



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: March 17, 2026
AGENDA ITEM: ID#26-0281
CASE: LUP2025-11004 – 2446 Nursery Road
REQUEST: Amendment to the city's Future Land Use Map for the property located at 2446 Nursery Road from the Residential Urban (RU) category to the Residential Medium (RM) category.

GENERAL DATA:
Agent(s)..... Arend Verweij
Owner(s)..... Lantern Senior Care, LLC
Location North side of Nursery Road approximately 186 feet east of Rosetree Court
Property Size 0.40 acres

BACKGROUND & PROPOSAL

This case involves a property consisting of one parcel totaling 0.40-acres located on the north side of Nursery Road, approximately 186 feet east of Rosetree Court, at 2446 Nursery Road. The property is owned by Lantern Senior Care LLC. Lantern Senior Care is an Assisted Living Facility that focuses on memory care and Alzheimer's disease. The request is to change the Future Land Use Map designation of this property from Residential Urban (RU) to Residential Medium (RM).

The site is developed with a 4,143 square foot detached dwelling. The structure has been operating as an assisted living facility for ten years. Should this proposed amendment be approved, the existing Assisted Living Facility use would continue to be an allowed use within the Residential Medium (RM) designation. The purpose of this request is to achieve an increase in allowed bed space. The owner of the subject parcel has submitted an application for a future annexation (ANX2026-02002) for the abutting parcel to the northwest. The parcel is under the same ownership. The applicant would like to combine the parcels and increase the bed count.

The requested amendment to the Residential Medium (RM) category is generally consistent with the surrounding parcels and would allow for future development that is compatible with surrounding uses and is appropriate to be located along Nursery Road. An amendment to the *Countywide Plan Map* will be required to bring consistency between the City's Future Land Use Map and the *Countywide Plan Map*. The applicant understands all necessary approvals and permits must be obtained before development of the subject site occurs.

VICINITY CHARACTERISTICS

Maps 1 and 2 show the general location of the property and an aerial view of the amendment area and its surroundings.

