



BOARD OF COUNTY COMMISSIONERS

DATE: August 18, 2015

AGENDA ITEM NO. 34

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

 **County Administrator's Signature:**

Subject:

Zoning and Land Use Case No. (Q) Z/LU-13-6-15 (Sergio Haritos)

Department:

Planning Department

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 DEVELOPMENT AGREEMENT FOR AN ASSISTED LIVING FACILITY THAT LIMITS THE MAXIMUM NUMBER OF BEDS TO 80 AND PROHIBITS DRUG REHABILITATION AND MENTAL HEALTH SERVICES, AND A VARIANCE TO ALLOW ONE PARKING SPACE PER THREE BEDS WHERE ONE PARKING SPACE PER BED IS REQUIRED.

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 (4.08 acres) and P/C-W, Preservation/Conservation with a Wellhead Protection Overlay (0.92 acre) and to amend the Future Land Use Map (FLUM) from Residential Rural to Institutional (4.08 acres) and Preservation (0.92 acre), along with a Development Agreement to restrict a proposed assisted living facility (ALF) to a maximum number of 80 beds and prohibit drug rehabilitation and mental health services, and a variance to allow one parking space per three beds where one parking space per one bed is required for ALFs.

Staff recommends approval of all components of the request. Institutional land uses currently exist in various locations along the Keystone Road corridor. Infrastructure impacts are anticipated to be minimal. The site is located along a Scenic Non-Commercial Corridor, which will require additional landscaping. 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 on the southern end of the property. The variance request for a parking reduction is 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. Without the Development Agreement, 153 beds would be allowed based on the Institutional land use and the acreage of the site. The proposed smaller 80-bed facility is more appropriate for the area.

During their July 9, 2015 public hearing, the Local Planning Agency (LPA) recommended approval of the land use, zoning and Development Agreement requests, but denial of the parking variance request (6-1 vote). The denial recommendation for the parking variance was based on the lack of a concept plan showing the proposed parking layout. County staff does not think that developing a concept plan in support of the variance request is necessary since the applicant is proposing to provide parking that is consistent with the new parking rate that County staff is recommending in the proposed amendments to the Zoning Regulations that the Board is considering in another agenda item at their August 18th meeting. Therefore, County staff supports the requested parking variance.

Fiscal Impact/Cost/Revenue Summary:

N/A

Exhibits/Attachments Attached:

Staff Report with LPA Recommendation, Maps, Development Agreement, Resolution & Ordinance

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



Regarding: Case No. Z/LU-13-6-15

LPA Recommendation: 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 and the development agreement as revised to reflect the LPA recommendation to deny the parking variance. (The vote was 6-1, in favor)

The LPA recommendation to deny the requested parking variance was based on the lack of a concept plan showing the proposed parking layout.

LPA Public Hearing: July 9, 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, and the proposed Development Agreement 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, the proposed Development Agreement, and requested variance to the Pinellas County Board of County Commissioners.

CASE SUMMARY

APPLICANT'S NAME: Sergio Haritos
DISCLOSURE: Eric & Cheryl Moore
REPRESENTED BY: Todd Pressman

	LAND USE CHANGE	ZONING CHANGE
FROM:	Residential Rural	A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
TO:	Institutional (4.08 acres) & Preservation (0.92 acre)	IL-W, Institutional Limited-Wellhead Protection Overlay (4.08 acres) & P/C-W, Preservation Conservation-Wellhead Protection Overlay (0.92 acre)

And a variance to allow one parking space per three beds where one parking space per bed is required, and a Development Agreement restricting the use of the property to 80 beds and prohibiting drug rehabilitation and mental health services.

PROPERTY DESCRIPTION: Approximately 5 acres located on the south side of Keystone Road, 1,960 feet east of East Lake Road in the unincorporated area of East Lake Tarpon.

PARCEL ID(S): 10/27/16/00000/430/0100

PROPOSED BCC HEARING DATE: August 18, 2015

CORRESPONDENCE RECEIVED TO DATE:

Proposed Parking & Traffic Assessment

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

Four persons appeared in opposition.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Residential Rural	A-E-W	Vacant
Adjacent Properties:			
North	Residential Rural	A-E-W & RPD-0.5-W	Single Family Residential
East	Residential Rural	A-E-W	Vacant
South	Residential Rural & Preservation	RPD-2.5-W	Vacant
West	Residential Rural	RPD-0.5-W	Vacant

STAFF DISCUSSION AND ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USES

The subject site is located on the south side of Keystone Road, a little over 1/3-mile east of East Lake Road and just west of Woodfield Boulevard. A large vacant property owned by the Pinellas County School Board separates the subject area from East Lake Road to the west. To the north of the subject area across Keystone Road are large-lot single family homes and home sites. To the east is a vacant lot with a water feature, beyond which is the entrance to the Woodfield subdivision and a fire station. To the south is a wetland preservation area owned by the Woodfield Community Association.

The southern portion of the amendment area contains approximately 0.92 acre of wetlands with ponds and cypress trees. Staff recommends this area be zoned P/C-W, Preservation/Conservation with a Wellhead Protection Overlay and identified on the Future Land Use Map as Preservation. Placing these designations on the sensitive wetland areas will assist staff in determining what type of buffers will be required during the construction phase for this site. Additional landscaping beyond what is normally mandated by the Land Development Code will be required along the site's road frontage due to Keystone Road's designation as a Scenic/Non-Commercial Corridor. The proposed 80-bed assisted living facility (the maximum bed count allowed as restricted by the associated Development Agreement), as demonstrated in the accompanying traffic study, will pose minimal impact to the Level of Service conditions on Keystone Road. There are no other ALFs within 1,200 feet of the subject area.

A portion of the site is within the 100-year floodplain and access off of Keystone Road will likely impact the current turning lane onto Woodfield Boulevard. These are issues that will have to be addressed during the site plan review phase of the project.

This application also involves a variance request for a parking reduction from one space per bed to one space per three beds. This is a common request for ALFs. Staff has received numerous traffic reports from various ALF-related applicants, including the current applicant, which 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. Staff is currently requesting an amendment to the existing ALF parking requirement in the Land Development Code to one space per three beds.

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. To help assure that the proposed ALF will fit well within the surrounding community, the applicant has requested a Development Agreement restricting the number of beds to 80 (153 beds would be allowed based on the acreage of the proposed Institutional land use) and prohibiting drug rehabilitation and mental health services. These restrictions will be memorialized via the deed restriction provision in the Development Agreement.

TRANSPORTATION IMPACTS AND CONCURRENCY

Comparing the current development potential of the subject site with the 80 bed ALF that would be allowed with the proposed Institutional FLUM designation and associated Development Agreement, the Institutional category could generate approximately 131 additional average daily trips on Keystone Road. This facility is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.91, these additional average daily trips are not expected to significantly impact the operational characteristics of Keystone 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 proposal is felt to be consistent with the East Lake Tarpon Community Overlay and the requested zoning and land use amendments are appropriate based on the existing surrounding uses and similar institutional-type uses occurring along the Keystone Road corridor. This is further demonstrated by the restrictions that will be placed on the subject area's future use by the associated Development Agreement.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendments are consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES 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.
- 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

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.

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)
Proposed Development Agreement

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: 13-6-15

Street Address: Located on the southside of Keystone Road 1,960 feet east of East Lake Road in the unincorporated area of East Lake Tarpon.

Parcel Number: 10/27/16/00000/430/0100

Prepared by: RAB

Date: 6/18/15

Proposed Amendment From:

Future Land Use Designation(s): RR acres 5.00

Zoning Designation(s): A-E-W acres 5.00

Proposed Amendment To:

Future Land Use Designation(s): I and P acres 5.00

Zoning Designation(s): IL-W and P/C-W acres 5.00

Development Agreement? No ☐ Yes ☒ New ☒ Amended ☐

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

1

INFRASTRUCTURE IMPACTS
SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
EXISTING	
Residential Rural	3 single family units 3 x 1.66 tons/unit/year (residential factor) = 5.0 tons/year
PROPOSED	
Institutional and Preservation	Proposed 80 Bed Assisted Living Facility 80 x 5.9 tons/unit/year (ALF factor)= 472 tons/year
NET DIFFERENCE	+467 tons/year

* (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*
EXISTING		
Residential Rural	3 single family units 3 x 266 per unit (residential factor) = 798 GPD	3 single family units 3 x 266 per unit (residential factor) = 798 GPD
PROPOSED		
Institutional and Preservation	Proposed 80 Bed Assisted Living Facility 80 x 100 (institutional rate) = 8,000 GPD	Proposed 80 Bed Assisted Living Facility 80 x 100 (institutional rate) = 8,000 GPD
NET DIFFERENCE	+7,202 GPD	+7,202 GPD

* (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 checked="" type="checkbox"/> Yes <input 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-13-6-15		Jurisdiction: Pinellas County					
Revised:		Received: 06/18/2015		Signoff:			
SITE DATA							
Parcel Size: 5.00							
Proposed for Amendment: 5.00							
Current Land Use Designation: Residential Rural							
Potential Use	sf/acre(s)	(upa)	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Residential	5.00	0.50	3	N/A	9.6	100	29
							29
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	5.00		80**	N/A	2.7	0.74	160
Total							131
*.92 acres to Preservation and 4.08 acres to Institutional							
**Per the restrictions in the Development Agreement							
Potential Additional Daily Trips: 131							
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)		% Distribution				Traffic Vol. (AADT)	
		2014	2035			2014	2035
(1) Keystone Road		131	131	existing	13,913	21,500	
East Lake Rd to Woodfield Blvd.		100	100	proposed	14,044	21,631	
Road(s)		2014 PH		2014 AADT		2035 AADT	
		LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.
(1) Keystone Road							
East Lake Rd to Woodfield Blvd.		C	0.91	C	C	F	F
Road(s)				Extg	Planned	Const.	Future
				Ln Cfg	Improv.	Year	Ln Cfg
(1) Keystone Road				2U	N/A	N/A	N/A
East Lake Rd to Woodfield Blvd.							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							

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is dated _____, effective as provided in Section 5 of this Agreement, and entered into between Rosewood House II, Inc., Owner and Pinellas County, Florida, a political subdivision of the State of Florida acting through its Board of County Commissioners, the governing body thereof ("County").

