



Prepared by: Kiara Brown
Planning Coordinator

I. APPLICATION DATA

- A. **Case Number:** CU-0226-00008
- B. **Location:** 6767 86th Ave N, Pinellas Park, FL, 33782 (Parcel ID: 19-30-16-69786-400-5900)
- C. **Request:** Conditional Use approval for an expansion of a residential care facility in the "P" Public Zoning District.
- D. **Applicant:** Richard Jones (Jones + Jones Associates)
- E. **Owner:** 6767 86TH AVE LLC
- F. **Legal Ad Text:** Conditional Use approval for an expansion of a residential care facility in the "P" Public Zoning District.
- G. **PARC Meeting:** March 3, 2026
- H. **Public Hearings:**
Planning & Zoning Commission Hearing Date: April 2, 2026
Advertising Date: March 18, 2026

City Council Hearing Date: April 23, 2026
Advertising Date: April 8, 2026

II. BACKGROUND INFORMATION

A. **Case Summary:**

The applicant is requesting conditional use approval for the expansion of an existing residential care facility, which is a conditional use in the "P" Public Zoning District and is consistent with the "I" Institutional Land Use designation. The subject site includes a 44,362-square-foot (120 beds) and is proposed a new 20,021-square-foot (77 beds) addition. Parking requirements for the development account for both the existing and proposed addition. The previous approved parking requirements for the 120-bed unit was 45 parking spaces, and 67 were provided. The new expansion will require 77 new parking spaces, yielding a total of 122 required parking spaces. As currently proposed, 130 parking spaces will be on site. The existing development abuts and functionally abuts residential properties; however, it is surrounded by a 6-foot concrete wall and landscape buffers. The addition is proposed to be concealed by the existing wall and landscaping.

The proposed conditional use is reviewed in accordance with Section 18-1531.10 which states:

- (a) *Review by the Planning and Zoning Commission and approval of City Council.* In progress.
- (b) *The minimum lot area and minimum lot width shall be not less than the following amounts:*

Zoning District	Minimum Lot Area	Minimum Lot Width
R-6, ROR	1 acre	150 feet
GO, B-1, P	20,000 sq. ft.	150 feet

(c) *Where adjoining any residential district, no building shall be located closer than twenty-five (25) feet to any interior property line for one (1) or two (2) stories, and no closer than fifty (50) feet for buildings over two (2) stories.* Proposed to be met.

(d) *Not less than twenty (20) percent of the lot area shall be landscaped and retained as usable open space for occupants, with adequate accommodations for wheelchair use.* Proposed to be met.

B. Site Area: 6.630 acres | 288,802 sf

C. Property History:

The subject property was originally platted as part of the Plat of Pinellas Farms. On September 13, 1973, City Council adopted Ord. No. 657 to annex the parcel into the city. On November 10, 1988, City Council adopted Ord. No. 1812 (Z 1988-33) to rezone the western seven acres from farm to "R-2" Single Family Residential. In 1996, City Council then adopted Ordinances 2393 and 2394 to rezone from "F" Farm and "R-2" Single Family Residential to "P" Public, and amend the Future Land Use Plan Map from Residential Urban (RU) to Institutional (I) (Z 1996-3/LUPA 1996-1). Council also approved a skilled nursing facility as a conditional use (CU 1996-25) in the "P" Public Zoning District with the following conditions:

1. The maximum client capacity of this nursing home shall be 120 beds.
2. The dumpster shall be relocated to the south side of the service area. The northern part of the " T" turnaround shall be eliminated. Adequate loading area shall be provided, including truck turning movements. There shall be signage restricting truck movement along the north area between the hours of 5 p. m. and 8 a.m., weekdays ONLY. No weekend deliveries shall be allowed.
3. Dumpster(s) shall be relocated to the south side of the service area, placed in a location acceptable to the Zoning Division Director for ease of truck pickup, located on a concrete pad, and screened from view by a six - feet -high solid fence or wall.
4. A six -feet -high masonry wall, painted both sides, shall be provided and maintained along the north property line. In order to preserve trees, the wall shall undulate and/or utilize precast lintels or short wood panels, as acceptable to the Zoning Division Director. In addition, a hedge shall be installed inside the wall. Where trees do not exist along this area, trees shall be planted every 35 feet to provide buffering above the wall.
5. A landscape buffer shall be provided along the west side. The buffer shall include the preservation of as many as possible existing trees and native underbrush. Where there is no such existing buffer, the buffer shall be enhanced with a hedge and trees every 35 feet.
6. The owner shall provide not less than 20% of the lot area as landscaped open space for occupants, with adequate accommodation for wheelchair use.

In 2006, City Council approved Phase II of the nursing home development (expansion for 60 additional beds) and amendment to the preliminary site plan with two conditions: (1) all previous conditions of approval remain in full force and effect and (2) the maximum client capacity of this nursing home shall be 120 beds.