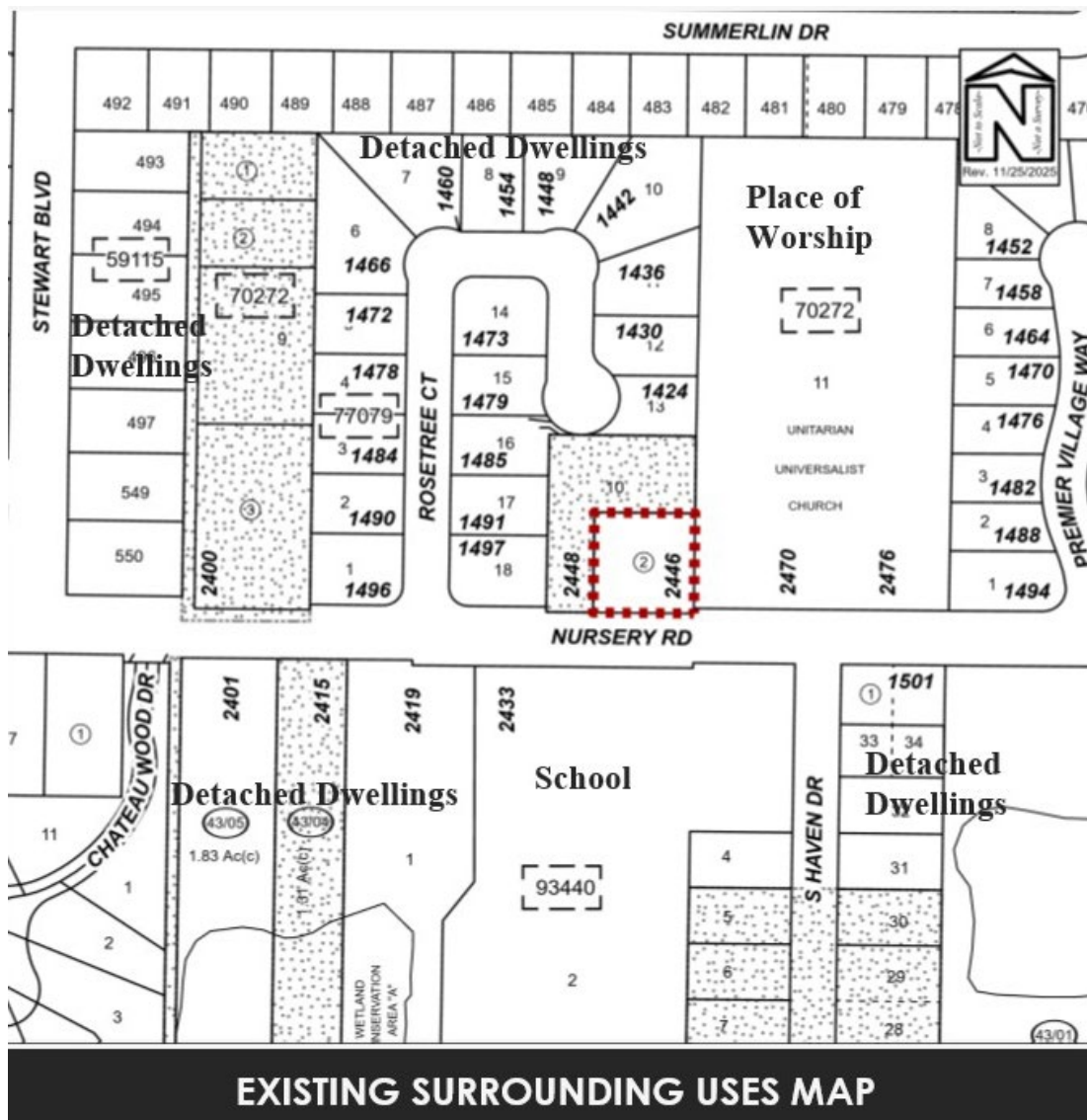


Map 1



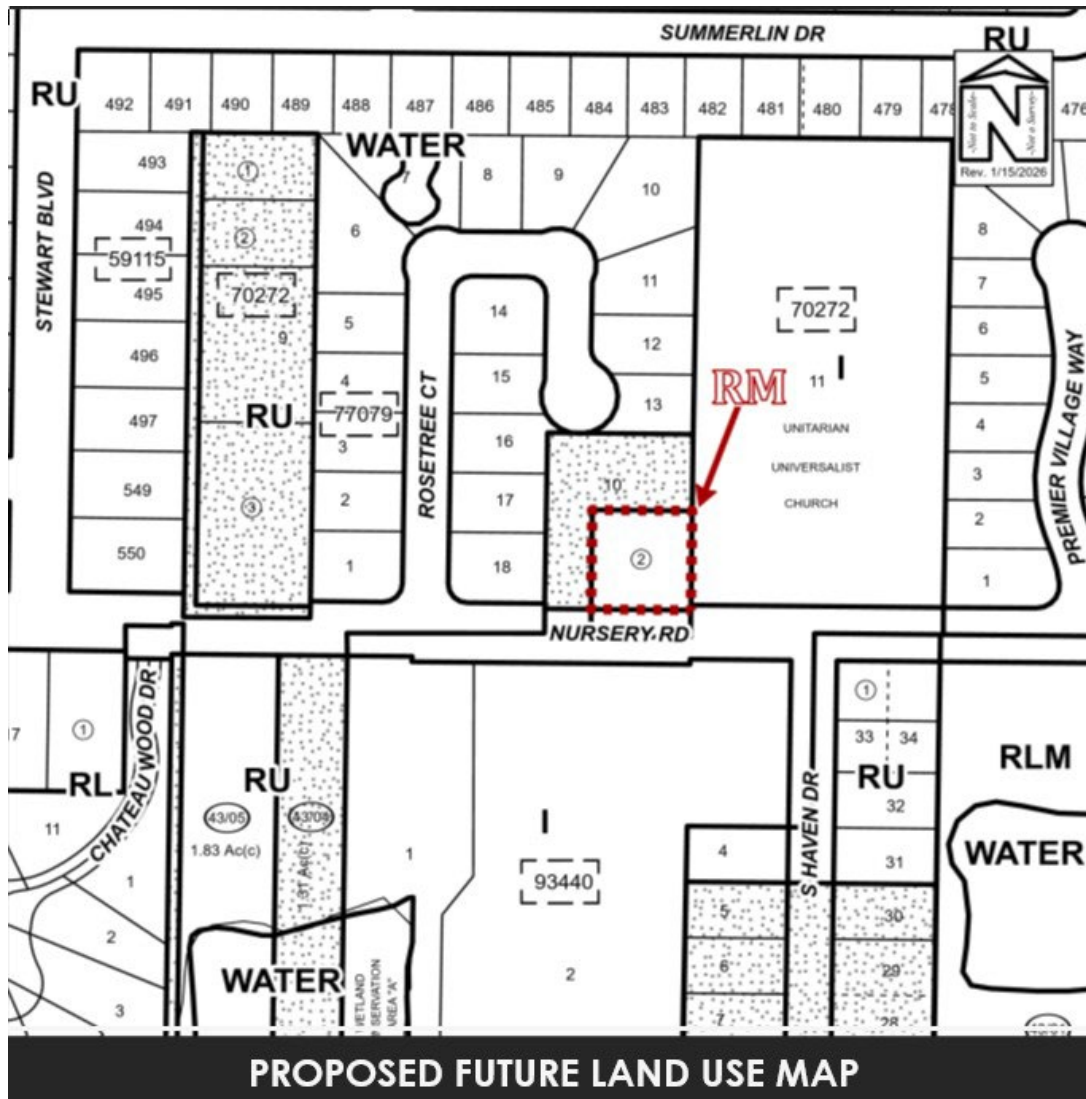
Map 2

Map 3 shows the existing surrounding uses which are a mix of residential and institutional as is typical along this section of Nursery Road. The parcel to the northwest, directly abutting the subject area, consists of a detached dwelling that is also owned by Lantern Senior Care, LLC. It operates out of both 2446 and 2448 Nursery Road. As seen on Map 3, the shaded portion surrounding the subject parcel to the northwest is currently in Unincorporated Pinellas County and is proposed to be annexed into the city of Clearwater. The Unitarian Universalists of Clearwater church is located directly to the east of the subject property. Located across from the subject area, south across Nursery Road, is the Discovery Academy of Science K-8 School.



Map 3

As shown on Map 4, the future land use category abutting the amendment area to the north, not including the unincorporated area, is within the Residential Urban (RU) category. Additionally, parcels to the south across Nursery Road and directly abutting to the east of the subject property are within the Institutional (I) or Residential Urban (RU) Future Land Use category.



Map 4

A comparison between the uses, densities, and intensities allowed by the existing and proposed Future Land Use Map (FLUM) designations appears in Table 1, along with the consistent zoning districts.

Table 1. Uses, Densities and Intensities Allowed by Existing and Proposed Future Land Use Map Designations

	Existing FLUM Designation Residential Urban (RU)	Proposed FLUM Designation Residential Medium (RM)
Primary Uses:	Urban Low Density; Residential Equivalent	Moderate to High Density Residential; Residential Equivalent
Maximum Density:	7.5 Dwelling Units per Acre	15 Dwelling Units per Acre
Maximum Intensity:	FAR 0.40; ISR 0.65	FAR 0.50; ISR 0.75
Consistent Zoning Districts:	Low Medium Density Residential (LMDR) & Medium Density Residential (MDR)	Medium Density Residential (MDR) & Medium High Density Residential (MHDR)

REVIEW CRITERIA:

Consistency with the Clearwater Comprehensive Plan [Sections 4-603.F.1 and 4-603.F.2]

