



Paradise Realty 17, LLC
Small Scale Comprehensive Plan Future Land Use Map Amendment

Planning and Zoning Board
February 4, 2025
Bethany Grubbs, Senior Planner

Request Summary

Applicant's Request:	Small-Scale Future Land Use Map Amendment from Residential, Office, Institutional (ROI) to Institutional (I)
Applicant/Property Owner:	Paradise Realty 2017, LLC
Agent:	John Sory, BTC Intermediate Holdings, LLC
Location:	The 1.45-acre property is located at 2277 SE Lennard Road at the northeast corner of SE Lennard Road and SE Longhorn Avenue

Background

- The property has a zoning designation of Institutional (I). It is currently developed as a 50-bed assisted living facility in a 14,731 square foot building.
- The applicant is seeking to change the use from an assisted living facility to a nursing or convalescent home.
- In 2021, the City adopted a text amendment to Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan, which removed the Institutional (I) zoning district as a compatible zoning district with the Residential, Office, Institutional (ROI) land use designation.
- As a result, the existing I zoning district became incompatible with the ROI land use designation, rendering the property a nonconforming use.
- However, the existing use of an assisted living facility remains grandfathered under the previous regulations.
- By amending the land use designation to Institutional (I), the property owner will be able to change the use from an assisted living facility to a nursing or convalescent home.

The map displays a complex land layout with various zoning designations and property boundaries. Key features include:

- Zoning Designations:** CH, CG, CS, SLC IL, U, GU, RM-11, RM-5, RS-2, I, PUD, SLC CG, CG, OSC, and VME 1.
- Streets:** LUCAYA, LUCCA, MARIOLA, MCMASTER, LONGHORN, and MARIPOSA.
- Tracts:** TRACT B (large blue area) and TRACT A (smaller blue area).
- Subject Property:** A specific property is highlighted with a red hatched pattern and labeled "SUBJECT PROPERTY" with an arrow pointing to it.
- Other Features:** A "CONSERVATION EASEMENT 1" and a "WME 1" area are also shown.

Comprehensive Plan Consistency

- **Policy 1.1.3.1** states, “The development of residential, commercial and industrial land shall be timed and staged in conjunction with provisions of supporting community facilities and services identified as being required such as:
 - a. Potable water;
 - b. Sanitary sewers;
 - c. Solid waste disposal;
 - d. Vehicular and pedestrian circulation;
 - e. Public safety;
 - f. Recreation;
 - g. Public schools;
 - h. Electricity; and
 - i. Drainage.”
- **Objective 1.1.4.4:** This application is consistent with Objective 1.1.4.4 which states that the City shall provide the following designation for institutional land uses:
 - a. **Institutional (I).** This category combines both public and private institutional land uses from previous plans into one category. It is designed to accommodate both public and private institutional sites such as schools, public buildings and libraries, government buildings and hospitals, childcare, various group home categories as well as other uses defined in the zoning code.

Adequate Public Facilities Analysis

- The proposed future land use amendment is expected to decrease the demand for potable water by 758 gallons per day and wastewater demand by 644 gallons per day based on the maximum amount of development allowed per the comprehensive plan. There is adequate capacity to accommodate the proposed land use amendment.
- No impacts to parks or public schools from the proposed nonresidential amendment.
- The subject property is located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.
- An Environmental Assessment Report was provided, and the site does not contain any wetlands or listed species. The property is developed with no native upland habitat onsite.

Adequate Public Facilities Analysis: Traffic

- The proposed amendment is anticipated to result in an increase of 1,035 Average Annual Daily Traffic (AADT) and 118 Peak Hourly Traffic volumes during the PM peak period. Per the traffic study prepared by O'Rourke Engineering & Planning, all roadway segments are projected to operate within their adopted capacity.
- The proposed change in use is expected to result in an increase of 38 average daily trips and 3 PM peak hour trips. This will not adversely impact the LOS of the adjacent roads.

Traffic Impact Analysis

- Change in Future Land Use designation results in an INCREASE of Average Daily and PM Peak hour trips.

Trip Calculations for Change in Land Use

Existing Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
ROI	1.45	25,265 SF (40%)	Single Tenant Office Building (ITE Code 715)	330	44
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
I	1.45	18, 949 SF (30%)	Library (ITE Code 590)	1,365	162
Projected NET Increase in trips				1,035	118

Traffic Impact Analysis

- Change in Future Land Use designation results in an INCREASE of Average Daily and PM Peak hour trips.

Trip Calculations for Existing and Proposed Uses

Existing Future Land Use	Acre	Existing Building Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
ALF	1.45	14,731 SF	Assisted Living (ITE Code 254)	61	9
Proposed Future Land Use	Acre	Existing Building Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Nursing Home	1.45	14,731 SF	Nursing Home (ITE Code 620)	99	12
Projected NET increase in trips				38 Trips	3 Trips

Staff Recommendation

The Planning & Zoning (P&Z) Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council