D. Existing Use: Skilled Nursing, Memory Care, Rest Home, Senior Rehab Center, Adult Day Care

E. Future Land Use: Institutional (I)

F. Zoning District: Public (P)

G. Flood Zone: The property is located within the X-shaded and AE flood zones, which is a moderate-risk to high-risk flood zone.

H. Evacuation Zone: This property is in Evacuation Zone C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.

I. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	R-1	RU; RL	Single-Family Home
South	P	INS	County Public School (Pinellas Secondary School)
East	CH	CG	General Warehouse
West	R-1; R-4	RU; RL	Single-Family Home

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. Land Use Purpose / Intent:

It is the purpose of this category to depict those areas of the City that are now used, or appropriate to be used, for public/semi-public institutional purposes; and to recognize such areas consistent with the need, character and scale of the institutional use relative to surrounding uses, transportation facilities, and natural resource features.

2. Key Standards:

Use Characteristics – Those uses appropriate to and consistent with this category include:

Primary Uses – Public Educational Facilities; Private Schools; Colleges; Hospital; Medical Clinic; Church, Religious Institution; Cemetery; Funeral Home/Mortuary; Social/Public Service Agency; Child Day Care; Fraternal, Civic Organization; Municipal Office Building; Courthouse; Library; Public Safety Facility; Emergency Medical Service Building; Convention Center

Secondary Uses – Residential; Residential Equivalent; Recreation/Open Space; Transportation/Utility; Ancillary Non-Residential.

Locational Characteristics – This category is generally appropriate to those locations where educational, health, public safety, civic, religious and like institutional uses are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.

Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 192 trips per day per acre. Where the specific type of proposed use is known, one of the following subcategories within the Institutional category and their corresponding traffic generation rates may be used to calculate estimated traffic impact:

Educational Facilities – 114 vehicles trips per day per acre.

Medical Facilities – 173 vehicles trips per day per acre.

Religious/Civic Facilities – 104 vehicles trips per day per acre.

Municipal/Public Facilities – 835 vehicles trips per day per acre.

Others – 67 vehicles trips per day per acre.

Density/Intensity Standards – Shall include the following:

Residential Use - Shall not exceed twelve and one-half (12.5) dwelling units per acre.

Residential Equivalent Use – Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 12.5 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impact shall be the equivalent of 2.5 beds per dwelling unit.

All Other Uses – Shall not exceed a floor area ratio (FAR) of .65, except for hospital use, which shall not exceed 1.0 within any single jurisdiction, subject to and based on the bonus provision set forth in Section 2.3.3.10 of the Countywide Plan Rules (2018), nor exceed an impervious surface ratio (ISR) of .85. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .39 and an ISR of .65.

Other Standards – Shall include the following:

Acreege Limitations – Ancillary Non-Residential; Transportation/Utility Use – Shall not exceed a maximum area of ten (10) acres. Any such use, alone or when added to existing contiguous like use(s), that exceeds this threshold shall require a plan map amendment that shall include such use and all contiguous like uses.

Institutional (I) Overlay Designation – The Institutional land use category may be used as an overlay in combination with an underlying principal land use category in accord with the map symbol and legend as depicted on the Future Land Use Plan Map. The Institutional overlay designation may be used to provide for one or more selected use(s) from those Primary and Secondary Uses permitted in the Institutional land use category, while retaining the otherwise applicable standards of the underlying principal land use category. The purpose of the Institutional overlay designation is to provide the option of narrowing the range of permitted uses allowed in the Institutional land use category and to preserve the otherwise applicable provisions of the underlying principal land use category as to permitted uses and density/intensity standards.

3. Relevant Policies:

POLICY LU.1.17.1

Continue to provide site plan review for all public and semipublic facilities.

POLICY LU.1.21.2

If 20% or more of a parcel of land is located within the Coastal High Hazard Area then the entire parcel shall be considered within the Coastal High Hazard Area. However, if either a parcel of land or a group of parcels that are part of a master development plan is equal to or greater than 5 acres and less than 50% of the parcel or group of parcels is within the Coastal High Hazard Area the property owner may elect to provide a survey of the parcel or parcels to determine the exact location of the Coastal High Hazard Area.

POLICY LU.1.21.3

The City shall prohibit the location of new, or expansion of existing hospitals, nursing homes, and assisted living facilities within the Coastal High Hazard Area.

POLICY LU.1.21.18

The City shall require that prior to an occupancy permit being issued for the location of any new, or expansion of existing hospitals, nursing homes, or assisted living facilities within any evacuation zone, that such facility shall have a written evacuation and mitigation plan on file with the City.

4. Staff Analysis:

The proposed conditional use of Residential Care Facility is appropriate for the Institutional (I) Land Use category. The subject property is located within a residentially and institutionally zoned area, and the proposed development maintains the intended institutional function of the site. The site layout also supports the mutual protection of institutional and residential areas with the proposed addition housed behind the existing concrete wall and perimeter landscaping.