Recommended Findings of Fact:

Applicable objectives and policies of Clearwater 2045, the Clearwater Comprehensive Plan, that support the proposed amendment include:

- | | |
|------------------|--|
| Objective QP 5.1 | Use Table QP 1. Future Land Use Categories and Map QP 3. Future Land Use to guide development in the city consistent with the Countywide Plan Map and implemented through the CDC. |
| Policy QP 5.1.1 | Recognize the consistency between the countywide future land use categories, the city's future land use categories, and the city's zoning district as shown in Table QP 1. Future Land Use Categories. |
| Objective QP 5.2 | Continue to review and evaluate amendments to the Future Land Use Map to ensure proposed uses and density or intensity are compatible with surrounding areas and consistent with the Countywide Rules. |
| Policy QP 5.2.6 | Evaluate proposed amendments to ensure there are appropriate density and intensity transitions within neighborhoods. |

Policy QP 5.2.7	Ensure proposed amendments will not create uses, densities, or intensities that are incompatible with the surrounding neighborhood or any applicable special area or redevelopment plans.
Policy QP 5.2.8	Continue to evaluate that sufficient public facilities are available to support proposed increases to density or intensity and require mitigation strategies if sufficient public facilities will not be available.
Policy M 1.1.5	Continue implementation of the current Mobility Management System, including the multimodal impact fee, through the Community Development Code (CDC) to generate funding for multimodal mobility improvements.

Recommended Conclusions of Law:

The request is consistent with the goals, objectives, and policies of *Clearwater 2045*, the Clearwater Comprehensive Plan. The proposed Residential Medium (RM) future land use category is generally consistent with surrounding parcels and would allow for future development that is compatible with adjacent uses and appropriate for a location along Nursery Road. Additionally, it is compatible with the Institutional future land use category that exists to the east.

