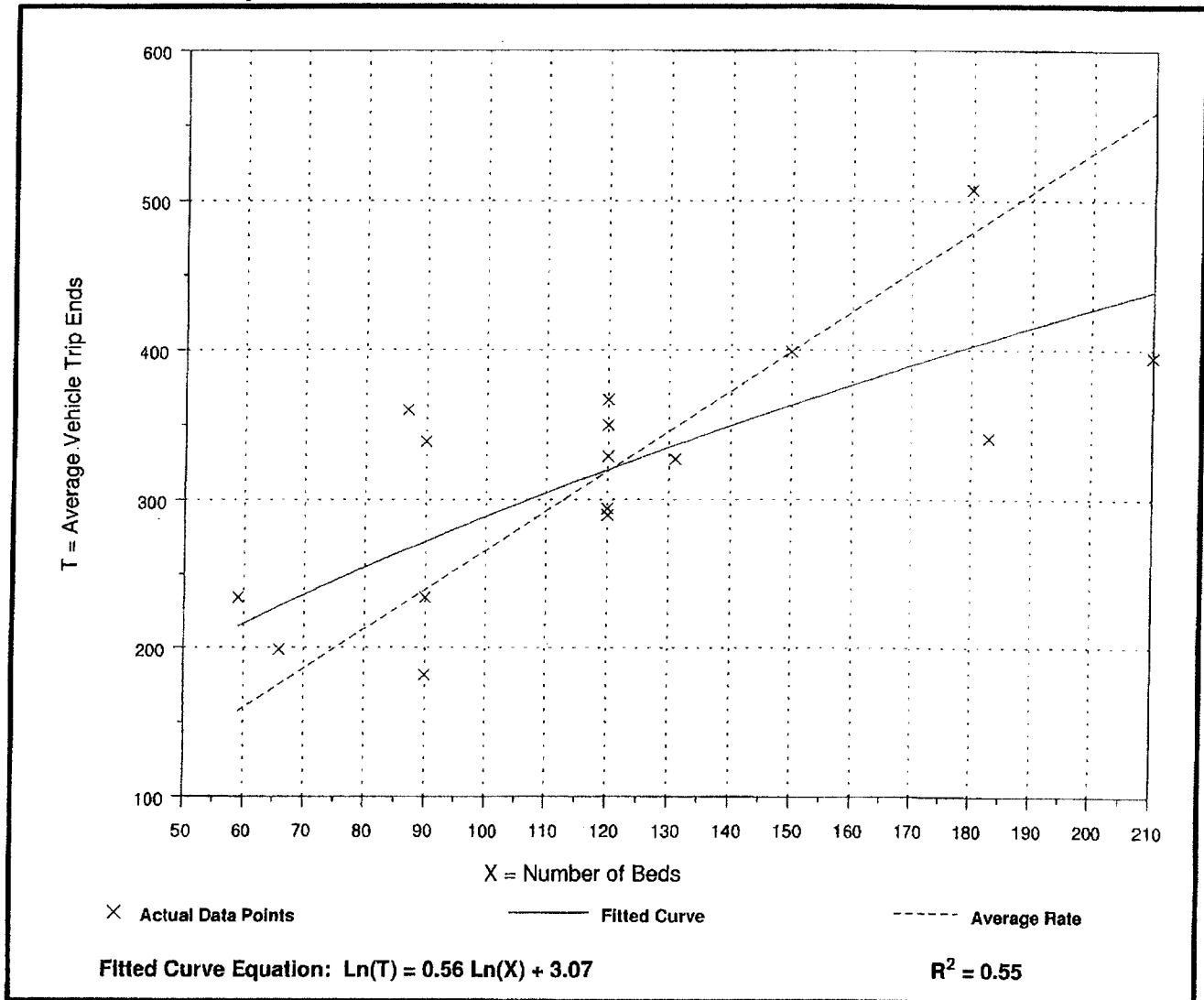
Average Vehicle Trip Ends vs: Beds  
On a: Weekday

Number of Studies: 16  
Average Number of Beds: 121  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.66	1.86 - 4.14	1.74

## Data Plot and Equation





# Assisted Living (254)

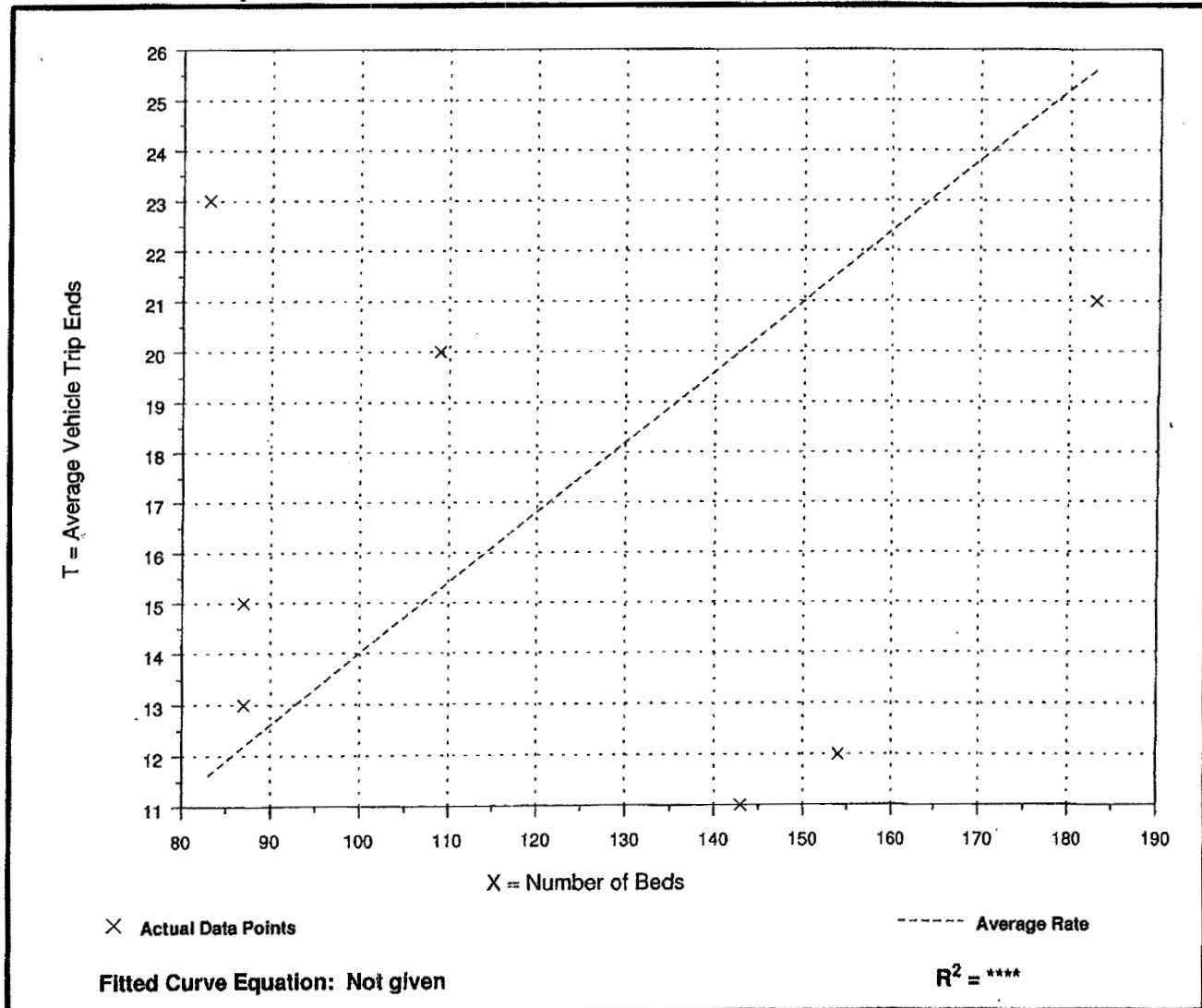
**Average Vehicle Trip Ends vs: Beds**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

Number of Studies: 7  
 Average Number of Beds: 121  
 Directional Distribution: 65% entering, 35% exiting

## Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.14	0.08 - 0.28	0.37

## Data Plot and Equation



# Assisted Living (254)

**Average Vehicle Trip Ends vs: Beds**

**On a: Weekday,**

**Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.**

Number of Studies: 7

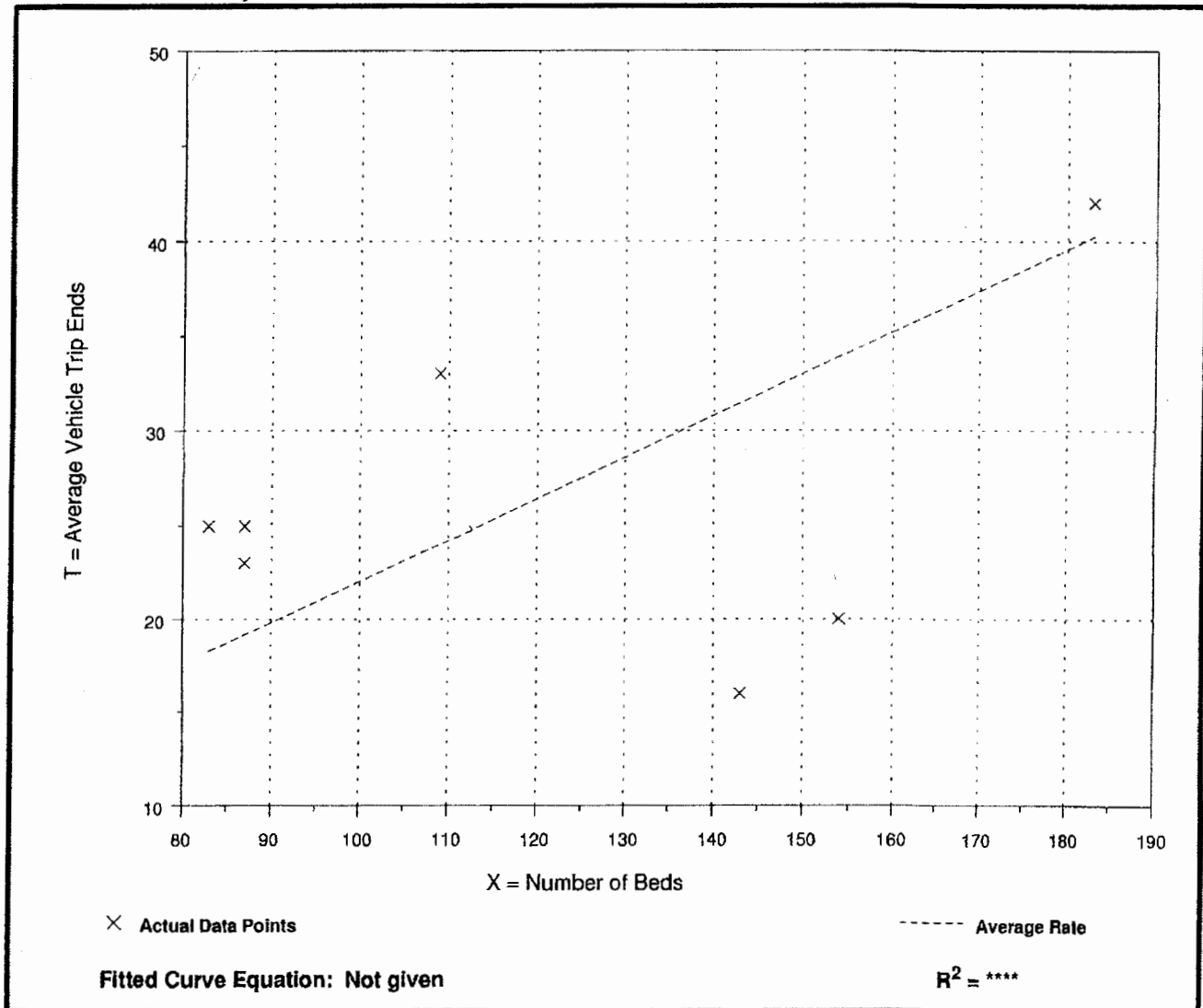
Average Number of Beds: 121

Directional Distribution: 44% entering, 56% exiting

## Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.22	0.11 - 0.30	0.47

## Data Plot and Equation





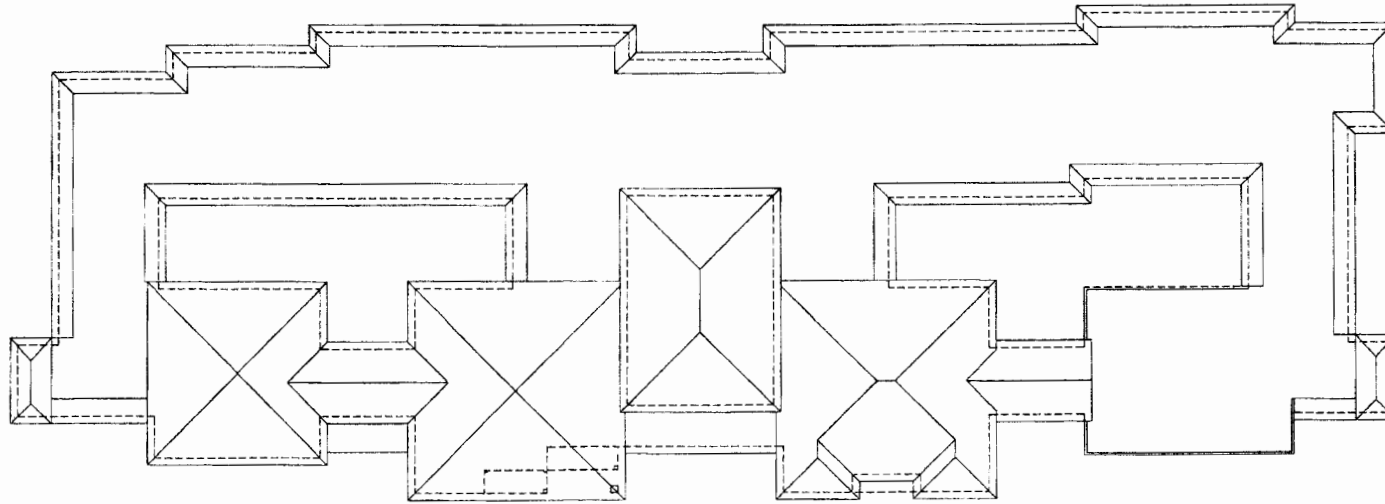
Facility	Juris	Plan Area	Fac Type	Road Type	LOS Std	Length (mi)	Signals Per Mile	LOS Meth	AADT	Volume	Physical Capacity	V:Cap Ratio	Def Flag	Fac LOS
608 - DOUGLAS AVE: (STEVENSONS CREEK -to- SUNSET POINT RD)	CR	06	SMC	4U	D	.487	4.11	T	4,122	215	1,155	.186	0	C
610 - DOUGLAS AVE: (SUNSET POINT RD -to- UNION ST)	CR	06	NMC	4U	D	.505	.00	T	4,122	215	3,572	.060	0	B
611 - DOUGLAS AVE: (UNION ST -to- BELTREES ST)	DN	04	SMC	2D	D	.505	1.98	T	4,122	215	601	.358	0	B
612 - DOUGLAS AVE: (BELTREES ST -to- MAIN ST)	DN	04	SMC	2U	D	.478	2.09	T	4,612	241	559	.431	0	C
613 - DOUGLAS AVE: (MAIN ST -to- SKINNER BLVD)	DN	04	NMC	2U	D	.282	.00	T	4,612	241	1,440	.167	0	B
615 - DOUGLAS RD: (COMMERCE BLVD -to- RACE TRACK RD)	OLD	05	SMC	2U	D	1.030	.97	T	5,940	310	572	.542	0	B
616 - DR MARTIN LUTHER KING JR ST N: (I-275 -to- GANDY BLVD)	CR	11	SA	4D	D	2.103	1.43	T	11,801	617	1,764	.350	0	B
617 - DR MARTIN LUTHER KING JR ST N: (GANDY BLVD -to- 62ND AVE N)	SP	11	SA	4D	D	2.310	2.60	T	18,223	952	1,683	.566	0	C
618 - DR MARTIN LUTHER KING JR ST N: (62ND AVE N -to- 38TH AVE N)	SP	11	SA	4D	D	1.484	1.35	T	14,950	781	1,764	.443	0	B
619 - DR MARTIN LUTHER KING JR ST N: (9TH AVE N -to- 22ND AVE N)	SP	11	SA	4U	D	.753	1.33	T	14,684	767	1,676	.458	0	B
620 - DR MARTIN LUTHER KING JR ST N: (9TH AVE N -to- CENTRAL AVE)	SP	11	SA	4O	D	.690	11.59	T	9,408	894	3,726	.240	0	C
621 - DR MARTIN LUTHER KING JR ST N: (22ND AVE N -to- 38TH AVE N)	SP	11	SA	4D	D	1.022	2.94	T	13,277	694	1,683	.412	0	C
622 - DR MARTIN LUTHER KING JR ST S: (CENTRAL AVE -to- 8TH ST S)	SP	11	SA	4O	D	.656	10.67	T	11,975	1,138	3,726	.305	0	C
624 - DR MARTIN LUTHER KING JR ST S: (8TH ST S -to- 26TH AVE S)	SP	11	SA	4D	D	1.157	3.46	T	15,479	809	1,683	.481	0	C
625 - DR MARTIN LUTHER KING JR ST S: (26TH AVE S -to- 45TH AVE S)	SP	11	NA	4U	D	1.309	.00	T	13,848	724	3,572	.203	0	B
626 - DR MARTIN LUTHER KING JR ST S: (45TH AVE S -to- 62ND AVE S)	SP	11	SA	4U	D	1.020	2.94	T	13,255	693	1,599	.433	0	C
627 - DREW ST: (MCMULLEN BOOTH RD -to- US 19)	CL	06	SA	4D	D	1.283	2.34	T	25,100	1,311	1,683	.779	0	D
628 - DREW ST: (US 19 -to- NE COACHMAN RD)	CR	06	SA	4D	D	1.406	2.13	T	30,070	1,571	1,683	.933	1	D
631 - DREW ST: (FT HARRISON AVE -to- MISSOURI AVE)	SR	06	SA	4U	D	.715	4.20	T	11,279	589	1,776	.332	0	C
632 - DREW ST: (MISSOURI AVE -to- HIGHLAND AVE)	SR	06	SA	4U	D	.794	2.52	T	15,800	826	1,776	.465	0	C
633 - DREW ST: (HIGHLAND AVE -to- N SATURN AVE)	SR	06	SA	4U	D	.634	3.15	T	27,000	1,411	1,776	.794	0	D
634 - DREW ST: (N SATURN AVE -to- NE COACHMAN RD)	SR	06	SA	4D	D	.738	4.07	T	26,570	1,388	1,870	.742	0	D
636 - DRUID RD: (US 19 -to- BELCHER RD)	CL	06	SMC	2D	D	1.090	.92	T	6,155	322	601	.536	0	B
637 - DRUID RD: (BELCHER RD -to- KEENE RD)	CL	06	SMC	2U	D	1.007	1.99	T	6,155	322	572	.563	0	B
639 - DRUID RD: (KEENE RD -to- HIGHLAND AVE)	CL	06	SMC	2U	D	.774	2.58	T	6,155	322	559	.576	0	C
643 - DUHME RD   113TH ST: (WELCH CSWY -to- PARK BLVD)	CR	09	SA	6D	D	2.262	1.77	T	16,588	867	2,646	.328	0	B
644 - DUHME RD   113TH ST: (PARK BLVD -to- 86TH AVE N)	CR	09	SA	6D	D	.614	1.63	T	20,149	1,053	2,646	.398	0	B
645 - DUHME RD   113TH ST: (86TH AVE N -to- 102ND AVE N)	CR	09	SA	4D	D	1.016	1.97	T	20,149	1,053	1,764	.597	0	B
647 - DUNEDIN CSWY BLVD: (DRAWBRIDGE -to- ALT US 19)	CR	04	SA	4D	D	.859	1.16	T	10,243	535	1,764	.303	0	B
648 - EAST LAKE RD: (NORTH SPLIT -to- WOODLANDS BLVD)	CR	02	SA	6D	D	.658	1.52	T	54,057	2,824	2,646	1.067	2	F
649 - EAST LAKE RD: (WOODLANDS BLVD -to- TARPON WOODS BLVD)	CR	02	SA	4D	D	.897	1.11	T	54,057	2,824	1,764	1.601	2	F
650 - EAST LAKE RD: (TARPON WOODS BLVD -to- LANSBROOK PKWY)	CR	02	SA	4D	D	1.830	1.64	T	48,478	2,533	1,764	1.436	2	F
651 - EAST LAKE RD: (LANSBROOK PKWY -to- KEYSTONE RD)	CR	02	SA	4D	D	2.357	1.27	T	42,618	2,227	1,764	1.262	2	F
652 - EAST LAKE RD: (KEYSTONE RD -to- TRINITY BLVD)	CR	02	SA	4D	D	1.199	.83	T	29,580	1,546	1,764	.876	0	C
653 - EAST LAKE RD: (TRINITY BLVD -to- PASCO CO LINE)	CR	02	NA	4D	D	.516	.00	T	29,580	1,546	3,760	.411	0	B
654 - EAST LAKE RD EAST SERVICE RD: (TAMPA RD -to- NORTH SPLIT)	CR	02	SA	4D	D	.637	3.14	T	25,796	1,348	1,683	.801	0	D
662 - ENTERPRISE RD: (US 19 -to- MCMULLEN BOOTH RD)	CL	06	SA	4D	D	1.435	2.09	T	10,877	568	1,683	.337	0	C
663 - ENTERPRISE RD: (MCMULLEN BOOTH RD -to- PHILIPPE PKWY)	CR	05	SMC	2U	D	1.516	.66	T	7,193	376	572	.657	0	C
668 - FAIRMONT ST: (MLK JR AVE -to- STEVENSONS CREEK)	CL	06	NMC	2D	D	.230	.00	T	4,122	215	1,512	.142	0	B
681 - FOREST LAKES BLVD: (SR 580 -to- TAMPA RD)	CR	05	SA	2D	D	.467	2.14	T	17,029	890	813	1.095	2	F
682 - FOREST LAKES BLVD: (TAMPA RD -to- PINE AVE)	CR	05	SA	4D	D	.807	2.48	T	21,284	1,112	1,683	.661	0	C
683 - FOREST LAKES BLVD: (PINE AVE -to- HILLSBOROUGH COUNTY LINE)	CR	05	SA	2D	D	1.302	1.54	T	21,284	1,112	832	1.337	2	F
685 - FT HARRISON AVE: (BELLEAIR RD -to- CHESTNUT ST)	CL	06	SA	2D	D	1.551	4.51	T	17,536	916	747	1.226	2	F
686 - FT HARRISON AVE: (CHESTNUT ST -to- DREW ST)	CL	06	SA	2D	D	.498	8.03	T	16,243	849	747	1.137	2	F

