

LP2025-11004



Planning & Development Department Comprehensive Plan Amendment Application Including Future Land Use Map Amendments

ALL APPLICATIONS ARE TO BE FILLED OUT COMPLETELY AND CORRECTLY, AND SUBMITTED IN PERSON (NO FAX OR DELIVERIES) TO THE PLANNING & DEVELOPMENT DEPARTMENT BY NOON ON THE SCHEDULED DEADLINE DATE.

ONE (1) COMPLETE SET OF APPLICATION MATERIALS AS REQUIRED WITHIN IS TO BE SUBMITTED DIGITALLY (COMBINED INTO A SINGLE PDF FILE ONTO A CD/DVD/USB DRIVE) FOR REVIEW BY THE DEVELOPMENT REVIEW COMMITTEE. SUBSEQUENT SUBMITTAL FOR THE COMMUNITY DEVELOPMENT BOARD WILL REQUIRE 11 COMPLETE SETS OF APPLICATION MATERIALS PRINTED (1 ORIGINAL AND 10 COPIES) AND ONE (1) COMBINED DIGITAL COPY IN A MANNER CONSISTENT WITH THE ORIGINAL SUBMITTAL. PLANS AND APPLICATIONS ARE REQUIRED TO BE COLLATED, STAPLED AND FOLDED INTO SETS.

IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT COMPLETE AND CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPLICATION.

THE APPLICANT, BY FILING THIS APPLICATION, AGREES TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT CODE.

APPLICATION FEE:	\$885	Future Land Use Map Amendment only, includes Zoning Atlas Amendment
	\$0	Comprehensive Plan Text Amendment

APPLICATION TO AMEND: FUTURE LAND USE MAP
 (select one) COMPREHENSIVE PLAN (TEXT)

PROPERTY OWNER (PER DEED): Lantern Senior Care LLC
 MAILING ADDRESS: 2446 Nursery Rd, Clearwater, FL 33764
 PHONE NUMBER: 727-536-1082
 EMAIL: Arend@lanternseniorcare.com

AGENT OR REPRESENTATIVE: Arend Verweij
 MAILING ADDRESS: 2448 Nursery Road
 PHONE NUMBER: 408-839-1693
 EMAIL: Arend@lanternseniorcare.com

ADDRESS OF SUBJECT
 PROPERTY (if applicable): 2446 Nursery Rd, Clearwater, FL 33764
 PARCEL NUMBER(S): 19-29-16-70272-400-1002
 LEGAL DESCRIPTION: PINELLAS GROVES SE 1/4, PART OF LOT 10, SEC 19-29-16 DESC FROM SE COR OF LOT 13 OF ROSETREE COURT SUB TH S00D56°52'W 103.13FT FOR POB TH S00D56°52'W 133.79FT TH N89D24°14'W 130.66FT TH N00D57°58'E 133.79FT TH S89D24°14'E 130.61FT TO POB

DESCRIPTION OF TEXT AMENDMENT (if applicable): N/A
Specifically identify the requested amendment to the Comprehensive Plan



Planning & Development Department
Comprehensive Plan Amendment Application
Including Future Land Use Map Amendments

PLEASE ENSURE THAT THE FOLLOWING INFORMATION IS FILLED OUT, IN ITS ENTIRETY. FAILURE TO COMPLETE THIS FORM WILL RESULT IN YOUR APPLICATION BEING FOUND INCOMPLETE AND POSSIBLY DEFERRED UNTIL THE FOLLOWING APPLICATION CYCLE.

FUTURE LAND USE PLAN DESIGNATION

PRESENT: Residential Urban "RU"

REQUESTED: Residential ~~High~~ ^{High Rm}
_{medium}

COUNTYWIDE PLAN MAP CATEGORY

PRESENT: Residential Low Medium

REQUESTED: Residential High

ZONING DISTRICT

PRESENT: Medium Density Residential "MDR"

REQUESTED: Medium High Density Residential "MHDR" MDR

SITE AREA: 17,461.22 sq. ft. 0.401 acres

MAXIMUM ALLOWABLE DENSITY/INTENSITY(S) :

Current/Existing
 Future Land Use(s): 7.5
 Proposed Future
 Land Use(s): 30

USE(S):

Existing (currently on site
 or previous use if vacant): Assisted Living Facility
 Proposed (new use, if any;
 plus existing if to remain): Assisted Living Facility

(units, rooms or beds per acre or non-residential square footage)

FUTURE LAND USE PLAN DESIGNATIONS FOR ALL ADJACENT PROPERTY:

North: Residential Urban
 South: Institutional
 East: Institutional
 West: Residential Urban

STATE OF FLORIDA, COUNTY OF PINELLAS

I, the undersigned, acknowledge that all representations made in this application are true and accurate to the best of my knowledge and authorize City representatives to visit and photograph the property described in this application.