R E C I T A L S:

- A. Sections 163.3220 – 163.3243, Florida Statutes, which set forth the Florida Local Government Development Agreement Act ("Act"), authorize the County to enter into binding development agreements with persons having a legal or equitable interest in real property located within the unincorporated area of the County.
- B. Under Section 163.3223 of the Act, the County has adopted Chapter 134, Article VII of Part III, the Pinellas County Land Development Code ("Code"), establishing procedures and requirements to consider and enter into development agreements.
- C. Owner is the owner of a parcel of real property, located on Keystone Road, on Exhibit "A" as parcel identification number 10-27-16-00000-430-0100 hereinafter the "Property".
- D. Owner desires to develop and use of the Property for an Assisted Living Facility as more particularly described herein.
- E. The Property currently has a land use designation of Residential Rural and is zoned Agricultural Estate – Wellhead Protection Overlay.
- F. Owner has requested that the County change the zoning category to Institutional Limited – Wellhead Protection Overlay and Preservation/Conservation – Wellhead Protection Overlay and change the Land Use category to Institutional and Preservation, and is seeking a variance to allow one parking space per three beds where one parking space per bed is required.
- G. The County cannot justify the requested action absent the restrictions contained in this Agreement and in the deed restriction required in Section 6.1.4.
- H. The County and Owner have determined that it would be mutually beneficial to enter into a development agreement governing the matters set forth herein and have negotiated this Agreement in accordance with the Code and the Act.
- I. The County has found that the terms of this Agreement are consistent with the Pinellas County Comprehensive Plan and the Code.

STATEMENT OF AGREEMENT

In consideration of and in reliance upon the premises, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto intending to be legally bound and in accordance with the Act, agree as follows:

Section 1. Recitals. The above recitals are true and correct and are a part of this Agreement.

Section 2. Incorporation of the Act. This Agreement is entered into in compliance with and under the authority of the Code and the Act, the terms of which as of the date of this Agreement are incorporated herein by this reference and made a part of this Agreement. Words used in this Agreement without definition that are defined in the Act shall have the same meaning in this Agreement as in the Act

Section 3. Property Subject to this Agreement. The Property is subject to this Agreement.

Section 4. Ownership. The Property is owned in fee simple by Owner.

Section 5. Effective Date/Duration of this Agreement.

5.1 This Agreement shall become effective as provided for by the Act and shall be contingent upon obtaining final approval, and effectiveness of the land use designation of Institutional and zoning of Institutional Limited.

5.2 This Agreement shall continue in effect until terminated as defined herein but for a period not to exceed five (5) years.

Section 6. Obligations under this Agreement.

6.1 Obligations of the Owner.

6.1.1. Binding Obligations. The obligations under this Agreement shall be binding on Owner, its successors or assigns.

6.1.2. Development Review Process. At the time of development of the Property, Owner will submit such applications and documentation as are required by law and shall comply with the County's Code applicable at the time of the effective date of this Agreement.

6.1.3. Development Restrictions. The following restrictions shall apply to development of the Property.

6.1.3.1. The use is limited to an Adult Living Facility.

6.1.3.2. There shall be no mental health facility or drug rehabilitation facility.

6.1.3.3. The maximum use or density of the property will be 80 beds.

6.1.3.4 The maximum height will be 35' and at one story only.

6.1.4. Recording of Deed Restriction. Prior to the approval of a site plan or issuance of a development permit for the Property, Owner shall record a deed restriction encumbering the Property in the official records of Pinellas County, Florida and deliver a copy of such recorded deed restriction to the Director of the Pinellas County Planning Department or his designee. The deed restriction shall be approved as to form by the County Attorney (which approval shall not be unreasonably withheld) and shall generally describe the development limitations of this Agreement. The deed restriction shall be perpetual and may be amended or terminated only with the consent of the County, which consent shall not be unreasonably withheld.

6.2. Obligations of the County.

6.2.1. Concurrent with the approval of this Agreement, the Board amends the land use and zoning designation for the Property, and grants the variance, as set forth in Recital F above.

6.2.2. County will process preliminary and final site plan applications for the Property that are consistent with this Agreement, and that meet the requirements of the Code at the time of the effective date of this Agreement.

6.2.3. The final effectiveness of the amendments referenced in Section 6.2.1 is subject to:

6.2.3.1. The provisions of Chapter 125 and 163, Florida Statutes, as they may govern such amendments; and

6.2.3.2. The expiration of any appeal periods or, if an appeal is filed, at the conclusion of such appeal.

Section 7. Public Facilities to Service Development. The following public facilities are presently available to the Property from the sources indicated below. Development of the Property will be governed by and must satisfy the concurrency ordinance provisions applicable at the time of the effective date of this Agreement.

7.1 Potable water from the Pinellas County.

- 7.2 Sewer service from Pinellas County.
- 7.3 Fire protection from Pinellas County.
- 7.4 Drainage facilities for the parcel will be provided by Owner.

Section 8. Required Local Government Permits. The required local government development permits for development of the Property include, without limitation, the following:

- 8.1. Site plan approval(s) and associated utility licenses and right-of-way utilization permits;
- 8.2. Construction plan approval(s);
- 8.3. Building permit(s); and
- 8.4. Certificate(s) of occupancy.

Consistency. The County finds that development of the Property consistent with the terms of this Agreement is consistent with the Pinellas County Comprehensive Plan.

Section 9. Termination.

9.1 In the event of termination pursuant to Section 10.2 or failure to commence the development of the subject property within the duration of the Agreement as defined in Section 5 above, the Property shall return to its current land use and zoning designations. Owner agrees to cooperate and not contest any administrative procedures necessary to implement restoration of the land use and zoning designations. This obligation survives the termination of the Agreement for the time necessary to accomplish the re-designations.

9.2 If Owner's obligations set forth in this Agreement are not followed in a timely manner, as determined by the County Administrator, after notice to Owner and an opportunity to be heard, existing permits shall be administratively suspended and issuance of new permits suspended until Owner has fulfilled its obligations. Failure to timely fulfill its obligations may serve as a basis for termination of this Agreement by the County, at the discretion of the County and after notice to Owner and an opportunity for Owner to be heard.

Section 10. Other Terms and Conditions. Except in the case of termination, until five (5) years after the effective date of this Agreement, the Property shall not be subject to

subsequently adopted laws and policies unless the County has held a public hearing and determined:

10.1 They are not in conflict with the laws and policies governing the Development Agreement and do not prevent development of the land uses, intensities, or densities in this Agreement;

10.2 They are essential to the public health, safety, or welfare, and expressly state that they shall apply to a development that is subject to a development agreement;

10.3 They are specifically anticipated and provided for in this Agreement;

10.4 The County demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement; or

10.5 This Agreement is based on substantially inaccurate information provided by Owner.

Section 11. Compliance with Law. The failure of this Agreement to address any particular permit, condition, term or restriction shall not relieve Owner from the necessity of complying with the law governing such permitting requirements, conditions, terms or restrictions.

Section 12. Notices. Notices and communications required or desired to be given under this Agreement shall be given to the parties by hand delivery, by nationally recognized overnight courier service such as Federal Express, or by certified mail, return receipt requested, addressed as follows (copies as provided below shall be required for proper notice to be given):

If to Owner: Rosewood House II,
 Inc. Eric Moore,
 V.P.,
 1925 Cardamon Dr.
 Trinity, FL 34655

With copy to:

If to County: Pinellas County Board of County Commissioners
 c/o County Administrator
 315 Court St.
 Clearwater, FL 33756

With copy to: David S. Sadowsky, Esquire
 Senior Assistant County Attorney
 Pinellas County Attorneys Office

315 Court Street
Clearwater, Florida 33756

Properly addressed, postage prepaid, notices or communications shall be deemed delivered and received on the day of hand delivery, the next business day after deposit with an overnight courier service for next day delivery, or on the third (3rd) day following deposit in the United States mail, certified mail, return receipt requested. The parties may change the addresses set forth above (including the addition of a mortgagee to receive copies of all notices), by notice in accordance with this Section.

Section 13. Right to Cure. Owner will not be deemed to have failed to comply with the terms of this Agreement until Owner shall have received notice from the County of the alleged non-compliance and until the expiration of a reasonable period after receipt of such notice to cure such non-compliance. Whether the time period has been reasonable shall be based on the nature of the non-compliance and shall be determined in the sole judgment of the County Administrator, reasonably exercised.

Section 14. Minor Non-Compliance. Owner will not be deemed to have failed to comply with the terms of this Agreement in the event such non-compliance, in the judgment of the County Administrator, reasonably exercised, as a minor or inconsequential nature.

Section 15. Covenant of Cooperation. The parties shall cooperate with and deal with each other in good faith and assist each other in the performance of the provisions of this Agreement and in achieving the completion of development of the Property.