Fac Type: "F"=Freeway, "SA"=Signalized Arterial, "SC"=Signalized Collector, "SMC"=Signalized Collector (Major), "NA"=Non-Signalized Arterial, "NC"=Non-Signalized Collector, "NMC"=Non-Signalized Collector (Major)

LOS Meth: "A"=ApCalc, "H"=Conceptual, "T"=Generalized Tables

Abbreviations: "Fac"=Facility, "V:Cap"=Volume to Physical Capacity

Def Flag: "1"=V/C Ratio >= .9 and LOS=A, LOS=B, LOS=C or LOS=D "2"=V/C Ratio >= .9 and LOS=E or LOS=F



2 ROOF PLAN  
A3.1



1 FRONT ELEVATION  
A3.1

WS Architecture, PLLC

WS Architecture, PLLC

WS Architecture, PLLC  
19500 19th Avenue, Suite 100  
Tampa, FL 33613  
Phone: 813.288.1111  
Fax: 813.288.1112  
www.wsarchitect.com

EAST LAKE ALF

TARPON SPRINGS, FLORIDA

Project Name	371015
Client	
Architect	
Engineer	
Interior Designer	
Project Number	10000

NORTH

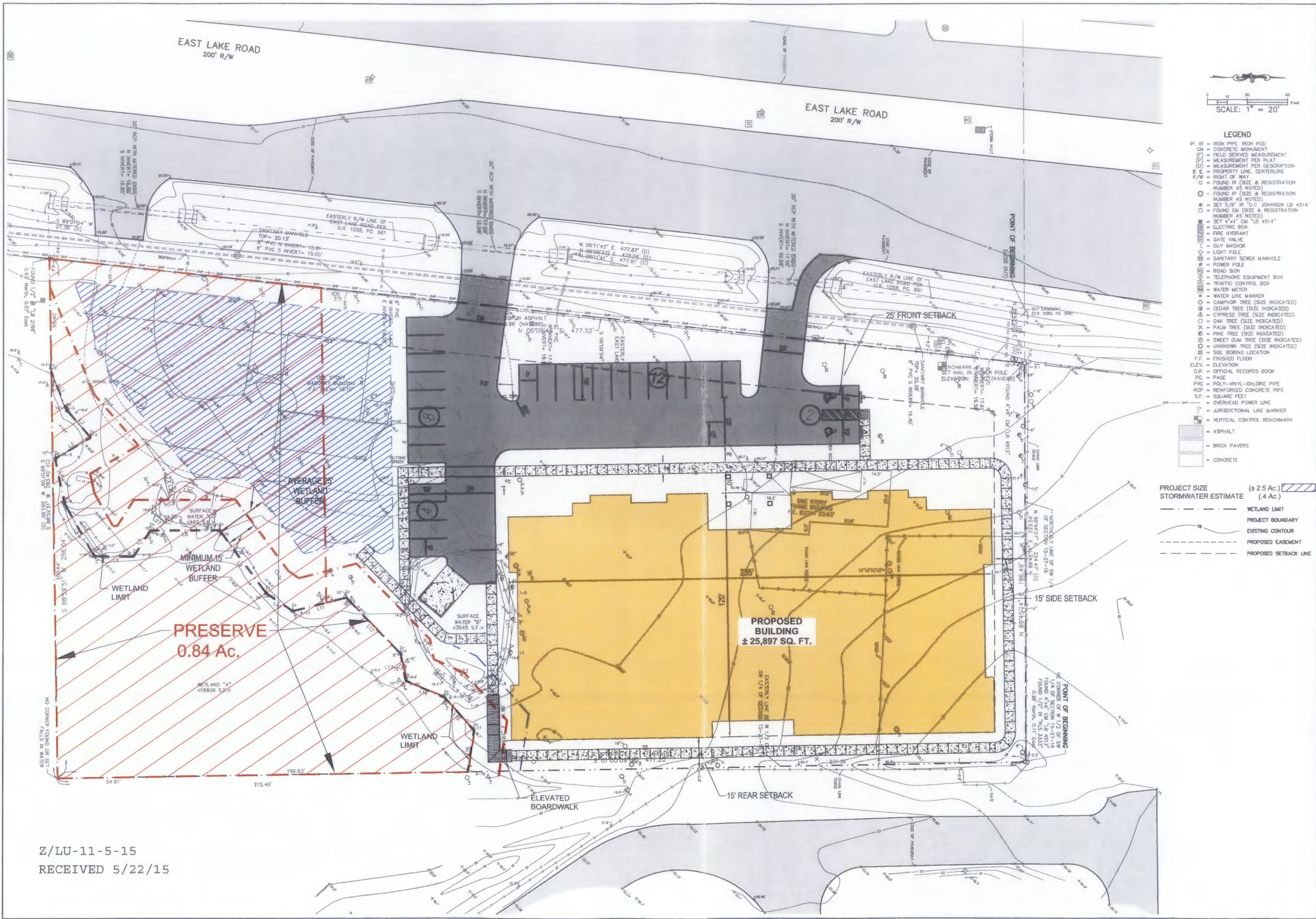
ROOF PLAN AND  
EXTERIOR  
ELEVATION

SHEET NO.  
A3.1

Z/LU-11-5/5



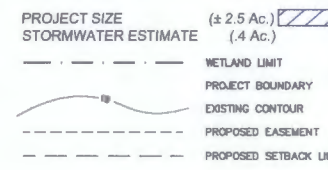
Plotted by: G.L.W. | Drawn by: G.L.W. | Date: May 14, 2015 8:23am - 10:00am



Z/LU-11-5-15  
RECEIVED 5/22/15



- LEGEND**
- IP = IRON PIPE, IRON ROD
  - CM = CONCRETE MONUMENT
  - FM = FIELD DERIVED MEASUREMENT
  - MP = MEASUREMENT PER PLAT
  - MD = MEASUREMENT PER DESCRIPTION
  - PL = PROPERTY LINE, CENTERLINE
  - ROW = RIGHT OF WAY
  - FOUN IP (SIZE & REGISTRATION NUMBER AS NOTED)
  - SET 5/8" IR "D.C. JOHNSON LB 4514"
  - FOUN CM (SIZE & REGISTRATION NUMBER AS NOTED)
  - SET 4"x4" CM "LB 4514"
  - ELECTRIC BOX
  - FIRE HYDRANT
  - GATE VALVE
  - GUY ANCHOR
  - LIGHT POLE
  - SANITARY SEWER MANHOLE
  - POWER POLE
  - ROAD SIGN
  - TELEPHONE EQUIPMENT BOX
  - TRAFFIC CONTROL BOX
  - WATER METER
  - WATER LINE MARKER
  - CAMPOR TREE (SIZE INDICATED)
  - CEDR TREE (SIZE INDICATED)
  - CYPRESS TREE (SIZE INDICATED)
  - OAK TREE (SIZE INDICATED)
  - PALM TREE (SIZE INDICATED)
  - SWEET GUM TREE (SIZE INDICATED)
  - UNKNOWN TREE (SIZE INDICATED)
  - SOIL BORING LOCATION
  - F.F. = FINISHED FLOOR
  - ELEV. = ELEVATION
  - O.R. = OFFICIAL RECORDS BOOK
  - P.C. = PAGE
  - PVC = POLY-VINYL-CHLORIDE PIPE
  - RCP = REINFORCED CONCRETE PIPE
  - S.F. = SQUARE FEET
  - OVERHEAD POWER LINE
  - JURISDICTIONAL LINE MARKER
  - VERTICAL CONTROL BENCHMARK
  - ASPHALT
  - BRICK PAVERS
  - CONCRETE



**ROSEWOOD HOUSE II, INC.**  
**EAST LAKE ROAD ALF SITE PLAN**  
**721 EAST LAKE ROAD, TARPON SPRINGS**  
**PINELLAS COUNTY, FLORIDA**