Sworn to and subscribed before me this 30 day of October, 2025, to me and/or by Alend Verwey, who is personally known has produced FLDL as identification.

Signature of property owner or representative

Notary public,

My commission expires: 3-28-2027





Comprehensive Plan Amendment Application Submittal Package Checklist

IN ADDITION TO THE COMPLETED COMPREHENSIVE PLAN AMENDMENT APPLICATION, ALL COMPREHENSIVE PLAN AMENDMENT APPLICATIONS SHALL INCLUDE A SUBMITTAL PACKAGE THAT INCLUDES THE FOLLOWING:

- If the application is for an amendment to the Comprehensive Plan Future Land Use Map (LUP), in addition to the application, the applicant must also provide the following:*
 - Proof of ownership (e.g., copy of deed, title insurance policy, or other instrument demonstrating ownership)
 - Legal description of the property. If the property is not a platted lot of record, a current boundary survey prepared, signed and sealed by a land surveyor currently registered in the State of Florida is required.
 - Information demonstrating that the proposed amendment complies with the criteria set forth in Section 4-603.F. The attached Comprehensive Plan Amendment Standards for Review sheet shall be used to provide these responses.
 - An assessment of the impact of the proposed change on the adequacy of public facilities, the environment, community character, and the fiscal condition of the city.

- If the application is for an amendment to the Comprehensive Plan text (CPA), and does not affect an individual parcel of land, in addition to the application, the applicant must also provide the following:*
 - Data and analysis to support such an amendment under Florida Statutes.
 - Information demonstrating that the proposed amendment complies with the criteria set forth in Section 4-603.F. The attached Comprehensive Plan Amendment Standards for Review sheet shall be used to provide these responses.

- A Traffic Impact Study is not required as part of the application for an amendment to the Comprehensive Plan Future Land Use Map (LUP). A Traffic Impact Study may be provided at the applicant's discretion to supplement the assessment of the impact of the proposed change on the adequacy of public facilities (existing roadways). A Traffic Impact Study may be required at the time a site plan is submitted for development review if the total generated net new trips generated by the proposed development meet one or more conditions outlined on the appropriate application.

- PUBLIC HEARING ATTENDANCE:** The applicant or applicant's agent is advised to attend all public hearings scheduled for the proposed amendment including public hearings before the Community Development Board and City Council.



Planning & Development Department
**Comprehensive Plan Amendment
Standards for Review**

PROVIDE COMPLETE RESPONSES TO EACH OF THE SIX (6) STANDARDS FOR REVIEW EXPLAINING HOW, IN DETAIL, THE CRITERION IS BEING COMPLIED WITH PER THIS COMPREHENSIVE PLAN AMENDMENT.

1. The amendment will further implementation of the comprehensive plan consistent with the goals, policies and objectives contained in the plan.

The demand in the area for Assisted Living Facilities with a Mental Health License is high as we are fully occupied and keep getting requests for placement.

2. The amendment is not inconsistent with other provisions of the comprehensive plan.

No inconsistencies have been found, as the property is already in use as an Assisted Living Facility.

3. The available uses, if applicable, to which the property may be put are appropriate to the property in question and compatible with existing and planned uses in the area.

The property is currently in use as an Assisted Living Facility and will continue to be used as an Assisted Living Facility with expanded capacity.