The south western portion of the property lies within the Coastal High Hazard Zone (CHHA). The city's comprehensive plans states that if 20% or more of the parcel lies within the CHHA, the entire parcel is considered to be in the CHHA, and any new development or expansion of existing nursing homes is prohibited. The parcel falls right under the 20% maximum. In addition, the case was reviewed by the Pinellas County Department of Emergency Management and no concerns were raised. Therefore, staff finds that the proposed expansion of a residential care facility, as it is depicted on the site plan, is

generally consistent with and supported by the Land Use designation and the Goals, Objectives, and Policies of the Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

The "P" Public District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of public and semi-public facilities. Such uses are to be individually reviewed and approved by the City Council, or if located within the Community Redevelopment Area, review and approval by the Community Redevelopment Agency, to ensure design and use compatibility with the surrounding area.

Areas of the City for which this zoning category is appropriate are designated on the Land Use Plan Map as Institutional (I), Transportation/Utility (T/U), Recreation/Open Space (R/OS), Preservation (P) or Community Redevelopment District (CRD).

2. Key Standards:

**SECTION 18-1526. - "P" PUBLIC DISTRICT
Sec. 18-1526.3. - PERMITTED AND CONDITIONAL USES.**

Land Use	Approval Type	Conditions
Residential Care Facilities	C	In I and subject to sections 18-1503.16 and 18-1531

Sec. 18-1524.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MAXIMUM LOT COVERAGE.

1. Seventy-five (75) percent in I.
2. Seventy-five (75) percent in T/U.
3. Ten (10) percent in P.
4. Fifty (50) percent in R/OS.
5. Seventy-five (75) percent in CRD.

(B) FLOOR AREA RATIO.

1. Fifty-five hundredths (0.55) in I.
2. Sixty hundredths (0.60) in T/U.
3. Five hundredths (0.05) in P.
4. Fifteen hundredths (0.15) in R/OS.
5. Sixty hundredths (0.60) in CRD.

(C) MINIMUM FLOOR AREA AND LIVEABLE FLOOR AREA.

1. Efficiency: Four hundred fifty (450) square feet.
2. One-Bedroom: Five hundred fifty (550) square feet.
3. Two-Bedroom: Six hundred fifty (650) square feet.
4. Three-Bedroom: Eight hundred (800) square feet.

Sec. 18-1524.5. - ADDITIONAL REGULATIONS.

(A) FENCES. See Section 18-1530.10, "Fences, Walls and Hedges" for fence regulations and setbacks.

(B) LANDSCAPING AND BUFFERING. See Section 18-1533, "Landscaping Regulations."

(C) ILLUMINATION. See Section 18-1503.15, "Illumination."

- (D) **DUMPSTER ENCLOSURES** (See Section 18-1530.20, "Dumpsters"), AND ALSO **SUPPLEMENTAL USE REGULATIONS** (See Section 18-1530, "Accessory Use and Supplementary District Regulations").
- (E) **OFF-STREET PARKING AND LOADING.** See Section 18-1532, "Parking and Loading Regulations."
- (F) **PRELIMINARY SITE PLAN APPROVAL REQUIREMENTS.** For all lands zoned "P" Public, City Council or, if located within the Community Redevelopment Area, the Community Redevelopment Agency, shall review and approve a preliminary site plan in accordance with the procedures and requirements Section 18-1540, "Preliminary Site Plan Requirements."
1. The City Council, or Community Redevelopment Agency if appropriate, may prescribe appropriate conditions and safeguards in conformity with this Article, including the installation of additional buffering in order to reduce or eliminate the adverse impact of the proposed use upon the adjacent uses and to the area.
 2. The City Manager or his designee may approve minor changes to site plans previously approved by City Council or the Community Redevelopment Agency for development in the "P" Public District.

SECTION 18-1531. - CONDITIONAL USE REGULATIONS

Sec. 18-1531.6. - REVIEW CRITERIA.