GREGORY B. WEGENER, P.E.  
P.E. 00008570

**COASTAL**  
DESIGN CONSULTANTS  
PLANNING • ENGINEERING • CONSTRUCTION ADMINISTRATION  
7038 LITTLE ROAD • NEW PORT RICHEY, FLORIDA 34886  
727-849-8010 • Fax 727-849-8020  
C.A.# 00008572

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Designed By: G.L.W. | Drawn By: G.L.W.  
DATE: April 2015

**SHEET**  
**1**

JOB No.: **15011**



# Proposed Amendments to the Pinellas County Future Land Use Map and Zoning Atlas (Z/LU-11-5-15)

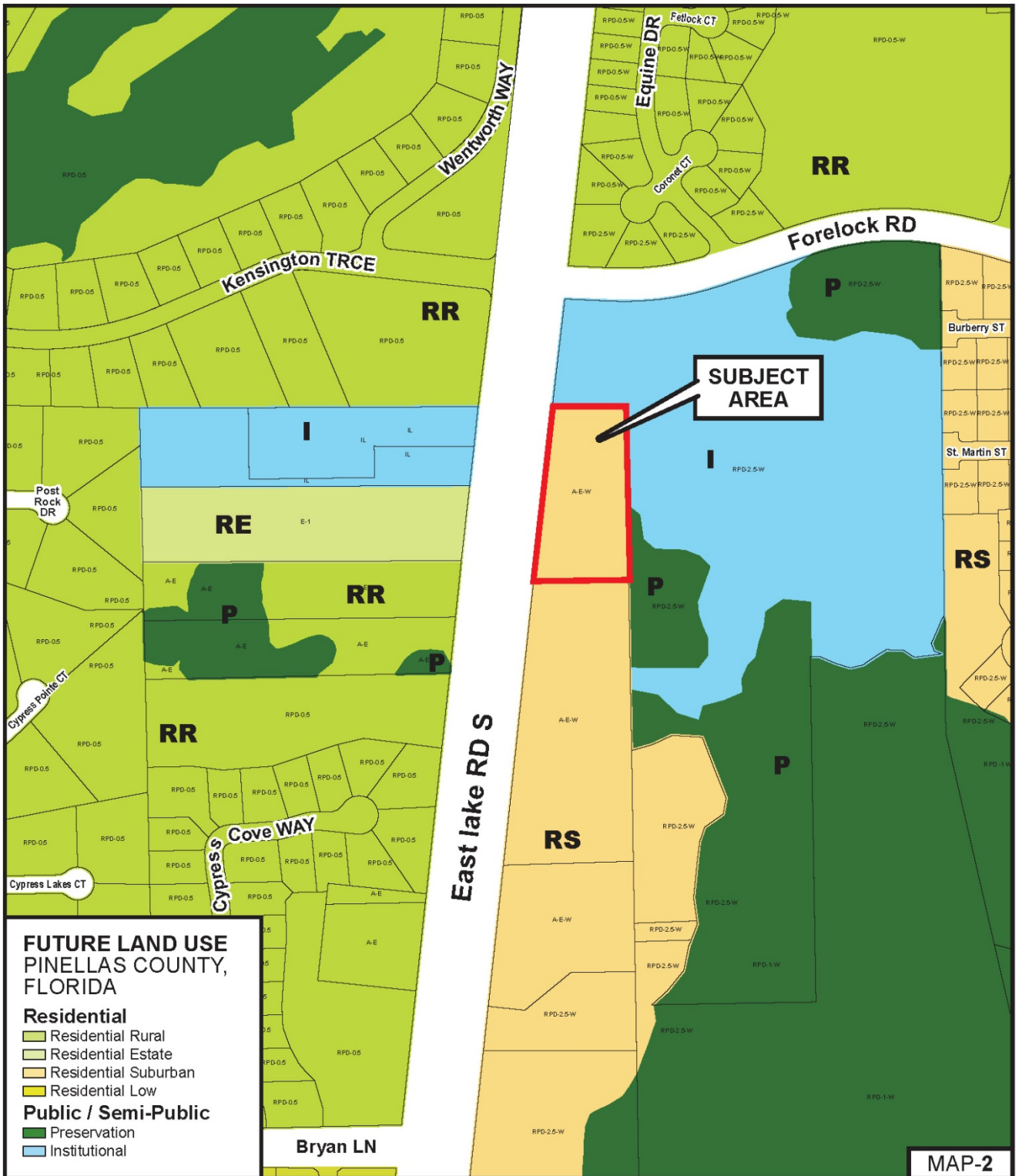
Board of County Commissioners  
July 21, 2015

# Request

- Subject area: approximately 2.46 acres near the intersection of East Lake and Forelock Roads.
- Zoning Atlas Amendment
  - A-E-W to IL-W (1.62 acres)
  - A-E-W to P/C-W (0.84 acre)
- Future Land Use Map Amendment
  - RS to I (1.62 acres)
  - RS to P (0.84 acre)
- Variance to locate an Assisted Living Facility (ALF) approximately 506-ft. from an existing ALF where 1,200-ft. is required.
- Variance to allow one parking space per three beds where one parking space per bed is required.

# Background

- Subject area previously housed a plant nursery. Two unused structures remain.
- Surrounding uses:
  - N & E: Brooker Creek Elementary School
  - S: Non-conforming plant nursery
  - W: 30-bed ALF, and a single family home with a dog training facility (conditional use)
- The SE corner of the subject area contains approximately 0.43 acre of wetlands.
- The applicant is requesting a larger area of Preservation in order to limit the maximum bed count of the proposed ALF to 60.
- The subject area is within the East Lake Tarpon Community Overlay and is located along a Scenic Non-Commercial Corridor.



**Z/LU-11-5-15**

**Zoning** From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay  
To: IL-W, Institutional Limited- Wellhead Protection Overlay ( 1.6 acres ) and  
**Land Use** From: P/C-W, Preservation Conservation- Wellhead Protection Overlay (0.84 acre)  
To: Residential Suburban  
Institutional ( 1.6 ac ) and Preservation ( 0.84 ac )

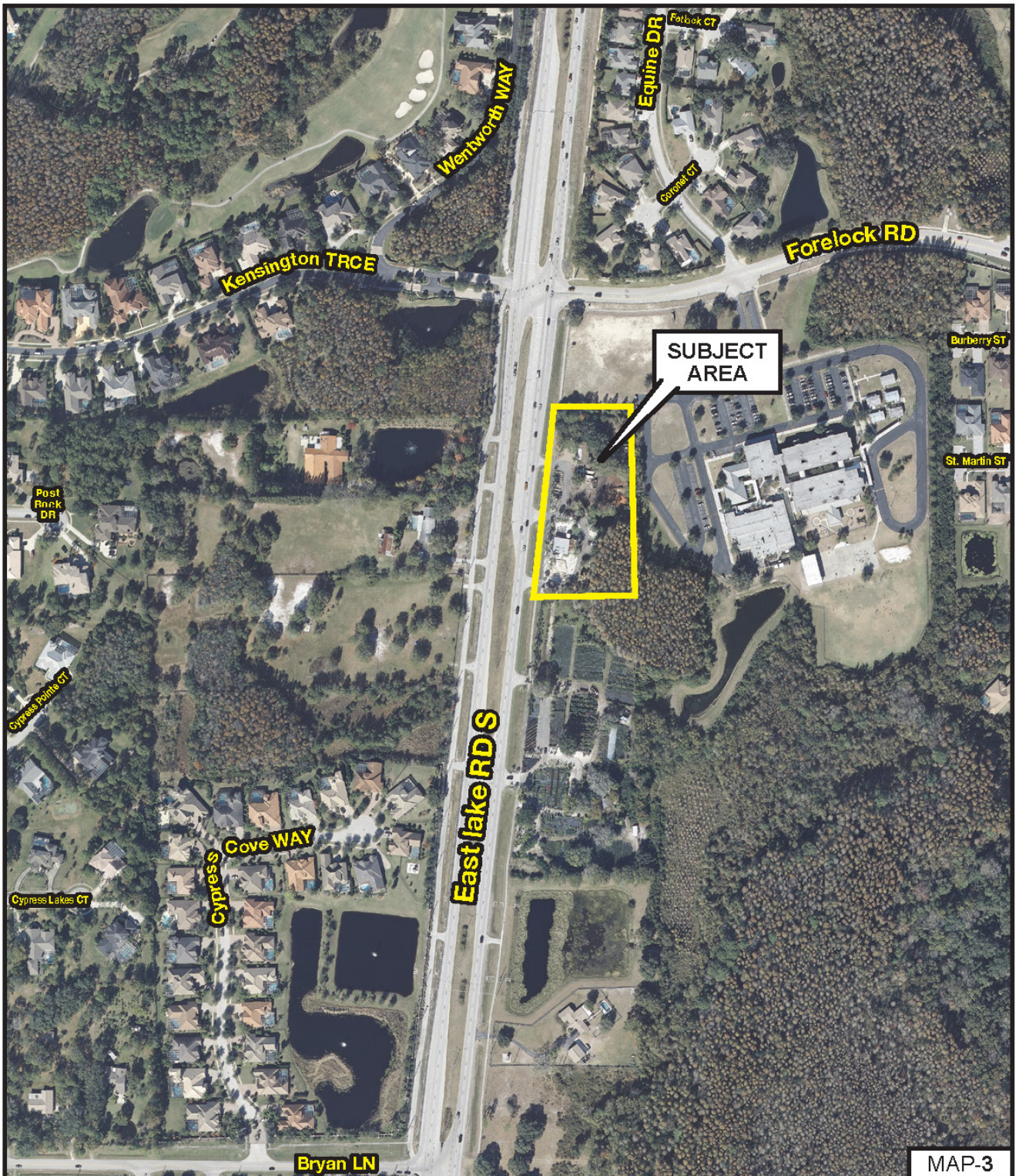
And a variance to be located approximately 506 feet away from an existing Assisted Living Facility where a distance of 1,200 feet is required and a variance to allow one parking space per three beds where one parking space per bed is required with the condition of the proposed building not to be used as a drug rehab or a mental health facility.