Section 16. Approvals. Whenever an approval or consent is required under or contemplated by this Agreement, such approval or consent shall not be unreasonably withheld, delayed or conditioned. All such approvals and consents shall be requested and granted in writing.

Section 17. Completion of Agreement. Upon the completion of performance of this Agreement or its revocation or termination, the Owner or his successor in interest shall record a statement in the official records of Pinellas County, Florida, signed by the parties hereto, evidencing such completion, revocation or termination, and shall forthwith deliver a copy of this document to the Director of the County Building and Development Review Services Department or his designee.

Section 18. Entire Agreement. This Agreement (including any and all Exhibits attached hereto, all of which are a part of this Agreement to the same extent as if such Exhibits were set forth in full in the body of this Agreement), constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof.

Section 19. Construction. The titles, captions and section numbers in this Agreement are inserted for convenient reference only and do not define or limit the scope or intent and should not be used in the interpretation of any section, subsection or provision of this Agreement. Whenever the context requires or permits, the singular shall include the plural, and plural shall include the singular and any reference in this Agreement to Owner includes Owner's successors

or assigns. This Agreement was the production of negotiations between representatives for the County and Owner and the language of the Agreement should be given its plain and ordinary meaning and should not be construed against any party hereto. If any term or provision of this Agreement is susceptible to more than one interpretation, one or more of which render it valid and enforceable, and one or more of which would render it invalid or unenforceable, such term or provision shall be construed in a manner that would render it valid and enforceable.

Section 20. Partial Invalidity. If any term or provision of this Agreement or the application thereof to any person or circumstance is declared invalid or unenforceable, the remainder of this Agreement, including any valid portion of the invalid term or provision and the application of such invalid term or provision to circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and shall with the remainder of this Agreement continue unmodified and in full force and effect. Notwithstanding the foregoing, if such responsibilities of any party thereto to the extent that the purpose of this Agreement or the benefits sought to be received hereunder are frustrated, such party shall have the right to terminate this Agreement upon fifteen (15) days notice to the other parties.

Section 21. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without regard to the conflict of laws principles of such state.

Section 22. Counterparts. This Agreement may be executed in counterparts, all of which together shall continue one and the same instrument.

IN WITNESS WHEREOF, the parties have hereto executed this Agreement the date and year first above written.

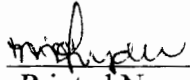
End of Substantive Provisions, Signature Page to follow

EXHIBIT "A"
PROPERTY

PART OF SE 1/4 OF SEC 10-27-16 DESC FROM SW COR OF SE 1/4 OF SD SEC TH
S89D25'11.9"E 632.10FT FOR POB TH N01D01'01.2"W 611.41FT TO S'LY R/W OF SR 582
TH S64D10'11"E 264.21 FT TH CUR LT RAD 2914.79FT ARC 221.42FT CB S66D20'45.4"E
221.37FT TH S01D46'27.7"W 411.80FT TO S SEC LINE TH N89D25'11"W 417FT TO POB
CONT 5AC


WITNESSES:


Printed Name: Emmanuel Maeta


Printed Name: Michelle Snyder

OWNERS

Eric Moore, V.P., Rosewood House II,
Inc.

By: 
Eric Moore

STATE OF FLORIDA

COUNTY OF Pine Hills

The foregoing instrument was acknowledged before me this 7th day of August,
2015, by Eric Moore, who is personally known to me or who produced FL DL
as identification.




Notary Public

Print Notary Name
My Commission Expires:

ATTEST:

PINELLAS COUNTY, FLORIDA

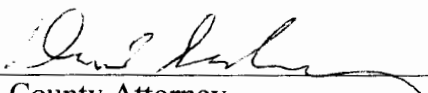
KEN BURKE, CLERK

Deputy Clerk

By:

Chairman
Board of County Commissioners

APPROVED AS TO FORM:


County Attorney

RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 5 ACRES LOCATED ON THE SOUTH SIDE OF KEYSTONE ROAD 1,960 FEET EAST OF EAST LAKE ROAD IN THE UNINCORPORATED AREA OF EAST LAKE TARPON; PAGE 520 OF THE ZONING ATLAS, AS BEING IN SECTION 10, TOWNSHIP 27, RANGE 16; FROM A-E-W, AGRICULTURAL ESTATE RESIDENTIAL-WELLHEAD PROTECTION OVERLAY TO IL-W, INSTITUTIONAL LIMITED-WELLHEAD PROTECTION OVERLAY (4.08 ACRES) & P/C-W, PRESERVATION CONSERVATION-WELLHEAD PROTECTION OVERLAY (0.92 ACRE) AND A VARIANCE TO ALLOW ONE PARKING SPACE PER THREE BEDS AND A DEVELOPMENT AGREEMENT TO ALLOW AN ASSISTED LIVING FACILITY ONLY, LIMITING THE MAXIMUM NUMBER OF BEDS TO 80, LIMITING THE HEIGHT TO ONE STORY AT A MAXIMUM OF 35 FEET, AND PROHIBITING DRUG REHABILITATION AND MENTAL HEALTH SERVICES; UPON APPLICATION OF SERGIO HARITOS THROUGH TODD PRESSMAN, PRESSMAN & ASSOCIATES, INC., REPRESENTATIVE, Z/LU-13-6-15

WHEREAS, Sergio Haritos, 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 (4.08 acres) & P/C-W, Preservation Conservation-Wellhead Protection Overlay (0.92 acre) and a variance to allow 1 parking space per 3 beds where 1 parking space per 1 bed is required, and a Development Agreement for an assisted limiting facility only, limiting the maximum number of 80 beds and a height of 1 story at 35 feet, and prohibiting drug rehabilitation and mental health services; and

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

WHEREAS, public hearing has been held on the date and 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, the variance granted, and the Development Agreement approved.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 18th day of August 2015 that the zone classification of the following described real property in Pinellas County, Florida, to wit:

PART OF SE ¼ OF SEC 10-27-16 DESC FROM SW COR OF SE ¼ OF SD SEC TH S89D25'11.9"E 632.10FT FOR POB TH N01D01'01.2"W 611.41FT TO S'LY R/W OF SR 582 TH S64D10'11"E 264.21 FT TH CUR LT RAD 2914.79FT ARC 221.42FT CB S66D20'45.4"E 221.37FT TH S01D46'27.7"W 411.80FT TO S SEC LINE TH N89D25'11"W 417FT TO POB CONT 5 AC

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 (4.08 acres) & P/C-W, Preservation Conservation-Wellhead Protection Overlay (0.92 acre), and a variance to allow one parking space per three beds, and a Development Agreement to allow an assisted living facility only, limiting the maximum number of beds to 80, limiting the height to one story at a maximum of 35 feet, and prohibiting drug rehabilitation and mental health services, are approved, subject to an amendment to the Pinellas County Future Land Use Map from Residential Rural to Institutional (4.08 acres) & Preservation (0.92 acre), Z/LU-13-6-15.

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:

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 5 ACRES LOCATED ON THE SOUTH SIDE OF KEYSTONE ROAD 1,960 FEET EAST OF EAST LAKE ROAD IN THE UNINCORPORATED AREA OF EAST LAKE TARPON LOCATED IN SECTION 10, TOWNSHIP 27, RANGE 16; FROM RESIDENTIAL RURAL TO INSTITUTIONAL (4.08 ACRES) & PRESERVATION (0.92 ACRE), AND PROVIDING AN EFFECTIVE DATE

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 18th day of August 2015 that:

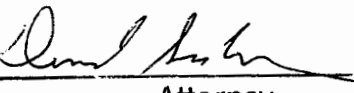
Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 5 acres located on the south side of Keystone Road 1,960 feet east of East Lake Road in the unincorporated area of East Lake Tarpon. Referenced as Case Z/LU-13-6-15, and owned by Sergio Haritos, from Residential Rural to Institutional Limited (4.08 acres) & Preservation (0.92 acre). Legal description: PART OF SE ¼ OF SEC 10-27-16 DESC FROM SW COR OF SE ¼ OF SD SEC TH S89D25'11.9"E 632.10FT FOR POB TH N01D01'01.2"W 611.41FT TO S'LY R/W OF SR 582 TH S64D10'11"E 264.21 FT TH CUR LT RAD 2914.79FT ARC 221.42FT CB S66D20'45.4"E 221.37FT TH S01D46'27.7"W 411.80FT TO S SEC LINE TH N89D25'11"W 417FT TO POB CONT 5 AC.

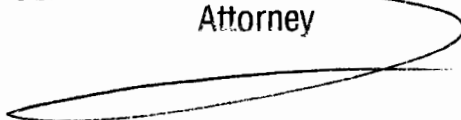
Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Residential Rural to Institutional Limited (4.08 acres) & Preservation (0.92 acre) to maintain consistency with the said Plan.

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





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

2/24-13 6-15

March 23, 2015

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

RE: Keystone Road Site – 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 5.01 acre parcel located on the south side of Keystone Road between East Lake Road and Woodfield Boulevard.

Parcel ID# 10/27/16/00000/430/0100

The subject property is located in unincorporated Pinellas County, the underlying land use designation is Residential Rural (RR) 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, 9th 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 Keystone Road (Woodfield Boulevard – East Lake Road) is a 2-lane undivided county arterial roadway carrying 13,913 vehicles per day AADT (1,342 peak hour) and is reported to operate at LOS C. This segment is controlled by a traffic signal at East Lake Road and has a two-way peak hour capacity of 1,440 vehicles per hour. Accordingly, the PM peak hour traffic generated by the ALF represent only 1.38% of the peak hour LOS D capacity of Keystone Road. Considering the additional 20 PM peak hour trips from the rezoning this segment of Keystone Road would operate at LOS D which is the acceptable LOS standard.