- (A) *In granting an application for a conditional use, the City shall find that such approval will not adversely affect the public interest, and shall consider the compatibility criteria listed in Paragraph (C), below, in their decision.*
- (B) *In evaluating an application for conditional use, the presence of nonconforming uses or buildings, substandard property maintenance, or substandard conditions in the neighborhood shall not be used to justify the granting of a conditional use. Additionally, the cumulative impact of the proposed use in proximity to a similar existing use shall be considered, as shall the scale, placement, orientation, design, appearance, and intensity of the conditional use and improvements to be associated with the conditional use, as applicable.*
- (C) **COMPATIBILITY REVIEW CRITERIA.**
1. *Whether the use and its proposed scale will be inconsistent with the established character of the immediate neighborhood, to the extent that such character is consistent with the Comprehensive Plan and the provisions of the applicable zoning district(s).*
 2. *Whether the use will diminish the use or enjoyment of other properties and living or working conditions in the neighborhood.*
 3. *Whether the use will impede the normal and orderly development and improvement of surrounding properties for uses permitted in their respective zoning districts and in a manner consistent with the Comprehensive Plan.*
 4. *Whether the establishment, maintenance or operation of the use will be detrimental to, or endanger, the public health, safety, comfort, or general welfare as a result of hours of operation, arrangement of uses on the site, noise, vibration, emission or pollutant, glare, odor, dust, traffic congestion, attractive nuisance, or other condition.*
 5. *Whether the land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.*
 6. *Whether the use and associated improvements will adversely affect a known archaeological, historical, cultural, or landscape resource.*
 7. *Whether the particular traffic generation characteristics of the proposed use, including the type of vehicular traffic associated with such uses is compatible with the traffic generation characteristics of other uses permitted in the zoning district(s) applicable to the neighborhood.*

Sec. 18-1531.10. - LIST OF CONDITIONAL USES AND REQUIREMENTS.

71. Residential Care Facility.

- (a) Review by the Planning and Zoning Commission and approval of City Council.*
- (b) The minimum lot area and minimum lot width shall be not less than the following amounts:*

Zoning District	Minimum Lot Area	Minimum Lot Width
R-6, ROR	1 acre	150 feet
GO, B-1, P	20,000 sq. ft.	150 feet

- (c) Where adjoining any residential district, no building shall be located closer than twenty-five (25) feet to any interior property line for one (1) or two (2) stories, and no closer than fifty (50) feet for buildings over two (2) stories.*
- (d) Not less than twenty (20) percent of the lot area shall be landscaped and retained as usable open space for occupants, with adequate accommodations for wheelchair use.*

2. Staff Analysis:

The proposed use of a Residential Care Facility is a conditional use in the "P" Public Zoning District. The applicant proposes to meet all of the conditional use requirements set forth in Section 18-1531.10. The use is consistent with the established character of the neighborhood. The addition will be housed behind the existing 6' concrete wall and landscape buffers. Regarding parking, the applicant proposes a 20,021-square-foot expansion with 77 assisted living units. This results in a minimum of 77 spaces for the new addition, for a total of 122 required spaces for the entire facility. The applicant is proposing 130 parking spaces, exceeding the minimum requirement.

Staff finds that the proposed use is consistent with the purpose and intent of the "P" Public Zoning District and the City's Land Development Code

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the March 3, 2026 PARC meeting by all relevant departments divisions. Staff raised no comments or concerns.

IV. SUMMARY

A. Findings:

Based on the information and analysis contained in this report, staff finds as follows:

1. The applicant's proposed use, consisting of nursing home operations, meets the general intent and permitted development pattern of the "P" Public Zoning District;
2. The proposed use meets all of the Conditional Use requirements per Section 18-1531.10, and meets the Conditional Use Review Criteria per Section 18-1531.6(C);
3. The proposed use, as generally described, is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan and intent of the Land Development Code.



Erica Lindquist, AICP, CFM
Planning & Development Services Director

3/16/2026

Date



Nick A. Colonna, AICP, Community Development Administrator
or Aaron Petersen, Asst. Community Development Administrator

3/16/2026

Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL

B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):

C. RECOMMEND DENIAL

...a Conditional Use approval for an expansion of a residential care facility in the "P" Public Zoning District.

VI. ATTACHMENTS

- Exhibit A:** Affidavit of Ownership
- Exhibit B:** Preliminary Site Plan
- Exhibit C:** Survey
- Exhibit D:** Aerial Map
- Exhibit E:** Land Use Map
- Exhibit F:** Zoning Map
- Exhibit G:** Flood Insurance Rate Map

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

6767 86th Avenue LLC

being first duly sworn, depose(s) and say(s):

1. That (I am / we are) the owner(s) and record title holder(s) of the following described property:

ADDRESS OR GENERAL LOCATION:

6767 86th Avenue N, Pinellas Park, FL 33782-4597

LEGAL DESCRIPTION OF PROPERTY: (Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach.)

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida for (NATURE OF REQUEST):

3. That the undersigned (has / have) appointed and (does / do) appoint _____ as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.

4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

[Signature]
SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA New York
COUNTY OF Kings



(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

physical presence or online notarization, this 3 day

of February, 2026.

By David Katz, Audited Secretary, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced

_____ as identification and who DID / DID NOT
(Type of identification)

take an oath.