Parcel I.D. 15/27/16/00000/320/0100

Prepared by: Pinellas County Planning Department May 2015







MAP-3

**Z/LU-11-5-15**

**Zoning** From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay  
To: IL-W, Institutional Limited- Wellhead Protection Overlay (1.6 acres) and  
P/C-W, Preservation Conservation- Wellhead Protection Overlay (0.84 acre)  
**Land Use** From: Residential Suburban  
To: Institutional (1.6 ac. ) and Preservation ( 0.84 ac. )

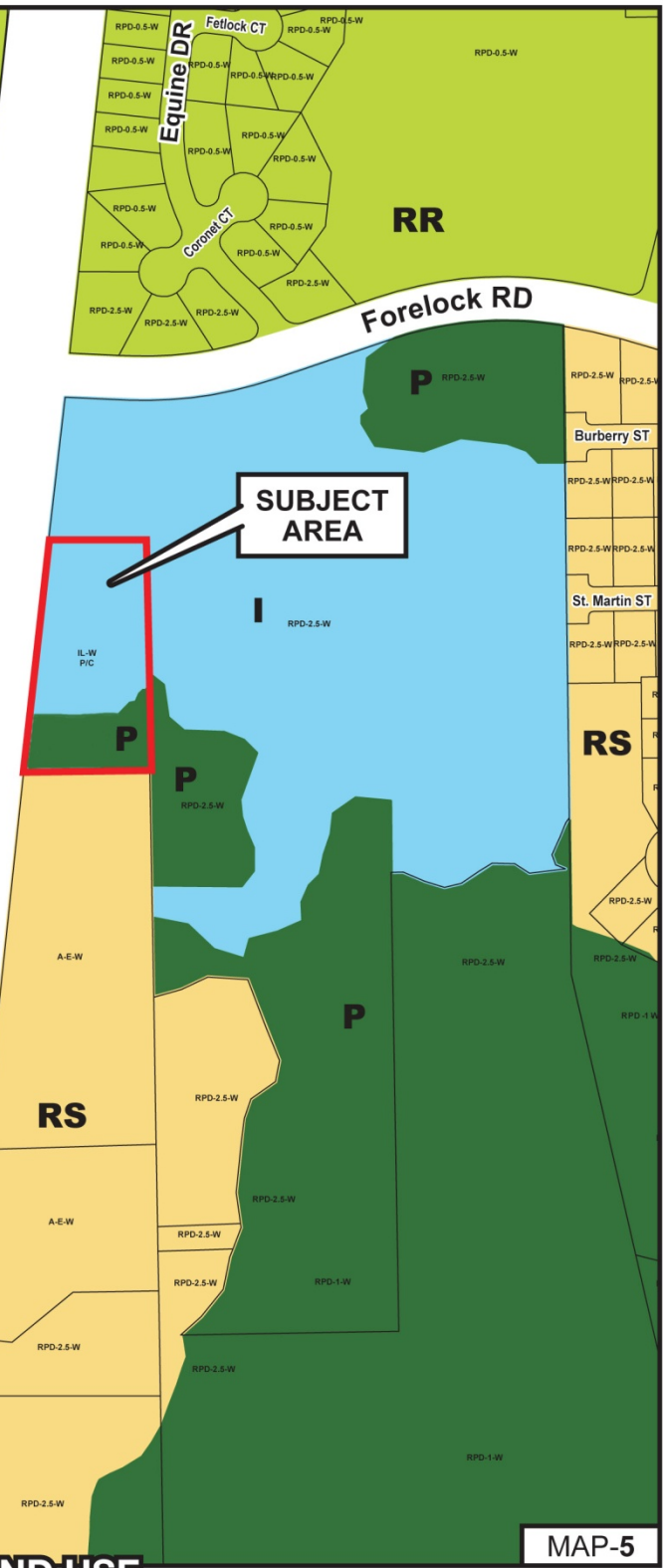
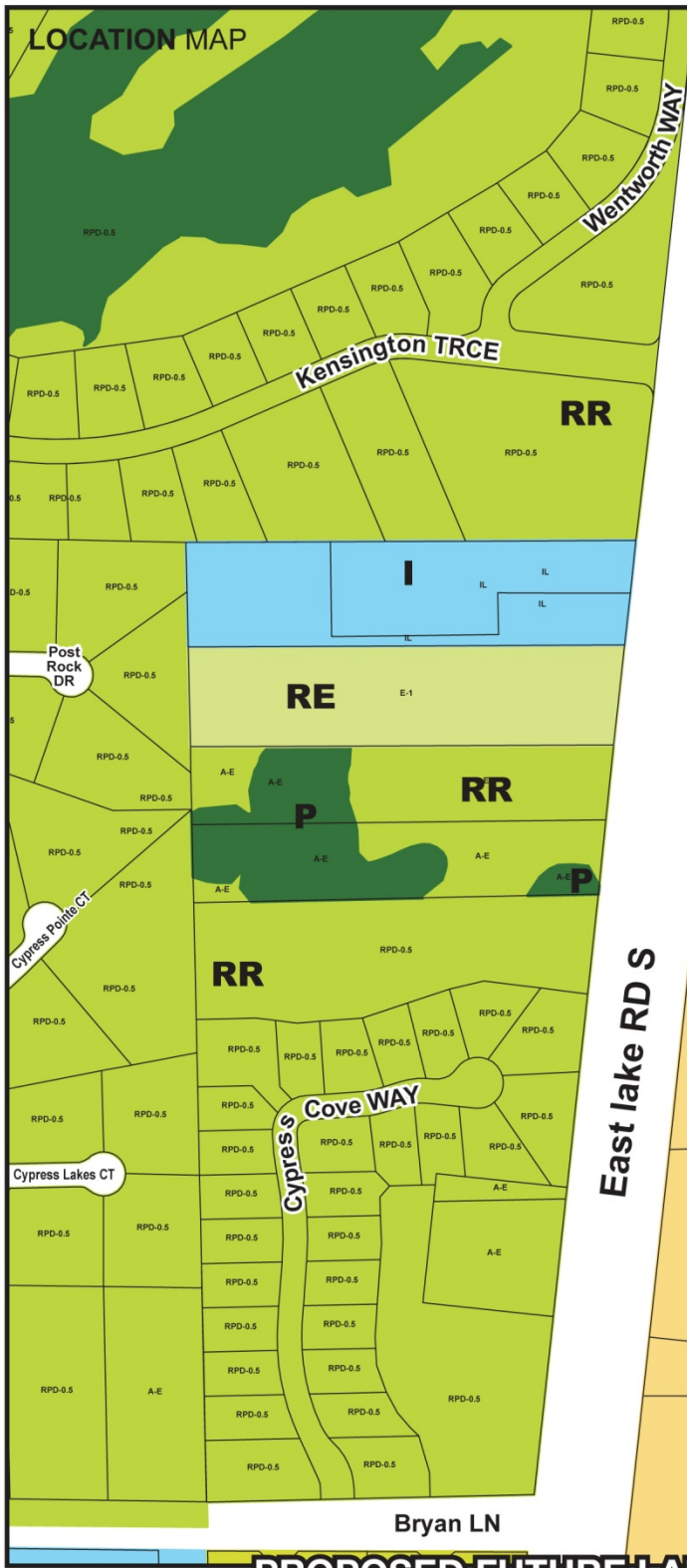
And a variance to be located approximately 506 feet away from an existing Assisted Living Facility where a distance of 1,200 feet is required and a variance to allow one parking space per three beds where one parking space per bed is required with the condition of the proposed building not to be used as a drug rehab or a mental health facility.

Parcel I.D. 15/27/16/00000/320/0100

Prepared by: Pinellas County Planning Department May 2015







## PROPOSED/FUTURE LAND USE

**Z/LU-11-5-15**

**Zoning** From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay  
To: IL-W, Institutional Limited- Wellhead Protection Overlay (1.6 acres) and  
P/C-W, Preservation Conservation- Wellhead Protection Overlay (0.84 acre)  
**Land Use** From: Residential Suburban  
To: Institutional (1.6 ac. ) and Preservation (0.84 ac.)

And a variance to be located approximately 506 feet away from an existing Assisted Living Facility where a distance of 1,200 feet is required and a variance to allow one parking space per three beds where one parking space per bed is required with the condition of the proposed building not to be used as a drug rehab or a mental health facility.

Parcel I.D. 15/27/16/00000/320/0100

Prepared by: Pinellas County Planning Department May 2015



MAP-5

## Staff Findings

- The proposed land use and zoning amendments are appropriate, based on compatibility with surrounding uses.
- The existing wetland will provide a partial visual buffer from the school.
- Additional landscaping will be required along the site's road frontage due to Scenic Non-Commercial Corridor standards.
- The proposed 60-bed ALF will pose minimal impacts to the carrying capacity of East Lake Road and other infrastructure.
- Requests are in keeping with the intent and parameters of the Community Overlay. The uses support the residential community and preserve 0.84 acre of open space.

# Variance Requests

- Variance requests for parking and for distance requirements between facilities are common for ALFs.
- Applicant is requesting a parking variance to allow 1 parking space per 3 beds.
- Numerous studies have shown that the current 1 space/bed code requirement is excessive, and that 1 space/3 beds is more consistent with actual need.
- Staff is currently proposing to amend the Code requirement to 1 space/3 beds.

## Variance Requests

- Applicant is also requesting a distance variance between ALF facilities (506 ft).
- Code currently requires 1,200 ft separation.
- Based on a State requirement for small facilities located in neighborhoods. The intent is to prevent ALF proliferation within neighborhoods.
- The County's code does not distinguish ALF facilities by size. The distance requirement applies to all of them.
- Potentially removing the requirement for the larger facilities is under consideration.
- The subject area is separated from the existing ALF to the west by a four-lane divided roadway with a 200-ft R-O-W.

# Recommendations

- Staff recommends approval of the proposed land use & zoning amendments.
- Staff also recommends approval of the variance requests, subject to the following condition:
  - No drug rehabilitation or mental health services will be allowed.
- Local Planning Agency: 7-0 approval recommendation on June 11, 2015
- PPC public hearing: September 9, 2015
- CPA public hearing: October 6, 2015



# Presentation to the Board of County Commissioner's



Z/LU 11-5-15



Cheryl and Eric Moore, Mother and Son. Cheryl, a physical therapist. Eric, Clemson graduate in management, serves as a Captain in National Guard after serving in Kuwait. Florida CORE Assisted Living Administrator's Certification.

Been in the ALF business since 1998, when Grandmother needed a place. Experience:

- 1) Rosewood House II, 43 beds, 20 employees, 2001-current
- 2) A Rose Garden, 45 beds, 2011 to current

Last on site facility surveys by Fla. Agency for Health Administration Care – ZERO deficiency's in all areas.