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, 4th 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 1.38% of the LOS D capacity of Keystone Road. With the traffic impact of the ALF the adjacent segment of keystone Road would continue to operate at an acceptable level of service (LOS D). In summary, an ALF use has minimal traffic impact and reduced parking requirements.

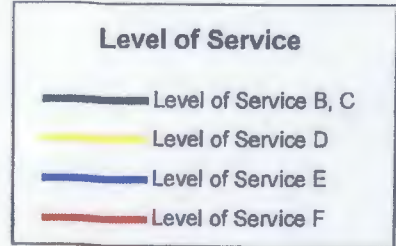
Sincerely,



Robert Pergolizzi, AICP/PTP
Principal

15-012

Pinellas County MPO
2014 Level of Service Map
 with Scheduled Improvements
 2016/17 (PM Peak Hour Directional)
 2013 Base Data



Generated by vTImas database
 Road Facility Capabilities based upon FDOT
 2009 Generalized Service Volume Tables



Prepared by the Pinellas County MPO
 310 Court St., Clearwater, FL 34625
 (727) 466-5149, or (727) 466-3663
www.pinellascountympo.org

Approved
 September 10, 2014

Plot Date: September 22, 2014
 H:\USERS\Autocadd\ Apps\Sandra_MPO & PLN sk TPI LOS Infor files

Pinellas County MPO 2014 Level of Service Map

Existing Conditions
(PM Peak Hour Directional)
2013 Base Data

Level of Service

- Level of Service B, C
- Level of Service D
- Level of Service E
- Level of Service F

Generated by vTimes database
Road Facility Capabilities based upon FDOT
2009 Generalized Service Volume Tables

Gulf of Mexico

Old Tampa Bay

Tampa Bay

N

Approved
September 10, 2014

Plot Date: September 22, 2014
H:\USERS\Autocadd\
Apps\Sandra_MPO & PLM\
sk TPI LOS Infor files



Prepared by the Pinellas County MPO
310 Court St., Clearwater, FL 34626
(727) 464-3649, or (727) 464-5453
www.pinellascountympo.org

Assisted Living (254)

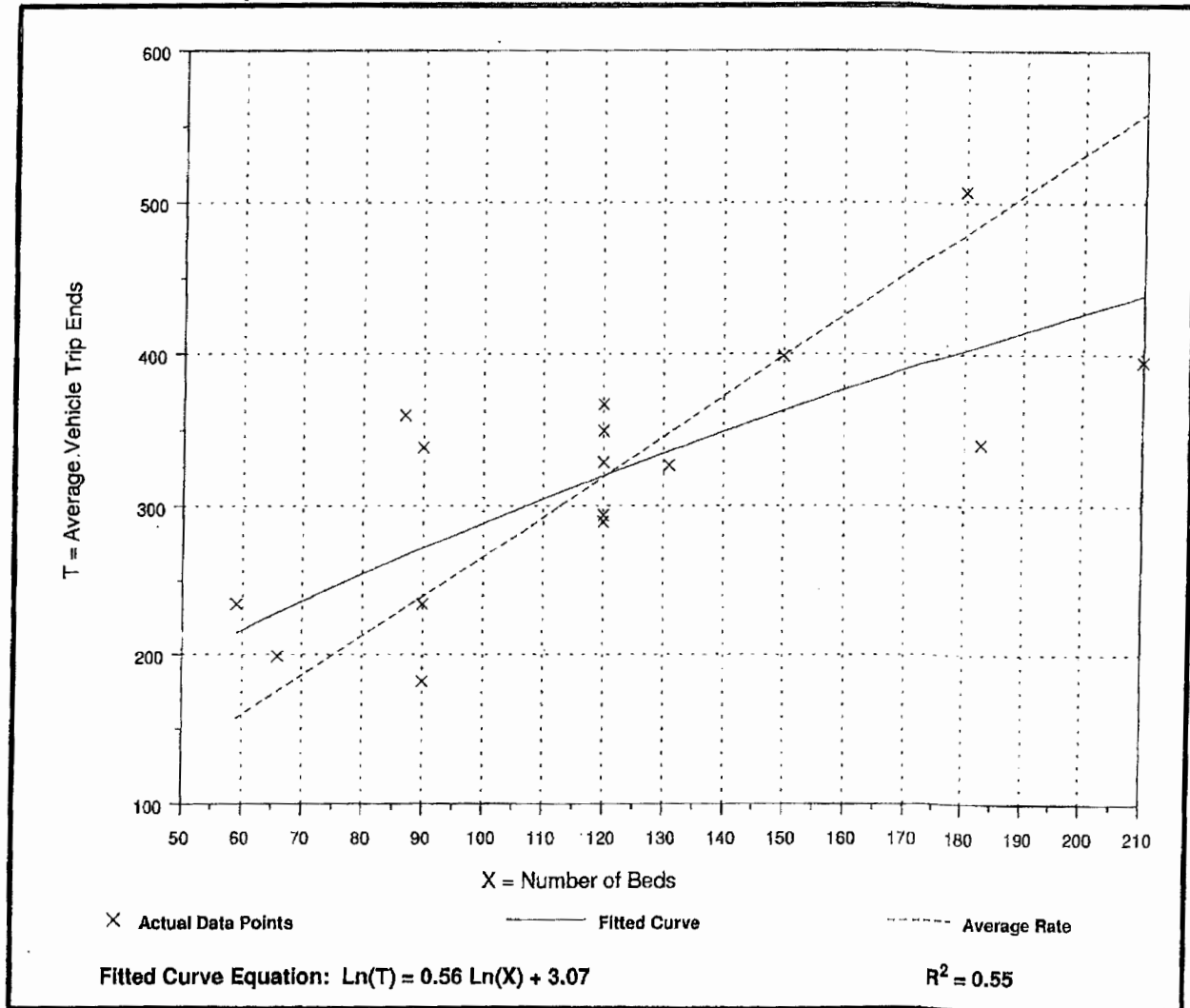
Average Vehicle Trip Ends vs: Beds
On a: Weekday

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)

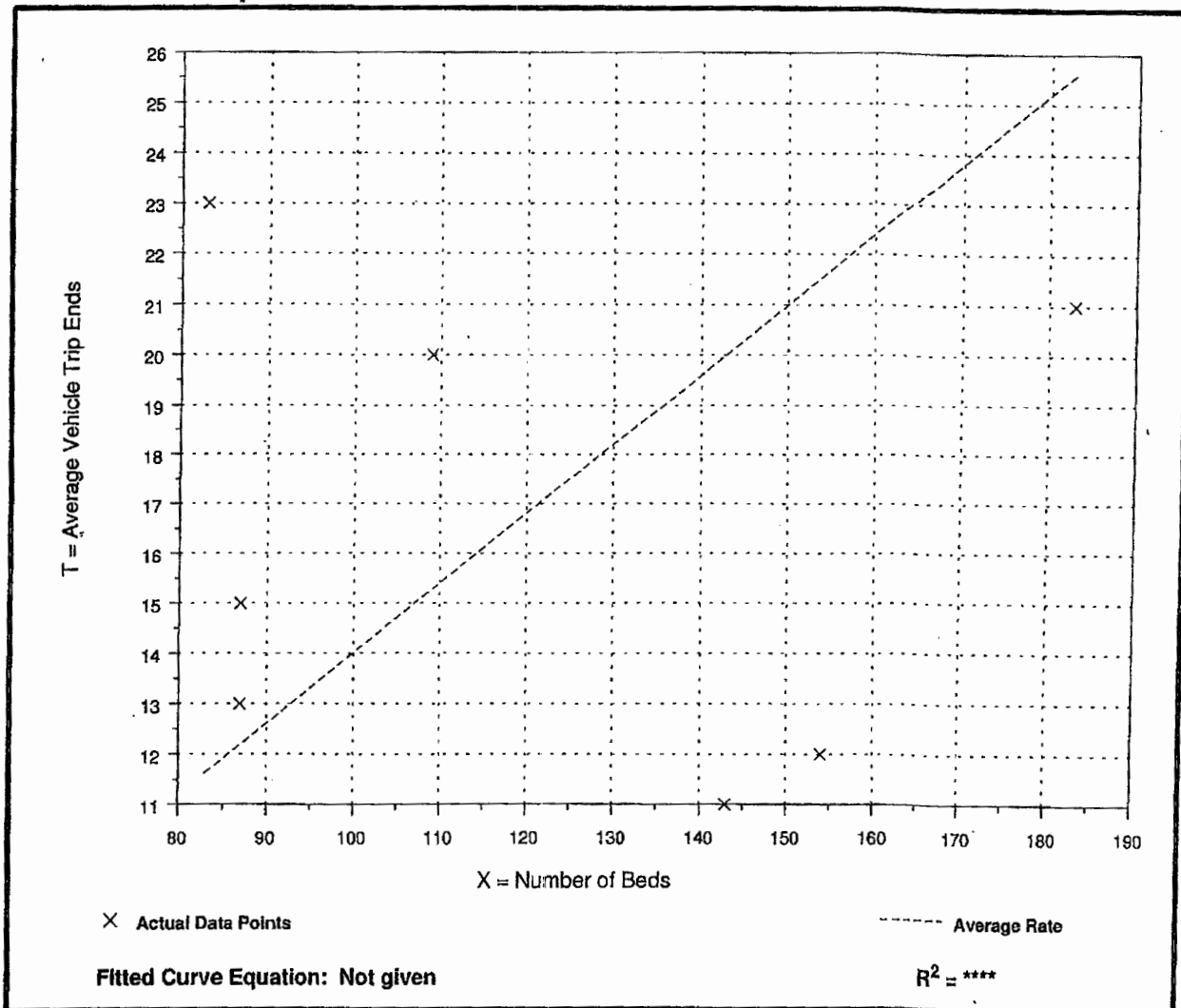
Average Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