Consistency with the Countywide Rules

Recommended Findings of Fact:

The underlying *Countywide Plan Map* category on the proposed amendment area is Residential Low Medium (RLM). Section 2.3.3.3 of the *Countywide Rules* states that the current Residential Low Medium (RLM) category is intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.

The proposed City of Clearwater future land use designation of Residential Medium (RM) will necessitate a *Countywide Plan Map* amendment from the Residential Low Medium (RLM) category to the Residential Medium (RM) category in order to maintain consistency between the City's Future Land Use Map and the *Countywide Plan Map*. Section 2.3.3.4 of the *Countywide Rules* states that the current Residential Medium (RM) category is intended depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities, including transit, and natural resources of such areas.

Recommended Conclusions of Law:

The proposed Future Land Use Map Amendment will require amendments to the *Countywide Plan Map* and the Land Use Strategy Map contained within the *Countywide Rules*. The proposed Residential Medium (RM) future land use category will require an amendment to the *Countywide Plan Map* category from Residential Low Medium (RLM) to Residential Medium (RM). The proposed amendment is consistent with the purpose of the proposed Residential Medium (RM) category in the *Countywide Rules* and with the criteria for *Countywide Plan Map* consistency.

Compatibility with Surrounding Properties/Character of the City & Neighborhood [Section 4-603. F.3 and Section 4-603. F.6]**Recommended Findings of Fact:**

The proposed amendment area is currently being used as an Assisted Living Facility and has a future land use category of Residential Urban (RU). The current future land use category of Residential Urban (RU) primarily permits urban low density residential developments at 7.5 dwelling units per acre at a floor area ratio (FAR) of 0.40 and an impervious surface area ratio (ISR) of 0.65. The proposed Residential Medium (RM) future land use category primarily permits moderate to high density residential developments up to 15 dwelling units per acre at a floor area ratio (FAR) of .50 and an impervious surface area ratio (ISR) of 0.75.

The Assisted Living Facility use is allowed in both the current and proposed future land use categories.

Recommended Conclusions of Law:

The proposed Residential Medium (RM) future land use category is consistent with the surrounding properties and character of the neighborhood. Nursery Road is classified as a collector in the Mobility section of the Comprehensive Plan and residential equivalent uses are appropriate along such corridors. The proposed amendment would allow an increase in the number of beds within the assisted living facility.

Sufficiency of Public Facilities [Section 4-603.F.4]**Recommended Findings of Fact:**

To assess the sufficiency of public facilities needed to support potential development on the proposed amendment area, the maximum development potential of the property under the existing and proposed city Future Land Use Map designations were analyzed.

Table 2. Development Potential for Existing & Proposed FLUM Designations

	Existing FLUM Designation Residential Urban (RU)	Proposed FLUM Designation Residential Medium (RM)	Net Change
Site Area	0.40 AC (17,424 SF)	0.40 AC (17,424 SF)	
Maximum Development Potential	3 DUs/ 9 Beds 6,969 SF 0.40 FAR	6 DUs/ 18 Beds 8,715 SF 0.50 FAR	3 DUs / 9 Beds +1, 746 SF +0.10 FAR
Abbreviations: FLUM – Future Land Use Map AC – Acres SF – Square feet DUs – Dwelling Units FAR – Floor Area Ratio			

As shown in Table 2, there is an increase in dwelling units and residential equivalent development potential. Future development would potentially increase the demand for public facilities, which is further detailed below; however, since any future development would need to meet applicable zoning standards resulting in square footage less than the maximums detailed above, the increases would likely be less than what is shown.

Potable Water: The change in development potential from this amendment could result in an increase in potable water use of up to 175.2 gallons per day. This increase is determined by taking the potential potable water utilization of the proposed land use development with the maximum square footage permitted (871.2 GPD) and subtracting it from the usage of the existing square footage of the facility (696 GPD). Nonresidential uses utilize a percentage of the total square footage for potable water calculations, so the utilization would be the same, as the use is not changing.

Due to future development having to meet zoning code requirements, it's likely that the actual development would be less than the maximum development potential, meaning the increase in potable water would be less than the maximum potential as shown in the analysis.

The city's current potable water demand is 11.209 million gallons per day (MGD). The city's adopted level of service (LOS) standard for potable water service is 100 gallons per capita per day, while the actual usage is estimated at 76.24 gallons per capita per day (2023 Public Supply Annual Report). The city's 10-year Water Supply Facilities Work Plan (2022-2023 Planning Period), completed July 2022, indicates that based on the updated water demand projections and other factors, the city has adequate water supply and potable water capacity for the 10-year planning horizon.