Rosewood, II  
Palm Harbor

Recent Site





# ALF In Palm Harbor

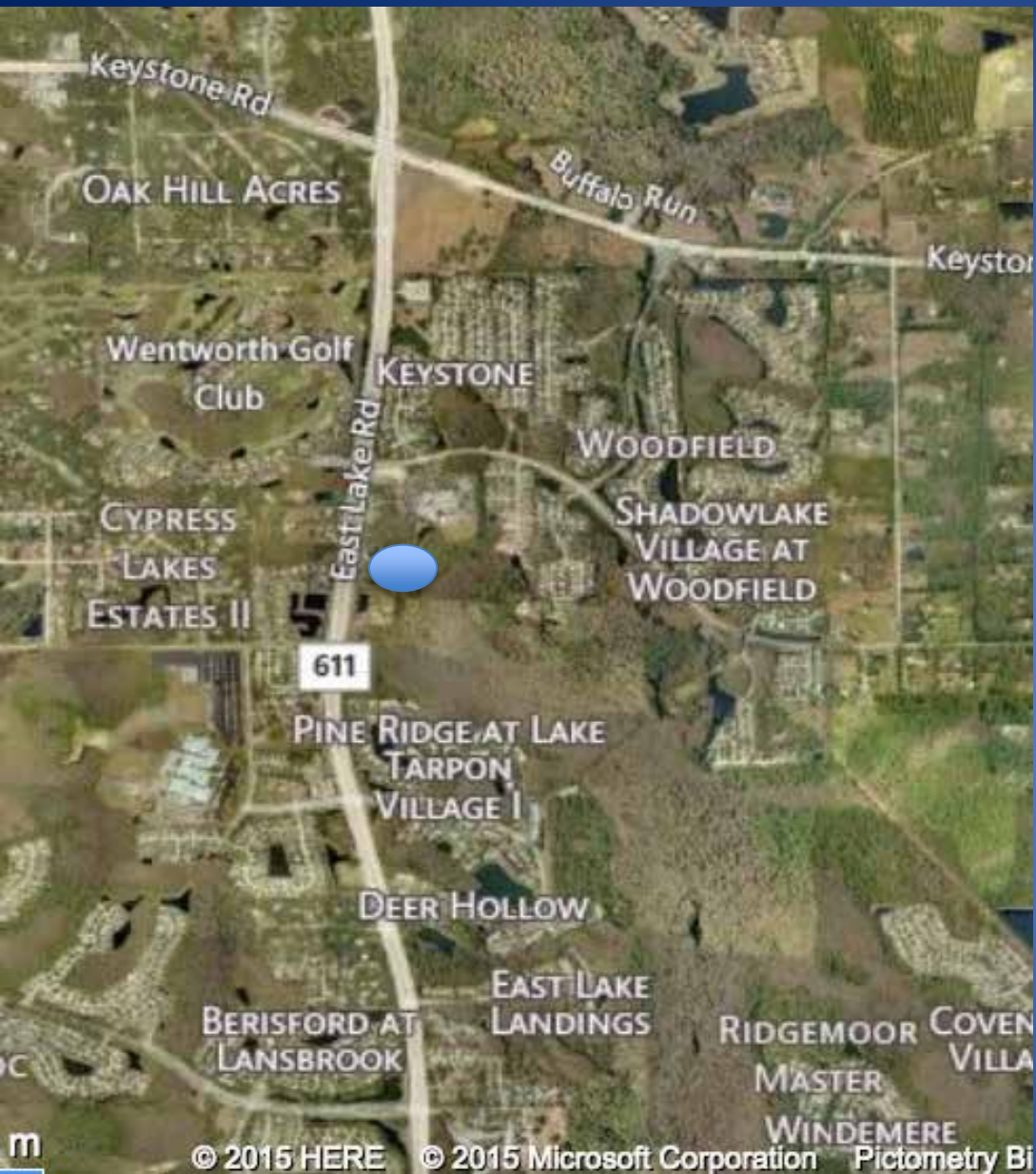
...& building  
new site in  
Largo

Comes to you with your staff's recommendation  
of approval  
&  
Unanimous support of your LPA



ORIENT









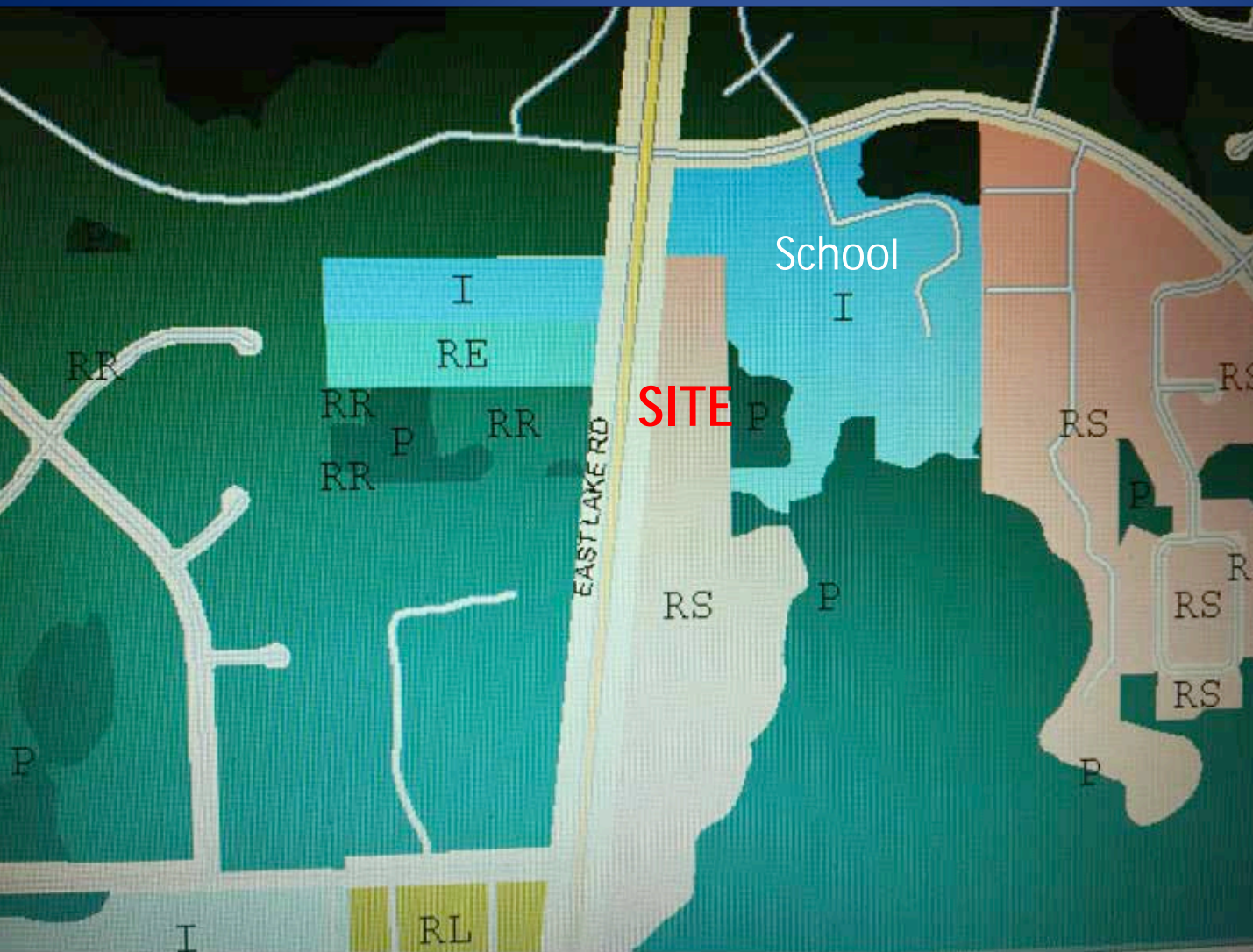






Access only  
from East Lake  
Road

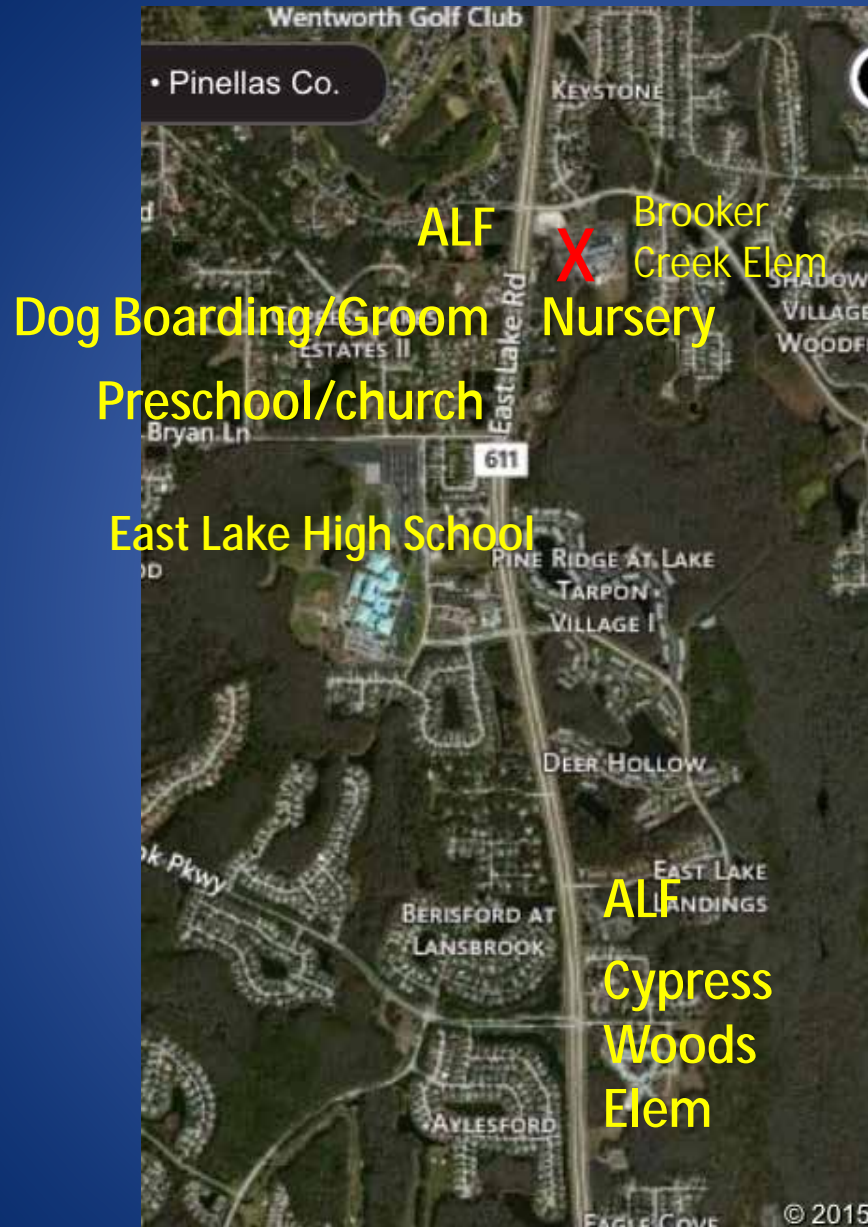
Access not into  
the school; not  
into a  
subdivision road