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

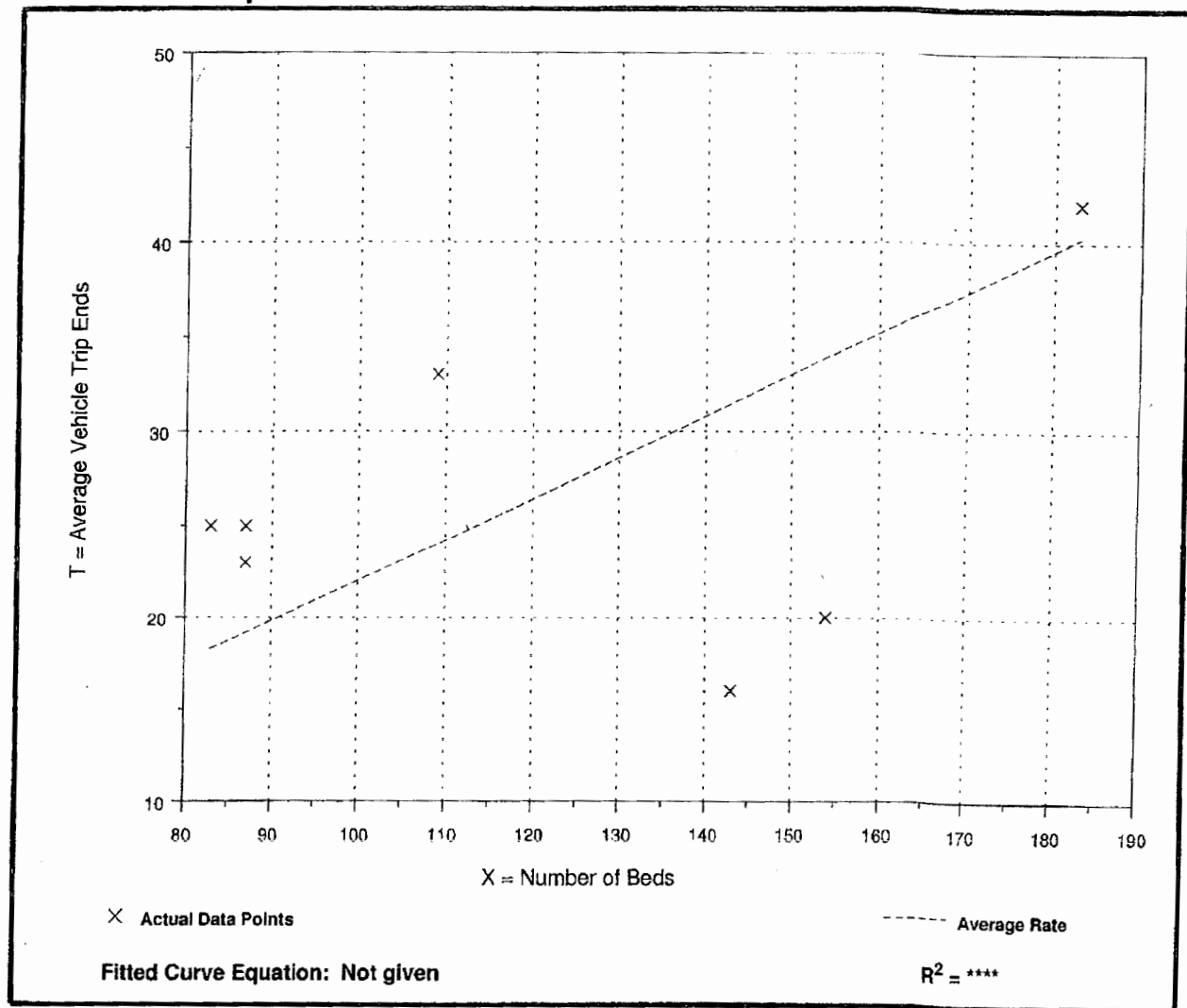


TABLE 4

Generalized Peak Hour Two-Way Volumes for Florida's
Urbanized Areas¹

12/18/12

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	1,510	1,600	**
4	Divided	*	3,420	3,580	**
6	Divided	*	5,250	5,390	**
8	Divided	*	7,090	7,210	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	660	1,330	1,410
4	Divided	*	1,310	2,920	3,040
6	Divided	*	2,090	4,500	4,590
8	Divided	*	2,880	6,060	6,130

90% 2.0 1360 1440

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
-	-	-	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE²

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle

Lane Coverage	B	C	D	E
0-49%	*	260	680	1,770
50-84%	190	600	1,770	>1,770
85-100%	830	1,770	>1,770	**

PEDESTRIAN MODE²

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	250	850
50-84%	*	150	780	1,420
85-100%	340	960	1,560	>1,770

BUS MODE (Scheduled Fixed Route)³

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
4	4,120	5,540	6,700	7,190
6	6,130	8,370	10,060	11,100
8	8,230	11,100	13,390	15,010
10	10,330	14,040	16,840	18,930
12	14,450	18,880	22,030	22,860

Freeway Adjustments

Auxiliary Lanes	Ramp Metering
Present in Both Directions	
+ 1,800	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	770	1,530	2,170	2,990
4	Divided	3,300	4,660	5,900	6,530
6	Divided	4,950	6,990	8,840	9,790

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

¹Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

²Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

³Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/qs/default.htm

¹Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

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Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/isp/default.htm