4. Sufficient public facilities are available to serve the property.

With a large school across the road and a church next door, there are ample public facilities available

5. The amendment will not adversely affect the natural environment.

No change to the natural environment is being proposed

6. The amendment will not adversely impact the use of property in the immediate area.

As the use of the property will stay the same, no impact is being foreseen to the use of property in the immediate area



Planning & Development Department
Comprehensive Plan Amendment
Affidavit to Authorize
Agent/Representative

1. Provide names of all property owners on deed - PRINT full names
Lantern Senior Care LLC
2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:
2446 Nursery Road, Clearwater, FL 33764
3. That this property constitutes the property for which a request for (describe request):
We respectfully request a zoning change from the current MDR/RU to
MHDR/Residential High
4. That the undersigned (has/have) appointed and (does/do) appoint:
Arend Verweij
as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;
5. That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on the above described property;
6. That site visits to the property are necessary by City representatives in order to process this application and the owner authorizes City representatives to visit and photograph the property described in this application;
7. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Robby Moore

Property Owner

Robby Moore

Property Owner

Robby Moore

Property Owner

Robby Moore

Property Owner

Oregon Marion
STATE OF ~~FLORIDA~~, COUNTY OF ~~PINELLAS~~

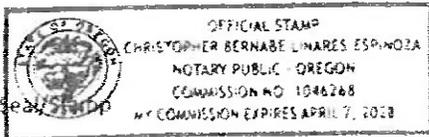
BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF FLORIDA, ON

THIS 31st DAY OF October, 2025, PERSONALLY APPEARED

Robby Jay Moore

WHO HAVING BEEN FIRST DULY SWORN

DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE SIGNED



Notary Seal

[Signature]
Notary Public Signature

My Commission
Expires

April 7, 2028

An assessment of the impact of the proposed change on the adequacy of public facilities, the environment, community character, and the fiscal condition of the city.

1. Impact on the Adequacy of Public Facilities

The proposed zoning change to increase capacity is expected to have **very minimal impact** on public facilities. The site is located directly across from a large school that opened in 2024. City utilities, roads, and emergency services have handled the school's significantly higher daily demands—peak traffic, water usage, and waste generation—without issue. In comparison, our assisted living facility generates far lower demands per capita and will continue to do so even with expanded capacity.

- **Traffic:** Resident-related vehicle trips remain limited to staff shifts, occasional family visits, and service deliveries—well below school peak volumes.
- **Utilities:** Water and sewer usage for seniors is typically 50–60% lower per person than institutional uses like schools. Existing infrastructure has ample capacity.
- **Emergency Services:** Low call volume and on-site safety protocols ensure negligible additional demand.

Public facilities are demonstrably adequate for our use.

2. Impact on the Environment

The zoning change will have **no adverse environmental impact**. The site is fully developed and has operated as an assisted living facility for many years. Expansion involves interior improvements and minor exterior enhancements only. Future upgrades will focus on **beautification**, such as additional landscaping with native plants and low-water features, resulting in a net positive aesthetic and ecological contribution.

- No new impervious surfaces, habitat disturbance, or stormwater increases are planned.
- Operations remain quiet, low-emission, and fully compliant with existing environmental standards.

3. Impact on Community Character

The proposal will **not alter community character**. The building has functioned as an assisted living facility for decades, fully integrated into the surrounding residential and mixed-use neighborhood. The expansion preserves the existing scale, architecture, and operational profile. It supports the area's established pattern of quiet, low-impact senior housing adjacent to institutional and residential uses.

This use aligns with Clearwater's comprehensive plan goals for aging-in-place and compatible infill development.

4. Impact on the Fiscal Condition of the City

The City will realize **clear fiscal benefits**. A larger facility means:

- **More local jobs** in caregiving, maintenance, and administration.
- **Higher property tax revenue** from increased assessed value due to improvements.
- **Indirect economic activity** from staff spending and vendor contracts.

Senior care facilities are known for generating tax revenue with minimal demand on city services, especially compared to schools or retail uses. The net fiscal impact is positive.

In summary, the proposed zoning change imposes negligible demands on public facilities, enhances environmental quality through beautification, preserves community character, and improves the City's fiscal position. The site's proven track record and the school's successful integration across the street demonstrate that this expansion is appropriate and sustainable.

We are available to discuss this further as needed.

Sincerely,

Arend Verweij
Executive Director

Lantern Senior Care

www.lanternseniorcare.com

Email: arend@lanternseniorcare.com

Tel: 727-536-1082

Fax: 727-216-6881

Assisted Living & Memory Care

2446 Nursery Road, Clearwater, FL 33764

ALF#6665