Wastewater (Sanitary Sewer): The change in development potential from this amendment could result in an increase in wastewater use of up to 139 gallons per day. This increase is determined by taking the potential wastewater utilization of the proposed land use development with the maximum square footage permitted (696 GPD) and subtracting it from the usage of existing square footage of the facility (557 GPD).

Nonresidential uses utilize a percentage of the total square footage for wastewater calculations, so the utilization would be the same, as the use is not changing.

Due to future development having to meet zoning code requirements, it's likely that the actual development would be less than the maximum development potential, meaning the increase in wastewater would be less than the maximum potential as shown in the analysis.

The amendment area is served by the East Water Reclamation Facility, which presently operates around 2 million gallons per day. The city's adopted LOS standard for wastewater service is 100 gallons per capita per day, and the current operational capacity is well within its permitted capacity of 5 million gallons per day. Therefore, there is excess wastewater capacity to serve the amendment area.

Solid Waste: The change in development potential from this amendment could result in an increase from the current solid waste generation of 2.2 tons per year. This value is the same under the current future land use designation. This value is determined by taking the utilization of the proposed land use development with the maximum square footage of the facility (10.9 TPY) and subtracting it from the usage of the existing square footage of the facility (8.7 TPY).

Due to future development having to meet zoning code requirements, it's likely that the actual development would be less than the maximum development potential, meaning the increase in solid waste would be less than the maximum potential of tons per year as shown in the analysis.

The city's adopted LOS standard for solid waste service is 1.3 tons per year, or 7.12 pounds per person per day; however, Pinellas County handles all solid waste disposal at the Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill, which has significant capacity. Additionally, the city provides a full-service citywide recycling program which diverts waste from the landfill, helping to extend the lifespan of Bridgeway Acres. There is excess solid waste capacity to serve the amendment area.

Parkland: Under both the existing and proposed future land use, the LOS citywide for parkland will continue to exceed the adopted LOS of 4 acres per 1,000 residents. The city is currently providing 7.95 acres of parkland per 1,000 residents. This is calculated using the total acreage of parks within the city, dividing it by the 2022 Florida Bureau of Economic and Business Research (BEBR) population estimates, and then multiplying by 1,000. Based on this impact analysis, the current provision of 7.95 acres of parkland per 1,000 would remain unchanged [Source: Parks and Recreation Facilities Impact Fee Study, prepared by Benesch (formerly Tindale Oliver) May 23, 2022].

Amending a property's future land use or zoning designation does not have an immediate impact on the city's parks and recreation system and parkland requirements. Impacts are felt when development occurs. This Future Land Use Map Amendment will have no additional impact on parkland.

Stormwater: Site plan approval will be required before the amendment area can be redeveloped. At that time, the stormwater management system for the site will be required to meet all city and Southwest Florida Water Management District stormwater management criteria.

Streets: The amendment area is located on the north side of Nursery Road, approximately 186 feet east of Rosetree Court. To evaluate potential impacts on streets, the typical traffic impacts figures (trips per day per

acre) in the *Countywide Rules* for the corresponding *Countywide Plan Map* categories (existing and proposed) are compared. The current number of trips per day (67 trips) is calculated based on the traffic generation numbers for an assisted living facility/residential equivalent use in the Residential Urban (RU) category (26 trips per day per acre), and the proposed number of trips under the Residential Medium (RM) category would be 96 trips (38 trips per day per acre). This could result in an increase of 12 trips from the amendment area.

Nursery Road is classified as a collector in the Mobility section of the Comprehensive Plan. Since the numbers provided within the *Countywide Rules* for this review are aggregate trips per acre based on multiple commercial uses, the Public Works Department's Traffic Engineering Division will review any proposed redevelopment and provide traffic-related comments as part of that review. The review would address code requirements, including but not limited to, parking and loading, vehicle stacking, ingress and egress, and implementation of the city's Mobility Management System.

The Mobility Management System applies to both deficient and non-deficient roadways which are determined by operating LOS. This segment of Nursery Road is operating at a LOS C according to the 2025 Annual Level of Service Report from Forward Pinellas. Based on the number of net new trips created, either the multimodal impact fee would be paid or, depending on the traffic impacts identified by the city's Traffic Engineering Division, a traffic impact study or transportation management plan could be required.