Notary Public, Commission No. _____

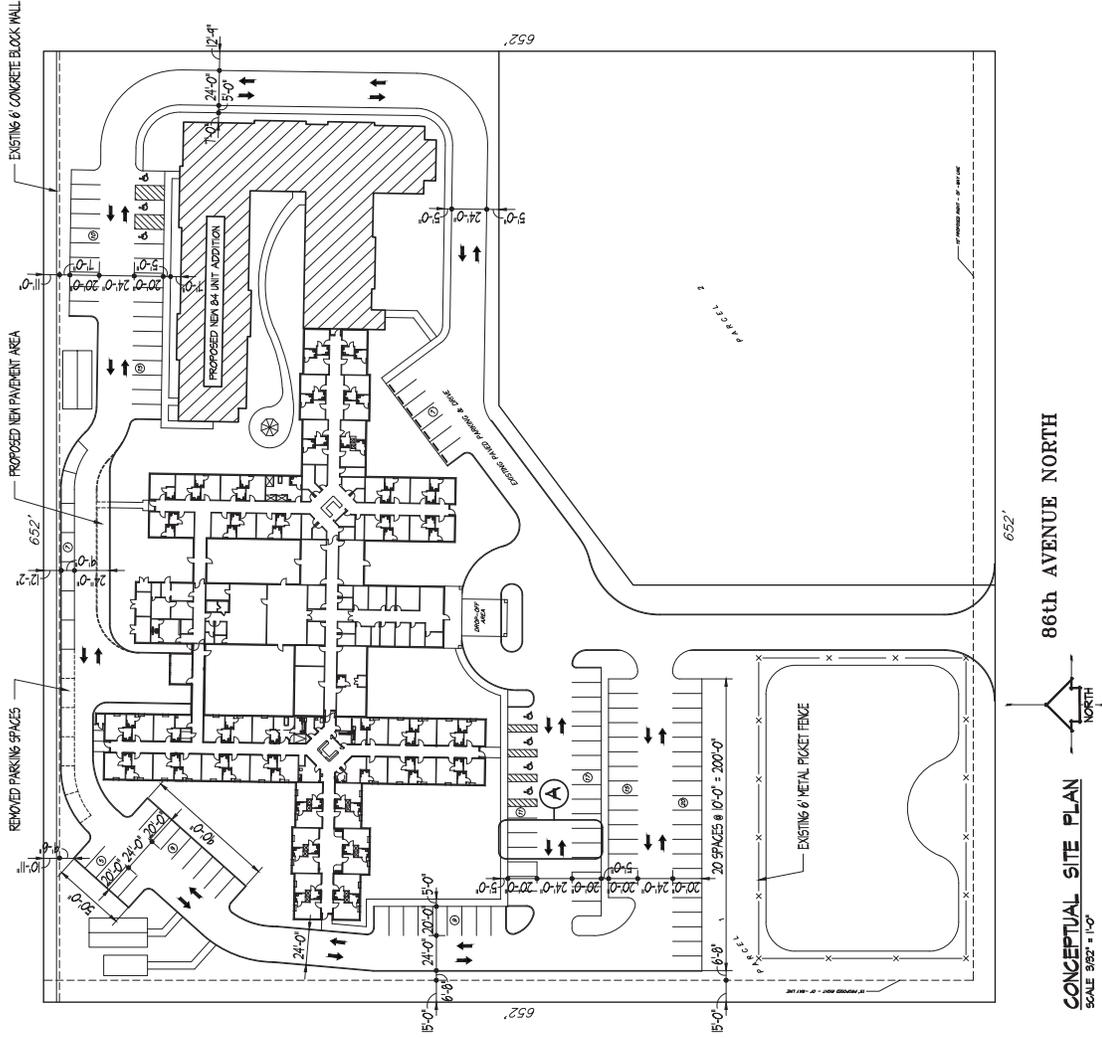
(Name of Notary- typed, printed or stamped)

GULF SHORE CARE CENTER
 6767 86TH AVENUE NORTH
 PINELLAS PARK, FLORIDA

PROJECT ARCHITECT
 R. J. JONES
 ARCHITECTS
 CONSULTOR NUMBER
 0000000000
 DATE
 14 FEB 2009

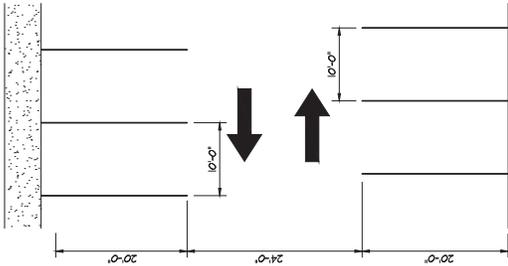
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REVISION DATES



86th AVENUE NORTH

CONCEPTUAL SITE PLAN
 SCALE 3/32" = 1'-0"



TYPICAL PARKING SPACE (A)
 SCALE 1/8" = 1'-0"

PARKING REQUIREMENTS	REQUIRED	PROVIDED	PROPOSED
EXISTING BUILDING	45	67	67
PROPOSED ADDITION (TT BEDS)	TT		56
TOTAL	122		125