Land Use  
Map







## Nearby Uses



Current





Heavy rear  
forestation

# Proposed and Issues

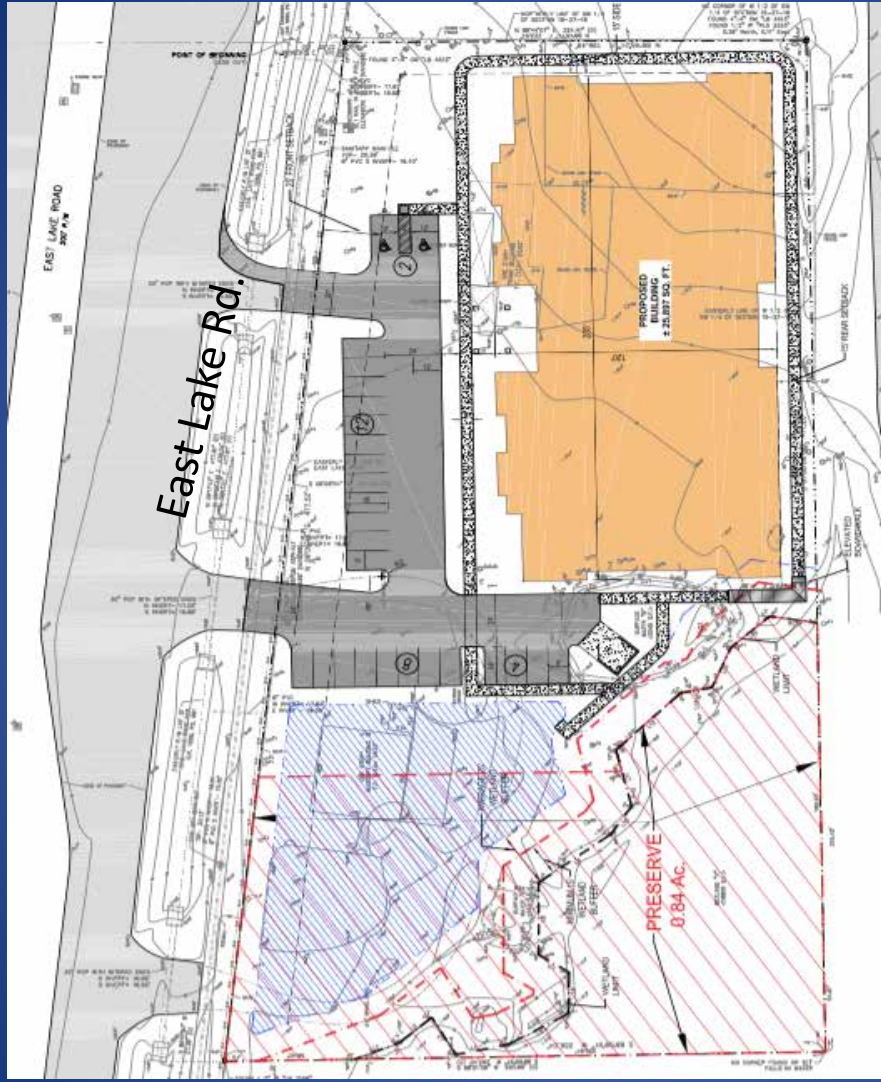
- New elderly Adult Living Facility; 60 beds; 2.47 acres
- Accepted as a great neighbor. Low trip generating, quiet, no significant outdoor activity or odors, residential in use/character
- Improved landscaping
- 2 and 1 story building



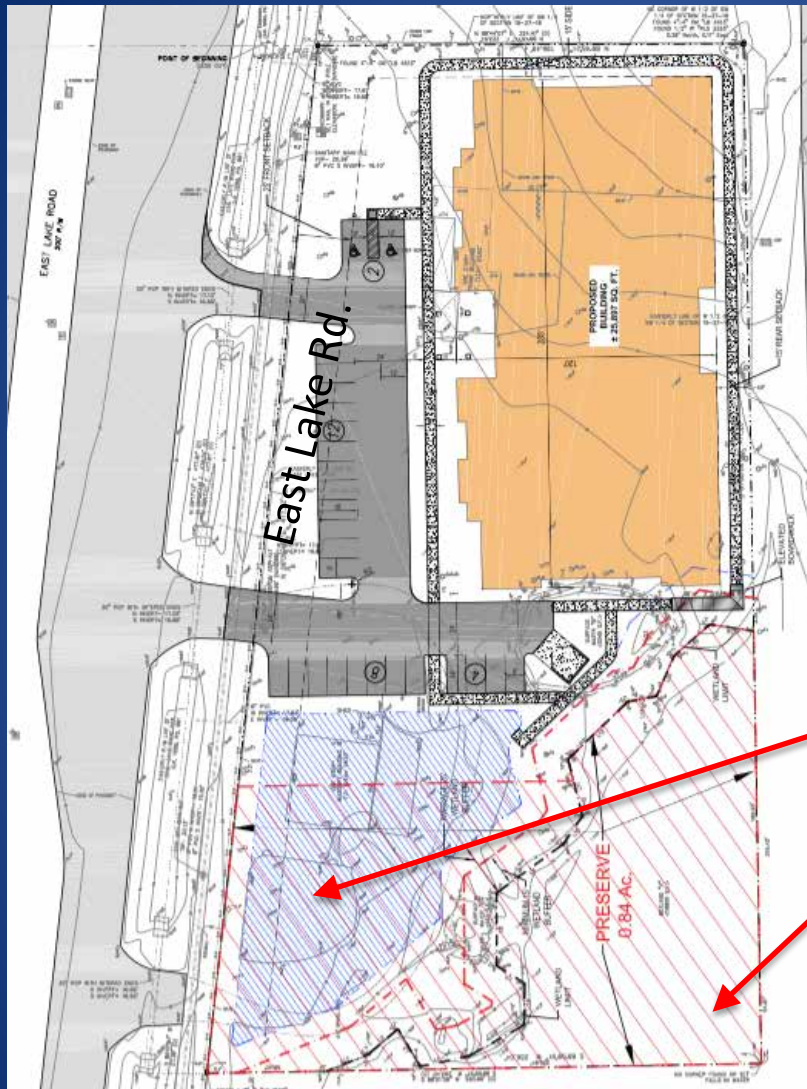




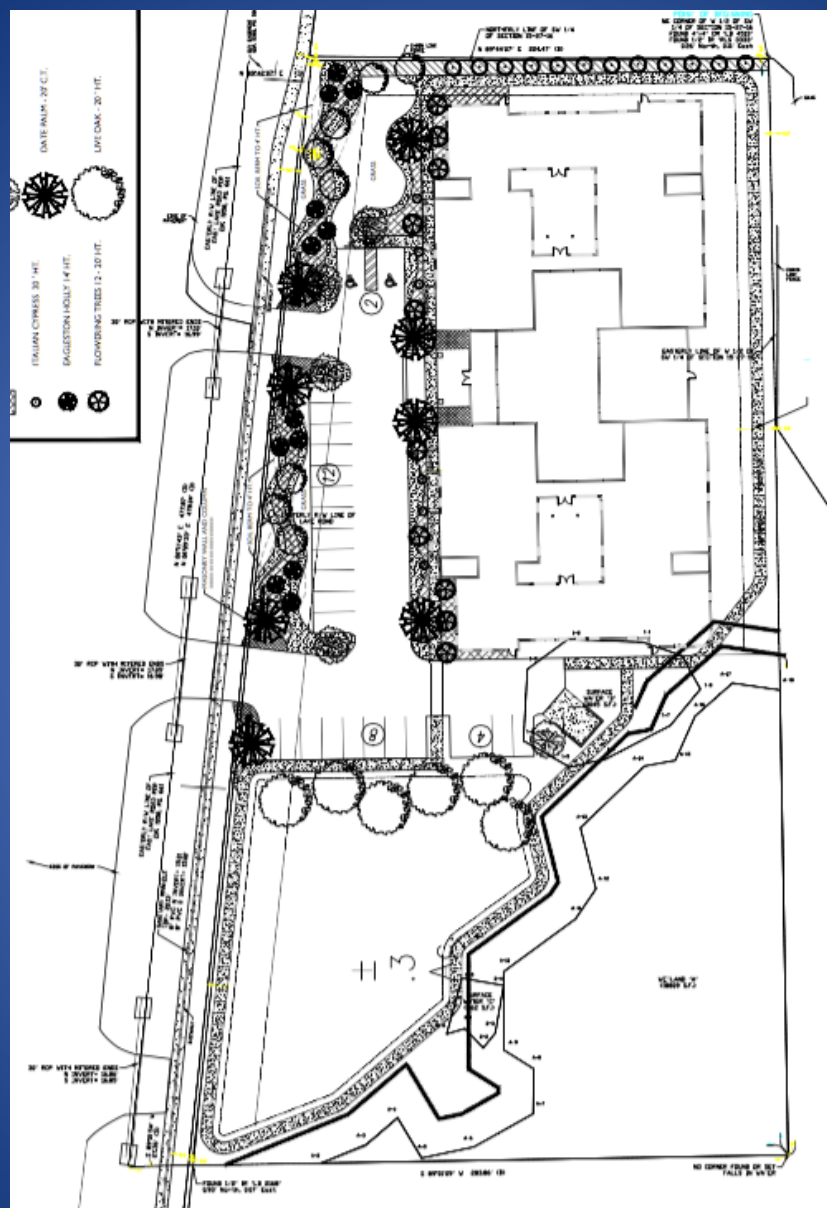








New designation of  
Preservation area &  
increase of  
Preservation area



# FORMAL ISSUES:

Land Use category change: from Residential Suburban to Institutional

Zoning change: from Agricultural Estate Residential – Wellhead Protection to Institutional Limited – Wellhead Protection; Preservation/Conservation