Recommended Conclusions of Law:

Based upon the findings of fact, the proposed amendment would increase the demand on several of the public facilities; however, it is determined that the proposed change will not result in the degradation of the existing levels of service for potable water, wastewater, solid waste, parkland, stormwater management, and streets.

Impact on Natural Resources [Section 4-603.F.5]

Recommended Findings of Fact:

No wetlands are located within the amendment area. The city's Community Development Code requires that development is compliant with the city's tree preservation, landscaping, and stormwater management requirements.

Recommended Conclusions of Law:

Amending a property's future land use designation does not have an immediate impact on natural resources. Impacts on natural resources are felt when development occurs. Any future development would be required to meet the city's Community Development Code, which includes protections for natural resources. Therefore, this proposed Future Land Use Map Amendment will not impact natural resources within the amendment area.

SUMMARY & RECOMMENDATION

No amendment to the Comprehensive Plan or Future Land Use Map shall be recommended for approval or receive a final action of approval unless it complies with the standards contained in Section 4-603.F,

Community Development Code. Table 3 below depicts the consistency of the proposed amendment with the standards under to Section 4-603.F:

Table 3. Consistency with Community Development Code Standards for Review

CDC Section 4-603	Standard	Consistent	Inconsistent
F.1	The amendment will further implementation of the <i>Comprehensive Plan</i> consistent with the goals, policies and objectives contained in the Plan.	X	
F.2	The amendment is not inconsistent with other provisions of the <i>Comprehensive Plan</i> .	X	
F.3	The available uses, if applicable, to which the properties may be put are appropriate to the properties in question and compatible with existing and planned uses in the area.	X	
F.4	Sufficient public facilities are available to serve the properties.	X	
F.5	The amendment will not adversely affect the natural environment.	X	
F.6	The amendment will not adversely impact the use of properties in the immediate area.	X	

Based on findings of facts and conclusions of law stated above, the Planning and Development Department recommends the following action:

Recommend APPROVAL of the Future Land Use Map Amendment from Residential Urban (RU) to Residential Medium (RM).

Prepared by Planning and Development Department Staff:



Adrian D. Young
Planner I

ATTACHMENTS: Ordinance No. 9864-26
Photographs
Resume

ORDINANCE NO. 9864-26

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY, TO CHANGE THE LAND USE DESIGNATION FOR CERTAIN REAL PROPERTY LOCATED ON THE NORTH SIDE OF NURSERY ROAD, APPROXIMATELY 186 FEET EAST OF ROSETREE COURT, WHOSE POST OFFICE ADDRESS IS 2446 NURSERY ROAD, CLEARWATER, FLORIDA 33764, FROM RESIDENTIAL URBAN (RU), TO RESIDENTIAL MEDIUM (RM); PROVIDING AN EFFECTIVE DATE.

WHEREAS, the amendment to the Future Land Use Element of the Comprehensive Plan of the City as set forth in this ordinance is found to be reasonable, proper and appropriate, and is consistent with the City's Comprehensive Plan; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLEARWATER, FLORIDA:

Section 1. The Future Land Use Element of the Comprehensive Plan of the City of Clearwater is changed by designating the land use category for the hereinafter described property as follows:

<u>Property</u>	<u>Land Use Category</u>
See attached Exhibit "A" for Legal Description	From: Residential Urban (RU)
(LUP2025-11004)	To: Residential Medium (RM)

The map attached as Exhibit "B" is hereby incorporated by reference.

Section 2. The City Council does hereby certify that this ordinance is consistent with the City's Comprehensive Plan.

Section 3. This ordinance shall take effect contingent upon and subject to the approval of the land use change by the Pinellas County Board of County Commissioners, where applicable, and thirty-one (31) days post-adoption. If this ordinance is appealed within thirty (30) days after adoption, then this ordinance will take effect only after approval of the land use designation by the Pinellas County Board of Commissioners and upon issuance of a final order determining this amendment to be in compliance either by the Department of Commerce or the Administration Commission, where applicable, pursuant to section 163.3187, Florida Statutes. The Community Development Coordinator is authorized to transmit to Forward Pinellas, in its role as the Pinellas Planning Council, an application to amend the Countywide Plan Map in order to achieve consistency with the Future Land Use Element of the City's Comprehensive Plan as amended by this ordinance.