AREA CALCULATIONS	SQUARE FEET
EXISTING BUILDING	45340 S.F.
PROPOSED ADDITION	20317 S.F.
PAVING AND WALKWAYS	46367 S.F.
STORAGE BUILDINGS	2418 S.F.
TOTAL LOT AREA	306552 S.F.
PERCENT COVERAGE ALLOWED	229741 S.F. (75%)
PROPOSED COVERAGE ACTUAL	164442 S.F. (53.6%)

PROPOSED BUILDING INFORMATION	
NUMBER OF NURSING BEDS	TT
BUILDING ADDITION HEIGHT	30'-0"
TYPE 2 A CONSTRUCTION	
USE GROUP 1-2	

Gulf Shores Care Center

February 2, 2006

Gulf Shores Care Center is an existing skilled nursing facility providing services for the residents of Pinellas Park.

The state of Florida has granted a Certificate of Public Need for the expansion of this facility.

This project will provide the much needed additional beds and related services for residents. All the additional residential rooms will be private with independent bathrooms. In addition to the staff support areas there will be dining and activities areas.

When completed this addition will be a community asset to Pinellas Park.

Exhibit E. Aerial Map



2/23/2026

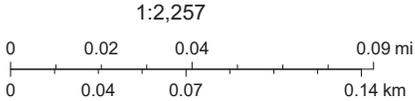
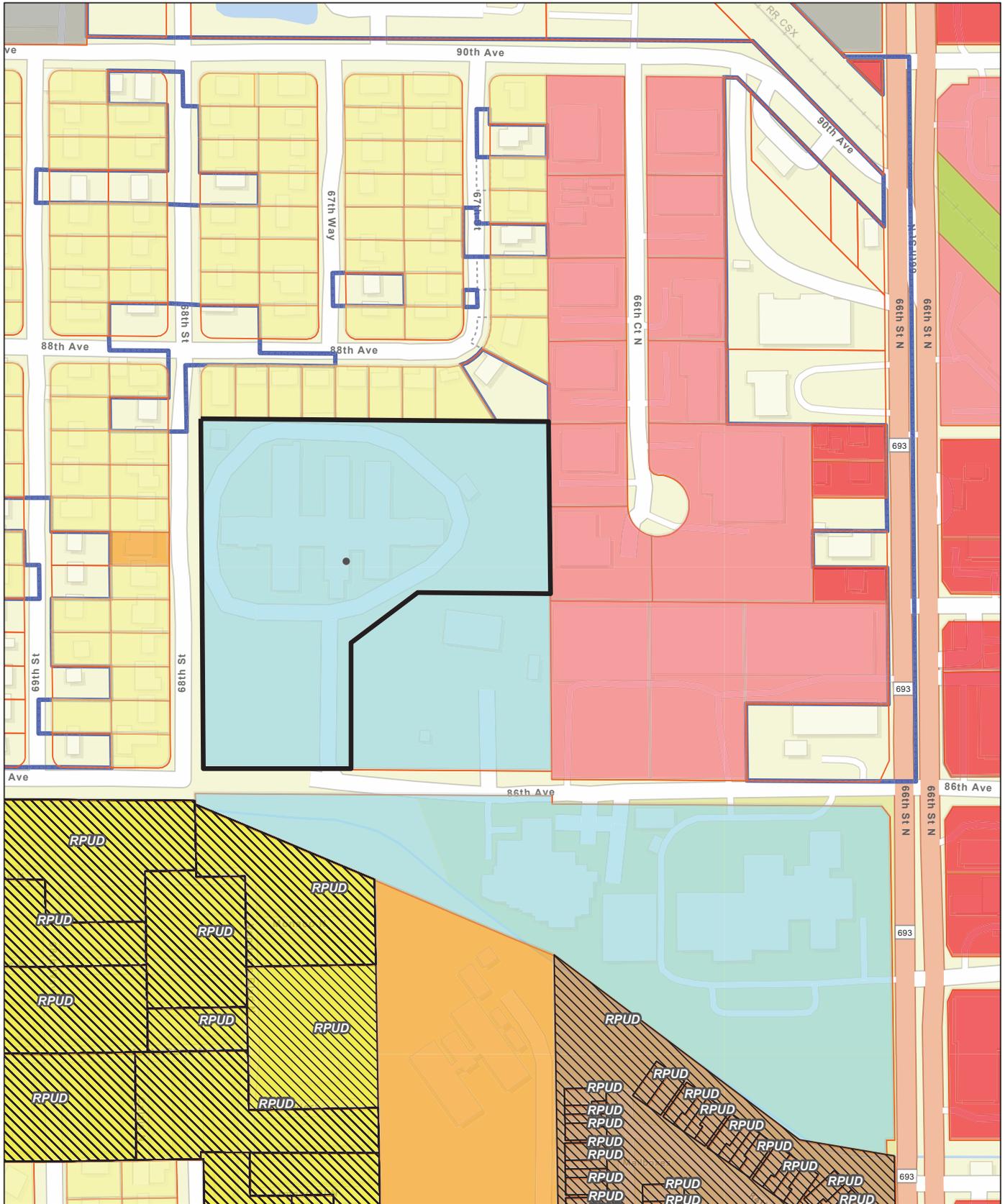