Variance: allow an ALF at 506' where 1,200' is required

Variance: to parking to allow 1 space / 3 beds where 1 space / 1 bed is required

Restrict: No drug rehab or mental health facility





Council of North County  
Neighborhoods

Met numerous times, worked with  
County staff; met twice with CNCN  
Board & once with CNCN called  
neighbor's meeting

# Reductions/Modifications/Changes to Date:

90 beds down to 60 beds; per CNCN and County Staff

Designation of Preservation areas, County Staff

Reduction of 3 stories to 2 and 1 stories; dropped Variance

Restriction for NO drug rehab or mental health facility, CNCN

Tremendously increased landscaping, CNCN



SUPPORT



Variance #1: 506' from another ALF where 1,200', per County, is required



Intent of the Variance rule is to not erode subdivision character



Also staff considering elimination of the rule for larger facilities



Variance #1: 506' from another ALF where 1,200', per County, is required



## Difference of the type of ALF in operation:

### EXISTING

30 beds at existing

Studio units

### PROPOSED

60 beds proposed

1 & 2 bedroom units

In-house physical therapy

Ice Cream Parlor

Wellness Center

# Variance #2, allow 1 parking/bed versus required 3 parking spaces/bed



## Gulf Coast Consulting, Inc.

Land Development Consulting  
Engineering • Planning • Transportation • Permitting  
ICCF Code:  
1300-0371-0000, Sub 000  
Clearwater, FL 33766  
Phone: (727) 524-4888  
Fax: (727) 524-4388

April 27, 2015

Mr. Todd Permann  
Pinellas Park Association, Inc.  
334 East Lake Road, #107  
Tampa Harbor, FL 34683

RE: 4771 East Lake Road - Proposed ALF  
Parking and Traffic Assessment

Dear Mr. Permann:

As requested, I have completed my assessment of the traffic and parking impacts of the proposed reduced project. The applicant is seeking a Land Use Plan Amendment/Re-zoning to accommodate a proposed 77 bed ALF on a 2.47 acre parcel located on the east side of East Lake Road south of Forelock Road.

Parcel ID# 15/2716/00000726/0100 (721 East Lake Road)

The subject property is located in unincorporated Pinellas County, the underlying land use designation is Residential Suburban (RS) and the zoning is Agricultural Institute Residential District (AI-W). The applicant seeks to amend the land use plan and zoning for the purpose of developing the existing 77 bed ALF.

### TRANSPORTATION IMPACTS

Impacts from the proposed 77 bed ALF would be minimal. According to the Traffic Engineering Report, this ALF would generate only 265 daily trips of which 11 would occur during the AM peak hour and 17 would occur during the PM peak hour. According to the MPO 2014 Forecast Report, the adjacent segment of East Lake Road (Lambrook Parkway - Keystone Road) is a 4-lane divided county arterial roadway carrying 42,618 vehicles per day AADT. This segment is controlled by traffic signals at Lambrook Parkway, Ridgeview Boulevard at PIN, Lambrook Road and Keystone Road and has a two-way peak hour capacity of 1,200 vehicles per hour. Accordingly the PM peak hour traffic generated by the ALF represents only 0.53% of the peak hour LOS D capacity of East Lake Road. This is a minimal impact.

Robert Pergolissi, traffic engineering firm:

“More than adequate”

“Proven by other ALF’s in Pinellas County”

## Variance to Parking, County staff:

- 'Multiple studies from many sites submitted support it'
  - 'Commonly approved by the BA'
- 'Staff seeking code change to this level' Supported by ITE



# Traffic impact on East Lake Rd.

Robert Pergolissi, traffic engineering firm:

“Will comprise less then 1% of the roadway capacity - .41%”



**Gulf Coast Consulting, Inc.**  
Land Development Consulting  
Engineering • Planning • Transportation • Permitting  
ICE Code  
10001 US Highway 90, Suite 100  
Jacksonville, FL 32216  
Phone: 904/454-1100  
Fax: 904/454-1101

April 27, 2015

Mr. Todd Perreault  
Perreault & Associates, LLC  
124 East Lake Road, #102  
Palatka Harbor, FL 32909

RE: #721 East Lake Road - Proposed ALF  
Parking and Traffic Assessment

Dear Mr. Perreault:

As requested, I have completed my assessment of the traffic and parking impacts of the proposed industrial project. The applicant is seeking a Land Use Plan Amendment/Repeal to accommodate a proposed 77 bed ALF on a 2.47 acre parcel located on the east side of East Lake Road south of Fowkes Road.

Parcel ID# 152216/00009200/0100 (721 East Lake Road)

The subject property is located in unincorporated Pinellas County, the underlying land use designation is Residential Suburban (RS) and the zoning is Agricultural Heavy Residential District (AR-H). The applicant seeks to amend the land use plan and zoning for the purpose of developing the existing 77 bed ALF.

## TRANSPORTATION IMPACTS

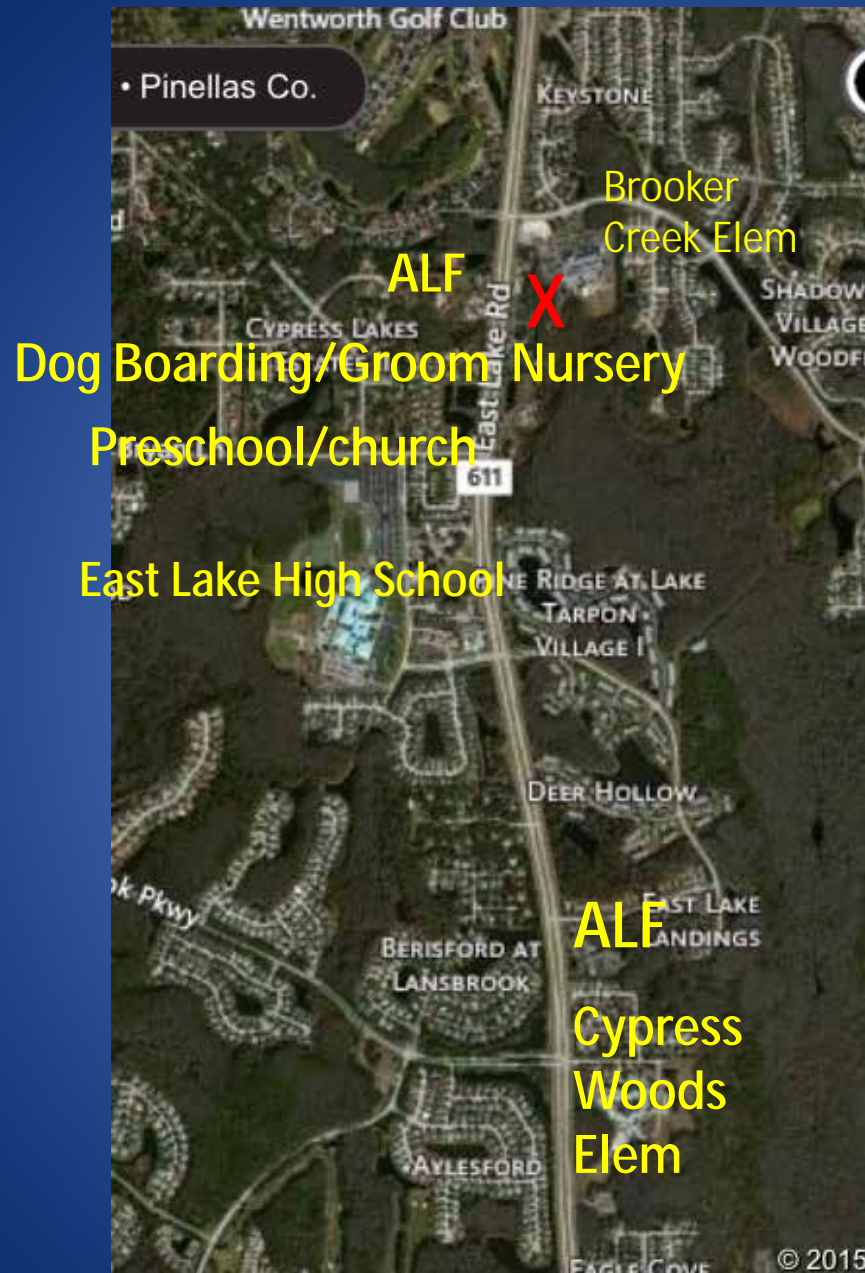
Transportation impacts from the proposed 77 bed ALF would be minimal. According to TRF Trip Generation, 9<sup>th</sup> Edition, this ALF would generate only 205 daily trips of which 11 would occur during the AM peak hour and 17 would occur during the PM peak hour. According to the MPO 2014 Level of Traffic Impact, the adjacent segment of East Lake Road (Lambert Road - Keystone Road) is a 4 lane divided roadway with a roadway carrying 42,418 vehicle per day AADT. This argument is controlled by traffic signals at Lambert Parkway, Hesperian Boulevard in TIRS, Fowkes Road and Keystone Road and has a two-way peak hour capacity of 1,200 vehicles per hour. Accordingly, the PM peak hour traffic generated by the ALF represents only 0.37% of the peak hour LOS D capacity of East Lake Road. This is a minimal impact.



Access only  
from East Lake  
Road

Access not into  
the school; not  
into a  
subdivision road





## Staff:

"Applications are appropriate based on the existing Institutional uses already in area"

# Comp Plan Policies in Support:

## Comp Plan

- Policy 1.2.3: Plan designations on the FLUM shall be compatible with the natural environment, support facilities & services, and land uses in the surrounding area

## East Lake Tarpon Overlay:

- Policy 1.22.3: All future development in the East Lake Tarpon area should be compatible with the community and fit within the community's characteristic land use types, density, height and scale



## Comp Plan Policies in Support:

- Policy 2.47, Housing: Promote housing diversity and avoid creation of homogenous developments and promote the inclusion of a variety of types of residential housing (need).
- Policy 1.1 Housing: Support the provision of dwelling units in a variety of types, locations and costs so that supply matches the projected housing need in Pinellas County while encouraging development that is consistent with the FLU and Quality Communities Element

Thank you for your consideration