PASSED ON FIRST READING

PASSED ON SECOND AND FINAL
READING AND ADOPTED

Bruce Rector
Mayor

Approved as to form:

Attest:

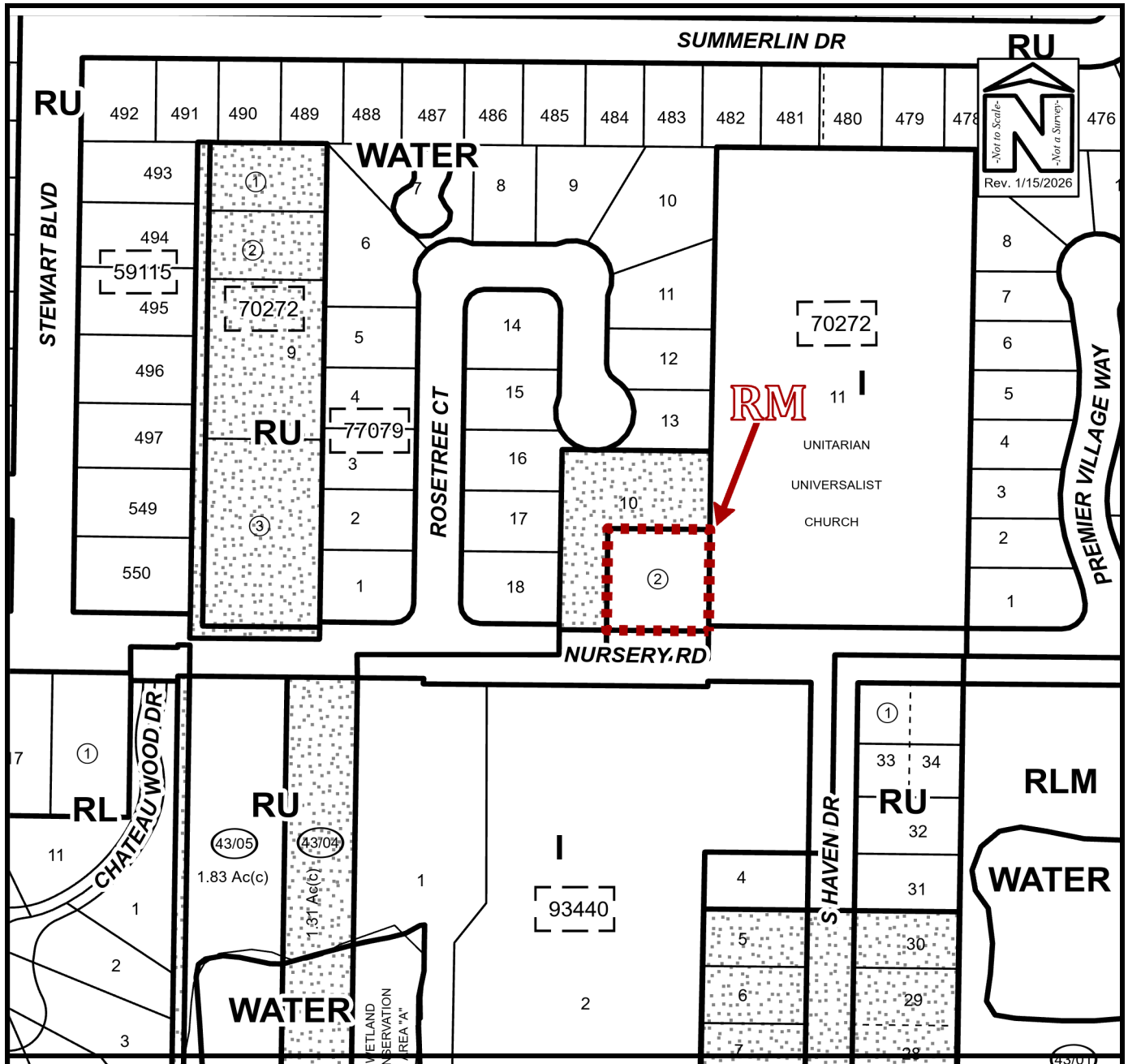
Matthew J. Mytych, Esq.
Senior Assistant City Attorney

Rosemarie Call, MPA, MMC
City Clerk

Legal Description
2446 Nursery Road

A portion of Lot 10 of PINELLAS GROVES SUBDIVISION, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being more particularly described as follows:

Commence at the Southeasterly most corner of Lot 13 of ROSETREE COURT SUBDIVISION as recorded in Plat Book 79, Page 20, Public Records of Pinellas County, Florida as a point of reference; thence S. 00° 56' 52" W., 103.13 feet to a point of beginning; thence continue S. 00° 56' 52" W., 133.79 feet to a point on the Northerly right-of-way of Nursery Road (A thirty three foot half right-of-way); thence N. 89° 24' 14" W., along said right-of-way, 130.66 feet; thence leaving said right-of-way West., 00° 57' 58" E., 133.79 feet; thence S. 89° 24' 14" E., 130.61 feet to the point of beginning. Together with that certain Easement granting right-of-way as to ingress and egress to property recorded in O.R. Book 5550, Page 595 of the Public Records of Pinellas County, Florida.





