



Paradise Realty 17, LLC

Small Scale Comprehensive Plan Future Land Use Map Amendment

City Council Meetings of
March 10, 2025 and March 24, 2025
Bethany Grubbs, Senior Planner

Request Summary

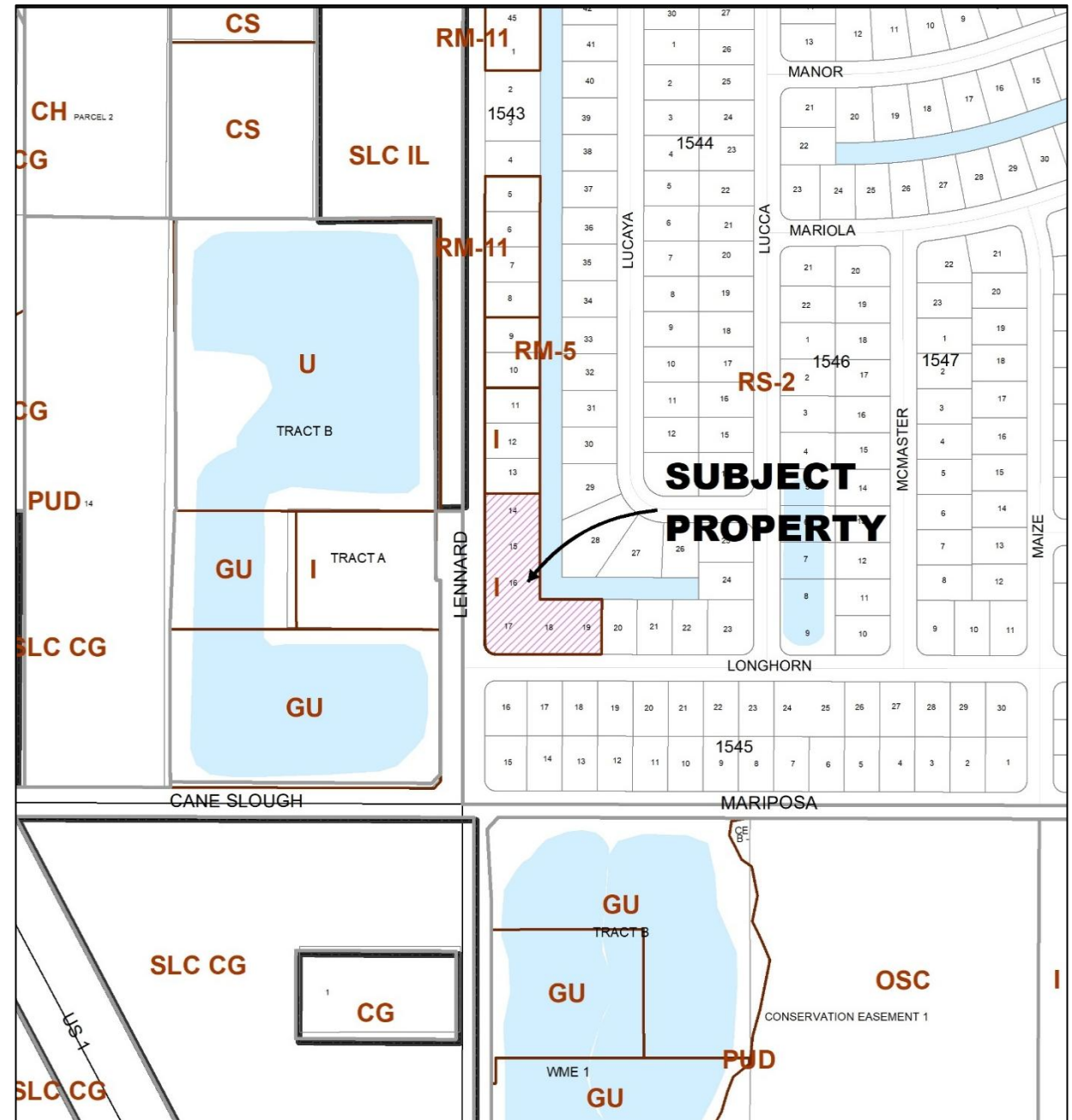
Applicant's Request:	Small-Scale Future Land Use Map Amendment from Residential, Office, Institutional (ROI) to Institutional (I)
Applicant/Property Owner:	Paradise Realty 2017, LLC
Agent:	John Sory, BTC Intermediate Holdings, LLC
Location:	The 1.45-acre property is located at 2277 SE Lennard Road at 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 any use permitted in the Institutional zoning district, including a nursing or convalescent home.

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	I	Single-Family Residences
South	RL	RS-2	Single-Family Residences
East	RL	RS-2	Single-Family Residences
West	CG/U	I	Elk's Lodge



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 land use change from ROI to I is expected to result in an increase of 1,035 average annual daily trips and 118 PM peak hour trips based on the most intense uses (Office Building and Library) allowed under the existing and proposed future land uses.
- The proposed change in use from Assisted Living Facility to Nursing/Convalescent Home is expected to result in an increase of 38 average daily trips and 3 PM peak hour trips.
- All roadway segments are projected to operate within their adopted capacity and will not adversely impact the LOS of the adjacent roads.

Nonconforming Uses in the ROI Land Use Areas

- The 2019 study highlights that institutional uses conflict with the intended character of the ROI land use as a transitional zone.
- Institutional uses were found to be incompatible with the surrounding residential neighborhoods.
- The City removed institutional uses from the ROI land use to align with community zoning and development goals.
- Nonconforming Institutional uses should eventually cease to meet the community's zoning and development goals.
- The change is working as intended.
- If approved, the use would be intensified which undermines the purpose of the change.

Recommendation

- The Planning and Zoning Board recommended approval at their meeting on February 4, 2025.
- Planning and Zoning staff finds that the Institutional land use designation is compatible with the Institutional zoning district in accordance with the Comprehensive Plan.

**This is a legislative action item.*