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
768 - I-275: (I-375 -to- I-175)	SR	11	F	6F	D	.441	.00	T	115,500	5,908	6,200	.953	2	E
769 - I-275: (I-175 -to- 22ND AVE S)	SR	11	F	6F	D	2.002	.00	T	96,069	4,914	6,200	.793	0	D
770 - I-275: (PINELLAS SHORELINE -to- 4TH ST N)	SR	11	F	8F	D	2.220	.00	T	149,000	7,621	8,400	.907	2	E
771 - I-275: (22ND AVE S -to- 54TH AVE S)	SR	11	F	6F	D	2.017	.00	T	88,000	4,501	6,200	.726	0	C
774 - I-375: (I-275 -to- 7TH ST N)	SR	11	F	6F	D	2.333	.00	T	27,500	1,407	6,200	.227	0	B
775 - INDIAN ROCKS RD: (BELLEVIEW BLVD -to- MEHLENBACHER RD)	BL	07	SA	2U	D	1.550	.65	T	9,153	478	792	.604	0	C
776 - INDIAN ROCKS RD: (MEHLENBACHER RD -to- SUNSET BLVD)	CR	07	NA	2D	D	.432	.00	T	9,153	478	1,512	.316	0	C
777 - INDIAN ROCKS RD: (SUNSET BLVD -to- W BAY DR)	CR	07	SA	4D	D	.142	7.04	T	12,766	667	1,530	.436	0	D
778 - INDIAN ROCKS RD: (W BAY DR -to- WALSHINGHAM RD)	CR	07	SA	2U	D	2.793	1.07	T	16,378	856	792	1.081	2	F
789 - KEENE RD: (E BAY DR -to- BELLEAIR RD)	CR	07	SA	4D	D	1.526	1.31	T	29,267	1,529	1,764	.867	0	C
790 - KEENE RD: (BELLEAIR RD -to- DRUID RD)	CR	06	SA	4D	D	1.255	2.39	T	29,267	1,529	1,683	.908	1	D
791 - KEENE RD: (DRUID RD -to- GULF-TO-BAY BLVD)	CR	06	SA	6D	D	.252	3.97	T	29,267	1,529	2,547	.600	0	C
792 - KEENE RD: (GULF-TO-BAY BLVD -to- DREW ST)	CR	06	SA	6D	D	.393	5.09	T	28,426	1,485	2,313	.642	0	D
793 - KEENE RD: (DREW ST -to- SUNSET POINT RD)	CR	06	SA	4D	D	1.518	.66	T	29,678	1,551	1,764	.879	0	C
794 - KEENE RD: (SUNSET POINT RD -to- SR 580)	CR	04	SA	4D	D	2.032	1.97	T	31,256	1,633	1,764	.926	1	C
795 - KEYSTONE RD: (HILLSBOROUGH CL -to- WOODFIELD BLVD)	CR	02	NA	2U	D	2.301	.00	T	12,408	648	1,440	.460	0	C
796 - KEYSTONE RD: (US 19 -to- EAST LAKE RD)	CR	01	SA	2U	D	2.995	.33	T	23,022	1,203	792	1.519	2	F
797 - KEYSTONE RD: (WOODFIELD BLVD -to- EAST LAKE RD)	CR	02	SA	2U	D	.543	1.84	T	13,913	727	792	.918	1	C
801 - KLOSTERMAN RD: (ALT US 19 -to- US 19)	CR	01	SA	4D	D	1.275	1.57	T	19,366	1,012	1,764	.574	0	B
802 - KLOSTERMAN RD: (ALT US 19 -to- CARLTON RD)	CR	01	NA	2U	D	.745	.00	T	10,748	562	1,440	.390	0	C
804 - LAKE AVE: (EAST BAY DR -to- BELLEAIR RD)	CR	07	SC	2U	D	1.534	.65	T	3,355	175	572	.306	0	B
806 - LAKE AVE: (BELLEAIR RD -to- GULF-TO-BAY BLVD)	CR	06	SC	2U	D	1.508	1.99	T	3,355	175	572	.306	0	B
811 - LAKE ST GEORGE DR: (HIGHLANDS BLVD -to- TAMPA RD)	CR	03	NMC	2U	D	.381	.00	T	4,892	256	1,440	.178	0	B
812 - LAKE ST GEORGE DR: (TAMPA RD -to- COUNTRYSIDE BLVD)	CR	03	SMC	2U	D	1.192	.84	T	4,892	256	572	.448	0	B
817 - LAKEVIEW RD: (MISSOURI AVE -to- KEENE RD)	CR	06	SA	2U	D	1.533	1.96	T	8,770	458	792	.578	0	B
832 - LIVE OAK ST: (ALT 19 -to- US19)	CR	01	SC	2U	D	1.061	.94	T	3,569	186	572	.325	0	B
840 - MAIN ST: (MCMULLEN BOOTH RD -to- BAYSHORE DR)	CR	05	NA	2U	D	1.274	.00	T	8,045	420	1,440	.292	0	C
841 - MAIN ST: (BROADWAY AVE -to- SKINNER BLVD)	DN	04	SC	2U	D	.600	5.00	T	3,608	189	514	.368	0	D
853 - MCMULLEN BOOTH RD: (GULF-TO-BAY BLVD -to- SUNSET PT RD MAIN ST)	CR	06	SA	6D	D	2.267	1.76	T	69,459	3,629	2,646	1.372	2	F
854 - MCMULLEN BOOTH RD: (SUNSET PT RD MAIN ST -to- SR 580)	CR	05	SA	6D	D	2.233	1.79	T	69,459	3,629	2,646	1.372	2	F
855 - MCMULLEN BOOTH RD: (SR 580 -to- CURLEW RD)	CR	06	SA	6D	D	1.768	1.70	T	49,788	2,600	2,646	.983	1	D
856 - MCMULLEN BOOTH RD: (CURLEW RD -to- SOUTH SPLIT)	CR	03	NA	6D	D	.546	.00	T	45,010	2,352	5,650	.416	0	B
861 - MEHLENBACHER 8TH AVE NW: (CLWTR-LARGO RD -to- INDIAN ROCKS RD)	CR	07	SC	2U	D	1.009	.99	T	4,670	244	572	.427	0	B
862 - MEMORIAL CSWY: (CHESTNUT ST CONNECTION -to- MEMORIAL CSWY WB/EB SPLIT)	SR	06	NA	2D	D	.165	.00	H	13,500	705	3,400	.220	0	B
863 - MEMORIAL CSWY: (CLEARWATER BEACH ROUNDABOUT -to- ISLAND WAY)	SR	06	SA	4D	D	.447	2.24	T	34,500	1,803	1,870	.964	2	E
864 - MEMORIAL CSWY: (MEMORIAL CSWY WB/EB SPLIT -to- COURT ST CONNECTION)	SR	06	NA	2D	D	.162	.00	H	15,500	810	3,400	.260	0	B
865 - MEMORIAL CSWY: (ISLAND WAY -to- MEMORIAL CSWY WB/EB SPLIT)	SR	06	NA	4D	D	1.118	.00	T	34,500	1,803	3,760	.480	0	C
866 - MERES BLVD: (ALT 19 -to- FLORIDA AVE)	CR	01	NMC	2U	D	1.606	.00	T	7,342	384	1,440	.267	0	B
869 - MICHIGAN BLVD: (CR 1 -to- ALT 19)	DN	04	SMC	2U	D	1.537	1.30	T	4,861	254	572	.444	0	B
871 - MILWAUKEE AVE: (VIRGINIA ST -to- UNION ST)	DN	04	SMC	2U	D	1.020	1.96	T	5,153	269	572	.470	0	B
874 - MISSOURI AVE: (CLEVELAND ST -to- COURT ST)	CL	06	SA	4D	D	.328	3.05	T	11,939	624	1,683	.371	0	C
877 - MLK JR AVE: (BELLEAIR RD -to- DREW ST)	CL	06	SC	2U	D	2.015	2.98	T	5,731	299	559	.535	0	C
878 - MLK JR AVE: (DREW ST -to- FAIRMONT ST)	CL	06	SC	2U	D	1.004	1.99	T	3,699	193	559	.345	0	C
889 - NE COACHMAN RD: (DREW ST -to- US 19)	SR	06	SA	2U	D	1.741	1.72	T	11,500	601	880	.683	0	C

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, "F"=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



Tindale-Oliver and Associates
Tampa, Florida

Produced using: vTIMAS v1.153

792 + .55 = 1.440 two-way capacity

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Level of Service Inventory Report (FDOT LOS Format)
(Peak Hour Directional)

LOS Calc Method
2009 (FDOT)

2014 Level of Service Report with Existing Conditions
Vtmas Analysis Staff Report

Network:	Level Of Service	
Base AnalysisFile:	2013	2013
Analysis File:	N/A	N/A

Sort By:	N/A
Report Date:	03/20/2015
Report Time:	3:53:41 PM

Facility ID: 797 Plan Area: 02 Def Flag: 1			Length	Table Record	Area Type	LOS Method	LOS STD	LOS Mult	MSV Mult	Weighted		V:C Ratio	LOS
										AADT	Vol	Capacity	
KEYSTONE RD: (WOODFIELD BLVD -to- EAST LAKE RD)			.543	CR-20	2	Generalized	D	1.00	1.00	13,913	727	792	.918 C
Segment:			SIS/ Lane	# Fac					%			Physical	Seg
			Jur FHS Type ALF Len Sig Typ	AADT	KFact	DFact	Volume	Table Record	Excl Turns			Capacity	LOS
640 - KEYSTONE RD: (WOODFIELD BLVD -to- EAST LAKE RD)			CR N/O 2U .0 .543 1 SA	13,913	.095*	.55	727	CR-20	20.00			792	C

* Denotes value different from FDOT "default". ** Default non-signalized values apply.
For a description of report variables and values, please refer to the last page of the report.

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

Count Station Report (Volume) **Pinellas County MPO**

Count Station: MP03

Interstate (Y or N): N

Summary Begin Date: 11/05/2013

Roadway: KEYSTONE RD

Summary Begin Time: 12:00 AM

Location: E OF EAST LAKE RD

Begin Day of Week: Tuesday

SPS File: H:\USERS\Autocadd\Marc\Timas\Counts\Out\2013\15MP03.TXT

Hour Ending	Day 1		Day 2		Day 3		Total			Average		Two-Way Total	Hour Ending
	West	East	West	East	West	East	Day 1	Day 2	Day 3	West	East		
01:00	30	19	35	24	0	0	49	59	0	32	22	54	01:00
02:00	17	17	16	21	0	0	34	37	0	16	19	35	02:00
03:00	15	13	15	11	0	0	28	26	0	15	12	27	03:00
04:00	12	10	17	14	0	0	22	31	0	14	12	26	04:00
05:00	14	32	18	33	0	0	46	51	0	16	32	48	05:00
06:00	59	157	63	153	0	0	216	216	0	61	155	216	06:00
07:00	185	534	182	514	0	0	719	696	0	184	524	708	07:00
08:00	398	646	366	619	0	0	1,044	985	0	382	632	1,014	08:00
09:00	419	572	405	559	0	0	991	964	0	412	566	978	09:00
10:00	338	392	366	402	0	0	730	768	0	352	397	749	10:00
11:00	319	309	316	338	0	0	628	654	0	318	324	642	11:00
12:00	321	289	335	326	0	0	610	661	0	328	308	636	12:00
13:00	366	324	322	360	0	0	690	682	0	344	342	686	13:00
14:00	334	337	315	330	0	0	671	645	0	324	334	658	14:00
15:00	365	412	387	379	0	0	777	766	0	376	396	772	15:00
16:00	520	425	537	416	0	0	945	953	0	528	420	948	16:00
17:00	600	449	600	424	0	0	1,049	1,024	0	600	436	1,036	17:00
18:00	803	519	811	551	0	0	1,322	1,362	0	807	535	1,342	18:00
19:00	631	422	635	498	0	0	1,053	1,133	0	633	460	1,093	19:00
20:00	320	266	409	256	0	0	586	665	0	364	261	625	20:00
21:00	337	207	253	181	0	0	544	434	0	295	194	489	21:00
22:00	195	126	168	148	0	0	321	316	0	182	137	319	22:00
23:00	104	77	113	66	0	0	181	179	0	108	72	180	23:00
24:00	64	30	63	36	0	0	94	99	0	64	33	97	24:00
Totals:	6,766	6,584	6,747	6,659	0	0	13,350	13,406	0	6,755	6,623	ADT: 13,378	

QC Checks:	Day 1	Day 2	Day 3	Difference	Standard	Passed
AM P:D:	8.3%	7.7%	0%	8%	10%	Yes
AM DFactor:	0.585	0.605	0.000	3.5%	10%	Yes
AM Pk Hr Begins:	7:30am	7:15am		15	30	Yes
PM P:D:	9.9%	10.2%	0%	2.5%	10%	Yes
PM DFactor:	0.619	0.595	0.000	4%	10%	Yes
PM Pk Hr Begins:	5:15pm	5:00pm		15	30	Yes