Exhibit F. Zoning Map

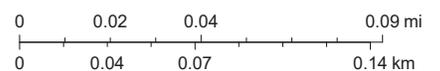


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Zoning (Pinellas Park)

- Multifamily Residential - R-5
- Residential Planned Unit Development - RPUD
- Commercial General - B-1
- IN REVIEW
- Heavy Commercial - CH
- Light Industrial - M-1
- Zoning Overlay District
- RPUD
- Parcels
- Pinellas Park
- Public - P
- Single Family Residential - R-1
- Duplex Residential - R-4

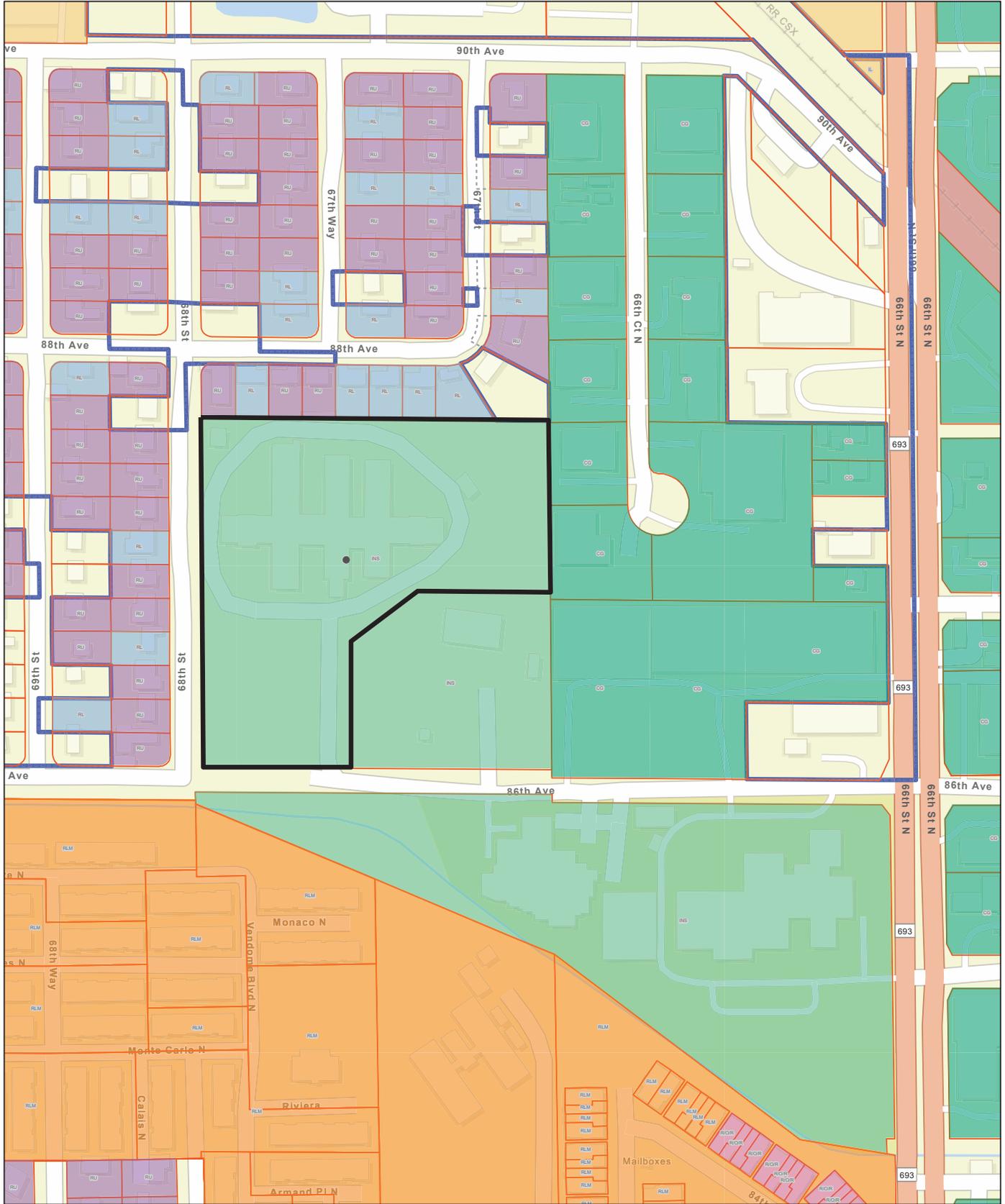
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ArcGIS Web AppBuilder