View looking north at the subject property, 2446 Nursery Road



East of the subject property



Across the street, to the south of the subject property



West of the subject property



View looking easterly along Nursery Road



View looking westerly along Nursery Road

LUP2025-11004
Lantern Senior Care LLC.
2446 Nursery Road

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Clearwater, Florida 33756
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PROFESSIONAL EXPERIENCE

- **Planning and Development**

City of Clearwater, FL

September 2024 to Present

Responsible for processing land-use, rezoning, and annexation applications ensuring consistency with the comprehensive plan and community development code. Additionally, provided input for several community development projects.

- **JBPro, Senior Planner**

January 2023 – May 2024

Responsible for conducting detailed analyses of demographic, economic, and environmental data to inform project decisions. Prepared comprehensive reports and presentations for various audiences. Partner with multidisciplinary teams ensuring compliance with local regulations, budgets and timeless. Facilitated communication between government officials, community members, and stakeholders to gather input, address concerns, and foster collaborative solutions.

- **Department of Commerce, Senior Planner**

August 2022 – December 2023

Responsible for reviewing comprehensive plan amendment to implement Florida's growth management laws of Ch. 163, Part III, F.S. Reviewing comprehensive plan amendments, land development regulations and permits for compliance with state statutes. Managed grants for the Community Planning Technical Assistance Grant Program. Recovery support functions for FEMA disaster recovery work.

- **Florida Legislature, house of Representatives, Administrative Assistant**

November 2017 – July 2021

Responsible for Assisting supervisor in handling daily administrative duties and acts in matters where authority has been delegated. Trained other administrative personnel to ensure accurate and coherent workflow. Drafted amendments and bills, made edits to committee bills, bill analyses, and other documents. Utilized advanced computer skills and knowledge of record keeping program.

- **Florida Democratic Party, North Florida Regional Director**

September 2016 – November 2017

Responsible for recruiting and training volunteers in election information and voter outreach. Supervised a team of professional to conduct in "Get Out the Vote" efforts. Executed "Get Out the Vote" efforts including canvassing and phone banking to effectively increase voter turnout in historically underrepresented communities. Worked extensively to support a data-driven and metrics-based program.

- **Pittman Law Group, Legislative Assistant**

August 2015 – September 2016

Responsible for preparing talking points and performing administrative duties, event planning and implementation. Data analysis and collection. Attended committee hearings and summarized bills into legislative reports. Worked on various State and City wide election campaigns.

- **Becker & Poliakoff P.A., Junior Lobbyist**

February 2015 – May 2015

Responsible for attending committee hearings and summarized bills into legislative reports. Responsible for preparing talking points and performing administrative duties. Gained invaluable knowledge of the law and legislative procedures. Excellent proofreading and interpersonal skills and the ability to pay close attention to details.

- **Florida Legislature, Senate, Administrative Assistant**

October 2011 – May 2014

Responsible for reading bills for the 2011 Legislative Session. Tracking legislative bills and amendments. Providing research on a variety of matters relating to current/proposed legislation. Assisted with administrative duties in the Senate Secretary and Senate President's Office. Conducted tours and mock sessions to the general public. Worked closely with the Senators and senior staff on various assignments.

- **Ronald Book, P.A., Administrative Assistant**

February 2010 – May 2011

Responsible for attending committee hearings and summarized bills into legislative reports that informed stakeholders of legislation current statuses. Tracked legislative bills and amendments. Assisted supervisor in performing daily administrative duties. Worked on various Statewide election campaigns.

EDUCATION

Master's in Urban and Regional Planning, 2019 – 2023

Florida Sate University, Bachelor's in Political Science, July 2010 – 2014

Tallahassee Community College, Associate in Arts, 2009 – 2012

PROFESSIONAL MEMBERSHIPS & ACTIVITIES

The U.S. Departmental of Housing and Urban Development's Office of Environment and Energy
Environmental Justice, Airport Hazards, Getting Stated: Tools and Resources; Getting Stated: Part 50
Regression Analysis
R Programming
GIS
Grant Procurement / Grant Writing
Member of Florida APA
Serves on Florida APA Legislative Committee