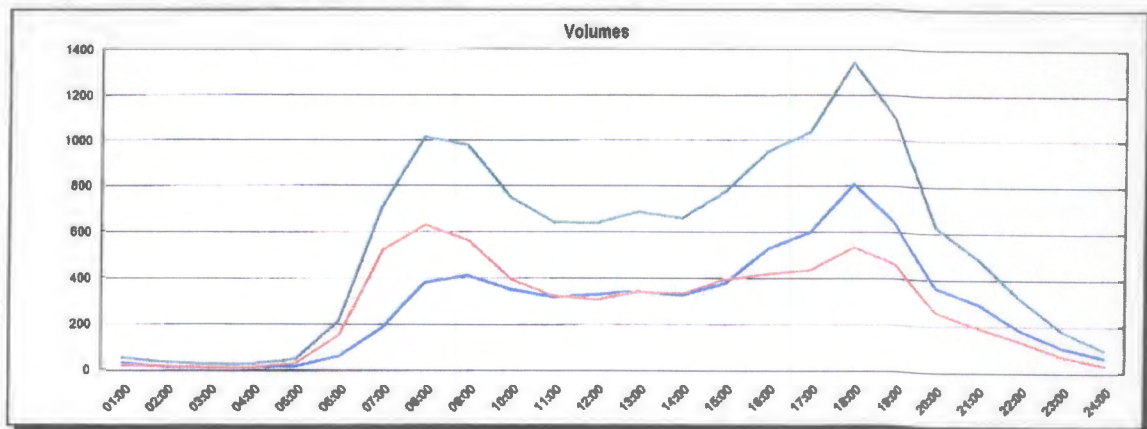
AADT Factor:	1.04	AADT: 13,913
Axle Factor:	1.00	
PS Factor:	1.04	
		PSDT: 13,378

Average Traffic Characteristics:

	AM	PM
P:D Ratio:	.08%	.1%
DFactor:	0.595	0.607
PHF:	0.935	0.918

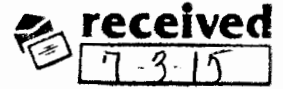
Traffic:	Day 1	Day 2	Day 3	Low	High	Passed
P:D Ratio:	9.9%	10.2%	0%	0.075	0.120	Yes
Pk Dr DFactor:	0.619	0.605	0.000	50%	65%	Yes
Daily DFactor:	0.507	0.503	0.000	50%	55%	Yes
Peak Direction:	West	West	North			Yes

Checked By: _____



Planning Analysis

Keystone Road ALF: Z/LU-13-6-15



July 2, 2015

The applicant seeks rezoning and a land use change to allow development of a maximum 80-bed Assisted Living Facility (ALF) on a site located along the south side of Keystone Rd., approximately 1,960 feet east of East Lake Road. If approved, the request would change the site's zoning from A-E-W (Agricultural Estate Residential – Wellhead Protection Overlay) to IL-W (Institutional Limited – Wellhead Protection Overlay and P/C-W (Preservation Conservation – Wellhead Protection Overlay). The underlying land use designation would change from Residential Rural to Institutional and Preservation.

In addition to the zoning and land use changes, a variance is sought to reduce parking requirements to one space per three beds, consistent with current staff-recommended revisions to the Pinellas Land Development Code (LDC).

Finally, approval of a development agreement is requested that would:

1. Limit the maximum number of beds to 80; and
2. Prohibit drug rehabilitation and mental health services.

Site and surrounding uses

The site measures just over 5 acres in size and is trapezoidal in configuration. It is currently undeveloped and contains wetlands along the southern boundary. The site accesses and contains 485 feet of frontage on Keystone Road, a designated 2-lane undivided arterial. Keystone Road currently operates at an acceptable level of service and would continue to operate at an acceptable level of service subsequent to site development.

Surrounding zoning and land use designations are as follows:

North: RPD and AEW; RR

South: RPD; RR

East: AEW; RR

West: RPD; RR

The general area is zoned RPD and AEW, and contains a mix of large lot and suburban style residential of attractive form. A large, undeveloped property occurs to the west of the subject site and extends to East Lake Road. Area land use designations are RR. The introduction of a high-quality ALF into the area

would be compatible and complementary with existing land uses. It will establish a desirable precedent for future development in the general area and along the Keystone Road corridor.

Land Development Code compliance

The requested zoning classification for roughly 80 percent of the site 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."*

IL zoning is fully appropriate for the subject site. It allows a use that will maintain the overall residential character of the area, and creates a needed housing form otherwise largely absent in the area. As restricted by the proposed development agreement, no adverse impacts will accrue to surrounding properties.

The requested rezone of southern portions of the site to PC-W provides proper protection of wetlands situated along the southern property boundary, and supports the County's protection of wellhead resources.

A variance is requested to reduce parking requirements. Current LDC regulations require one space per bed; one space per three beds is proposed. This reduced standard is supported by empirical data and ITE (Institute of Transportation Engineers) standards, and is consistent with LDC revisions proposed by staff.

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 fully compatible with surrounding land uses and the general area. It would introduce a form of housing that accommodates the totality of the life cycle. Too, its design features would establish an appropriate precedent for further development on vacant parcels in 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 and scale will fully comply with regulations of the Land Development Code.

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 dependent species.

Existing on-site wetlands will be fully protected.

1.22.8 Policy: The County will strive to maintain the scenic corridor designation of 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.

From the Future Land Use Element, Balancing the Natural Environment and Development:

3.2 Objective: Pinellas County shall continue its proactive program for managing the impacts of development upon the County's natural resources (including wetlands, uplands, and the marine environment), and shall continue to ensure that these resources are successfully integrated into the urban environment such that the overall function and viability of these areas is maintained, or where practical, enhanced or restored.

On-site wetlands will not be impacted and be newly designated and Conservation/Preservation.

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.*

In recognition of the low density residential nature of the surrounding area, the proposed density does not maximize the theoretically eligible density, but would establish a viable density to accommodate the use.

1.9 Policy: *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 and large-lot subdivisions. The subject site would complement these neighborhoods, and provide a needed form of group housing along a major roadway.

From the Transportation Element:

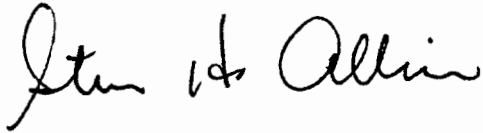
1.1 Objective: *All County and State roadways within Pinellas County, not including those identified in the Concurrency Management System as concurrency corridors (e.g., long term concurrency management, constrained and congestion containment corridors) shall operate at level of service C average daily/D peak hour and a volume-to-capacity ratio of less than 0.9...*

As proposed, traffic generation associated with the use complies with the thresholds established by the Pinellas Comprehensive Plan.

Conclusion

The proposed use is appropriate for the subject site. It further enhances the residential character of Keystone Road as a residentially-oriented scenic corridor. The development is compatible with the surrounding area and represents an appropriate and desirable addition to the mix of residential types and densities in the general area. The proposed density restriction ensures a seamless interaction with area land uses, while enabling a scale of activity sufficient to support quality development. 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.

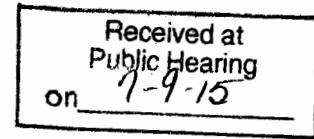
Respectfully submitted,

A handwritten signature in black ink, reading "Steven H. Allison". The signature is written in a cursive, flowing style with a large initial "S" and "A".

Steven H. Allison, AICP

Z/MC-136/15

ITEMS TO CONSIDER FOR THE ZONING CHANGE NEED



- 1 Effect on the waters flowing into the northern Pinellas well fields.
- 2 Effect on the rezoning of lands up to East Lake Road
- 3 Will the building (s) be hamonius with the entrance of Woodfield.
- 4 Will the entrance conflict with the western entrance to Woodfield.
- 5 Are there any other legal use concerns?

Proposed Amendments to the Pinellas County Future Land Use Map and Zoning Atlas (Z/LU-13-6-15)

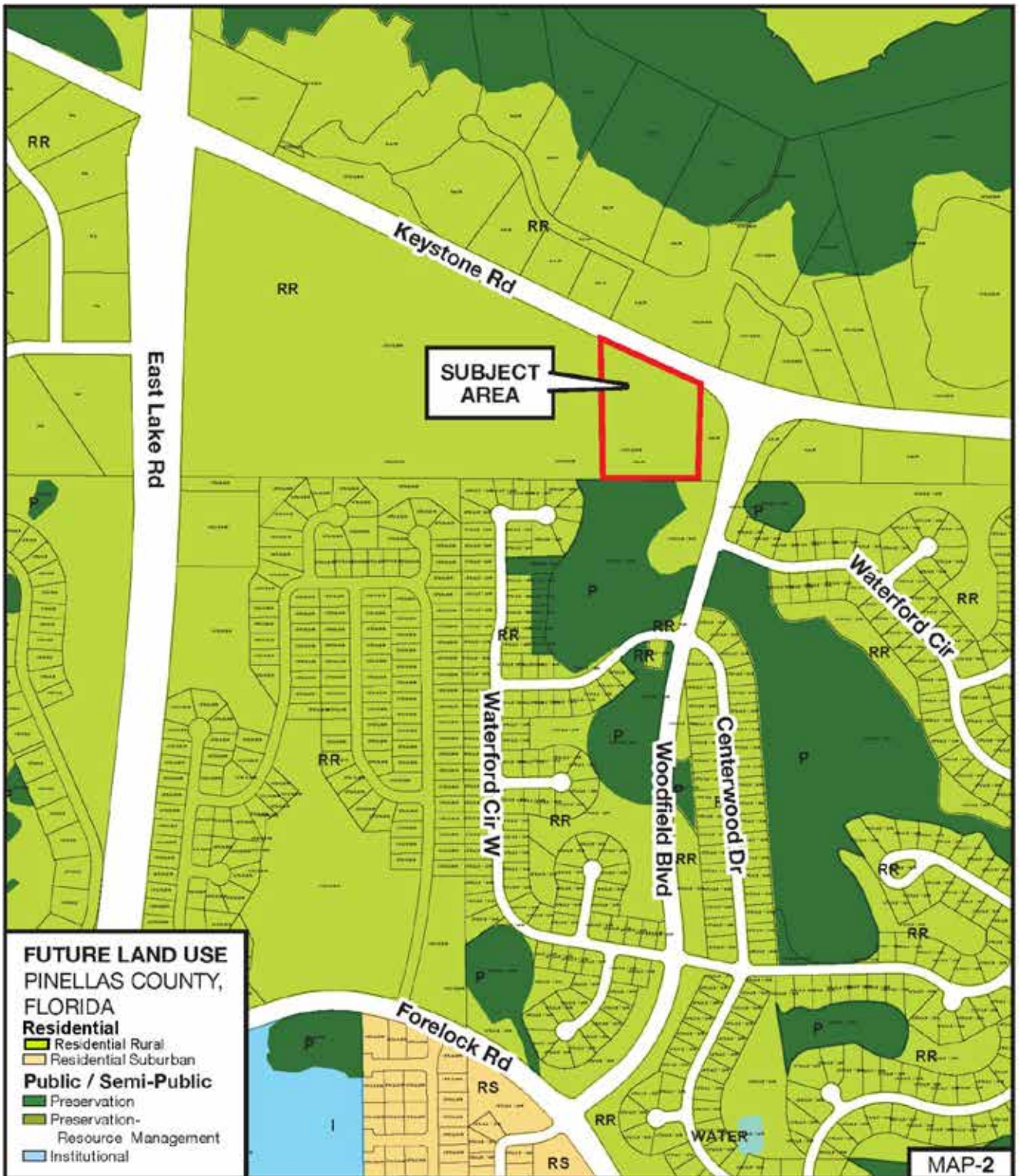
Board of County Commissioners
August 18, 2015