Exhibit G. Land Use Map

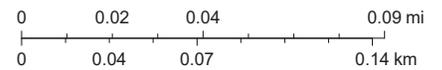


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Land Use (Pinellas Park)

- Residential Low Medium - RLM
- Commercial General - CG
- Industrial Limited - IL
- Institutional - INS
- Residential/Office/Retail - R/O/R
- Residential Low - RL
- Residential Urban - RU
- Transportation/Utility - T/U
- Parcels
- Pinellas Park

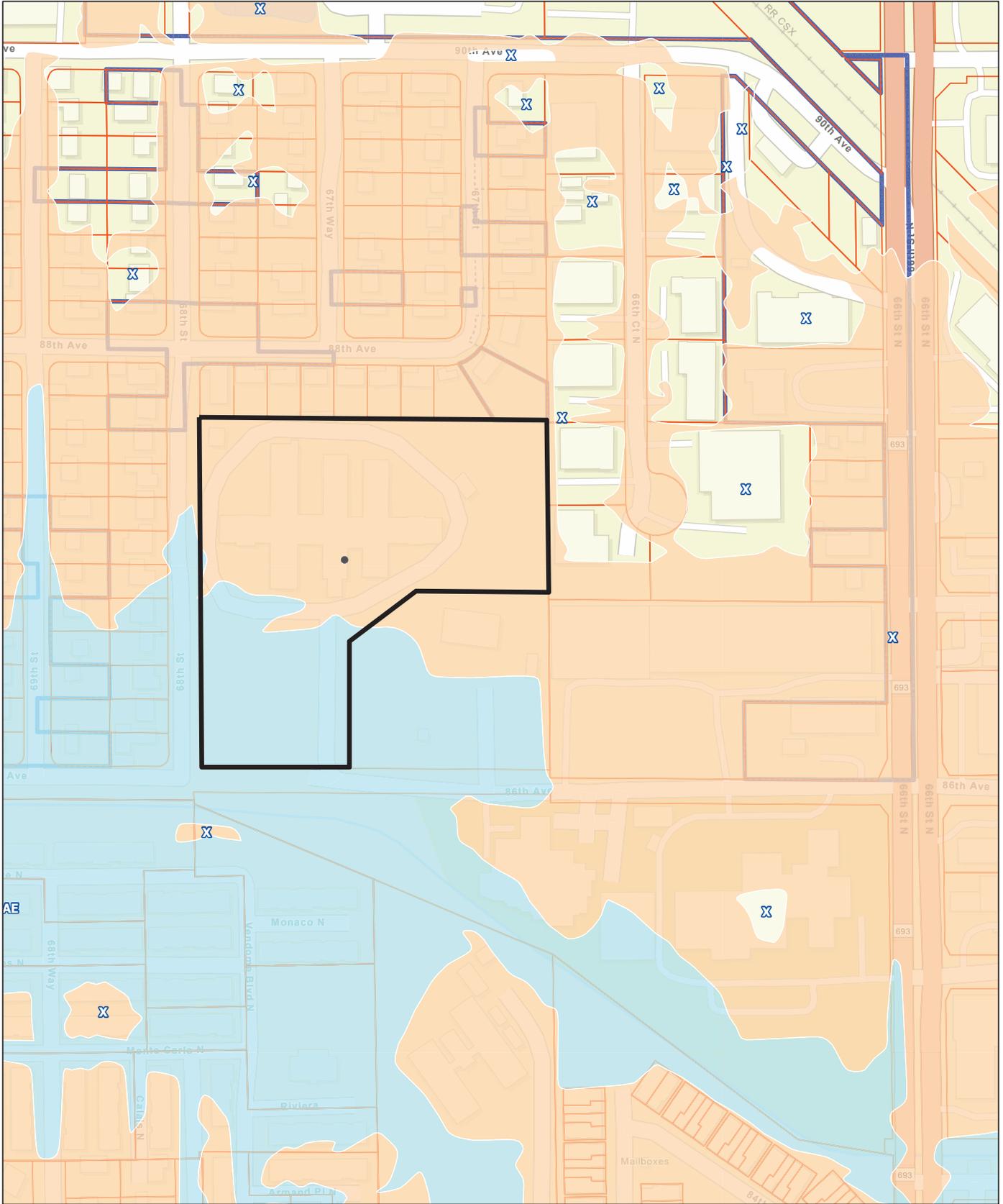
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ArcGIS Web AppBuilder

Exhibit H. Flood Insurance Rate Map



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FEMA Flood Hazard Areas

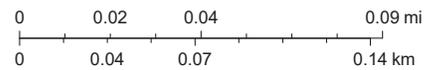
- 1% Annual Chance Flood Hazard (A, AE, AH, VE)
- 0.2% Annual Chance Flood Hazard (X)

Area of Minimal Flood Hazard (X)

Parcels

Pinellas Park

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