Request

- Subject area covers approximately 5 acres, located 1/3-mile east of the intersection of Keystone and East Lake Roads.
- Zoning Atlas Amendment
 - A-E-W to IL-W (4.08 acres)
 - A-E-W to P/C-W (0.92 acre)
- Future Land Use Map (FLUM) Amendment
 - RR to I (4.08 acres)
 - RR to P (0.92 acre)
- Development Agreement
 - Limiting the number of beds to 80
 - Prohibiting drug rehab and mental health services
- Variance to allow one parking space per three beds where one parking space per bed is required.

Background

- Subject area is vacant.
- Surrounding uses:
 - N: Single family home and vacant residential
 - S: Woodfield subdivision preservation area
 - E: Woodfield subdivision entrance
 - W: Vacant School Board property
- Southern part of the subject area contains approximately 0.92 acre of wetlands.
- The wetland area represents the Preservation component of the application.
- The subject area is within the East Lake Tarpon Community Overlay and is located along a Scenic Non-Commercial Corridor.



ZLU-13-6-15

Zone From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
To: IL-W, Institutional Limited-Wellhead Protection Overlay (4.08 acres)
& P/C-W, Preservation Conservation-Wellhead Protection Overlay (0.92 acre)

Land Use From: Residential Rural
To: Institutional (4.08 acres) & Preservation (0.92 acre)

And a variance to allow one parking space per three beds and a Development Agreement limiting the maximum number of beds to 80, and prohibiting drug rehabilitation and mental health services.

Parcel I.D. 10/27/16/00000/430/0100

Prepared by: Pinellas County Planning Department June 2015





MAP-3

ZLU-13-6-15

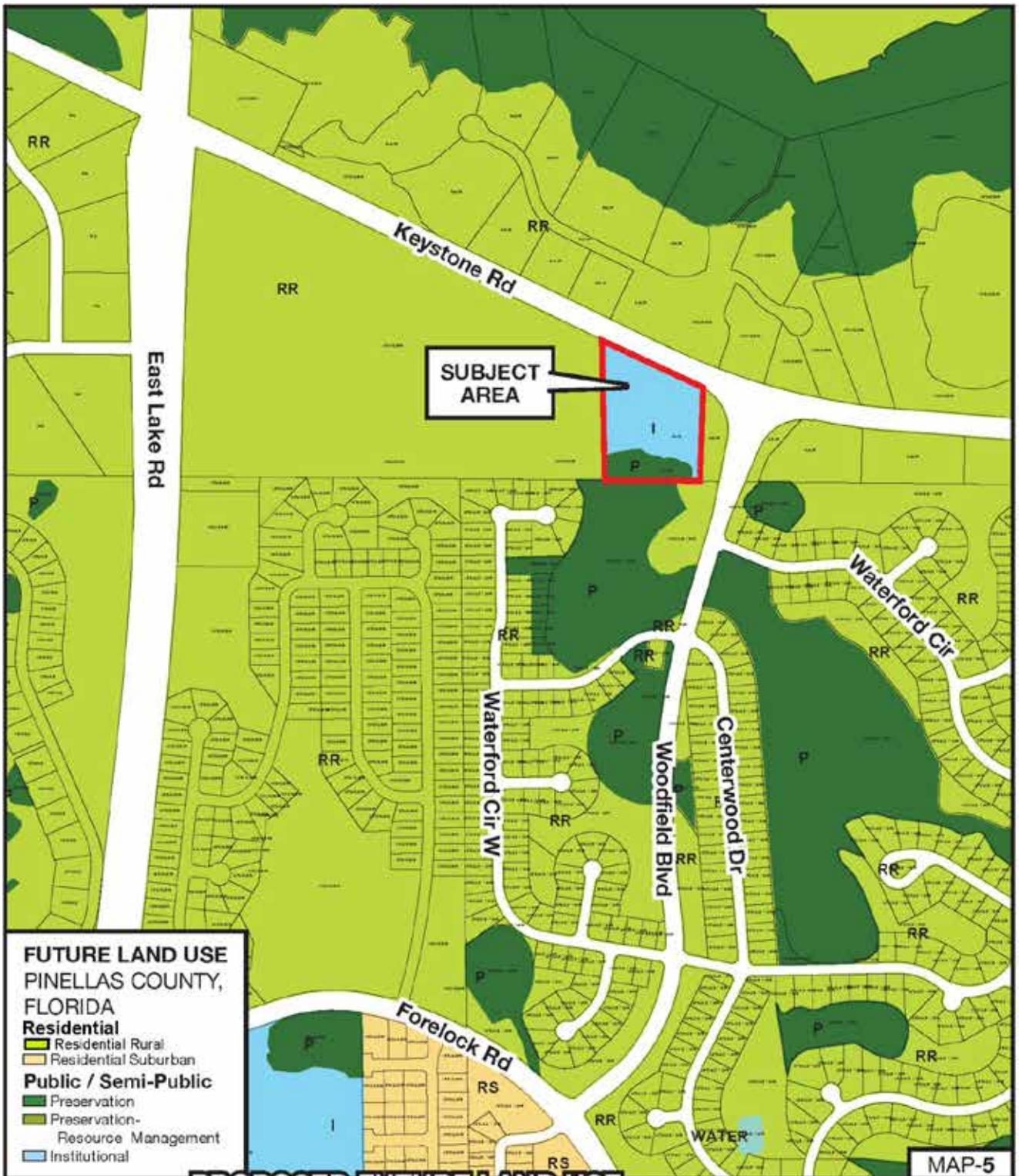
Zone From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
 To: IL-W, Institutional Limited-Wellhead Protection Overlay (4.08 acres)
 & P/C-W, Preservation Conservation-Wellhead Protection Overlay (0.92 acre)
Land Use From: Residential Rural
 To: Institutional (4.08 acres) & Preservation (0.92 acre)

And a variance to allow one parking space per three beds and a Development Agreement limiting the maximum number of beds to 80, and prohibiting drug rehabilitation and mental health services.

Parcel I.D. 10/27/16/00000/430/0100

Prepared by: Pinellas County Planning Department June 2015





ZLU-13-6-15

Zone From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
To: IL-W, Institutional Limited-Wellhead Protection Overlay (4.08 acres)
& P/C-W, Preservation Conservation-Wellhead Protection Overlay (0.92 acre)

Land Use From: Residential Rural
To: Institutional (4.08 acres) & Preservation (0.92 acre)

And a variance to allow one parking space per three beds and a Development Agreement limiting the maximum number of beds to 80, and prohibiting drug rehabilitation and mental health services.

Parcel I.D. 10/27/16/00000/430/0100

Prepared by: Pinellas County Planning Department June 2015



Staff Findings

- The proposed land use and zoning amendments are appropriate, based on the proposed institutional use.
- The existing wetland will be protected.
- Additional landscaping will be required along the site's road frontage due to Scenic Non-Commercial Corridor standards.
- The proposed 80-bed ALF will pose minimal impacts to the carrying capacity of Keystone Road and other infrastructure.
- The requests are in keeping with the intent and parameters of the Community Overlay. The uses are supportive of the surrounding residential community and preserve 0.92 acre of open space.

Variance Requests

- Variance requests for parking 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.

Development Agreement

- Applicant is also proposing a Development Agreement to restrict the density and use of the site.
- Limit the number of beds to 80.
 - 153 beds would be allowed otherwise
- Prohibit drug rehabilitation and mental health services.
 - Uses the community does not desire

Recommendations

- Staff recommends approval of all components of the proposal.
- The Local Planning Agency recommended approval of the proposed Development Agreement and the FLUM and Zoning Atlas amendments, but denial of the variance request (6-1 vote).

Next Steps

- Pinellas Planning Council:
October 14, 2015
- Countywide Planning Authority:
November 10, 2015