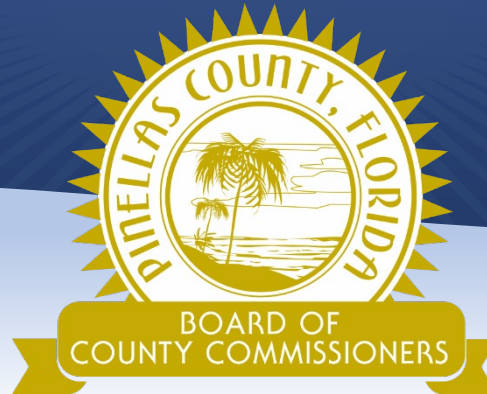


Board of County Commissioners

Case #s FLU-26-01 & ZON-26-03

June 16, 2026



Our Vision:
To Be the Standard for
Public Service in America.

Request

Subject Property

Approximately 2.69 acres located at 2577 Keystone Road in East Lake Tarpon

Future Land Use Amendment

From: Residential Rural (RR)

To: Institutional (I)

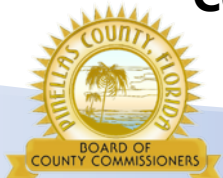
Zoning Atlas Amendment

From: R-A, Residential Agriculture

To: LI-CO, Limited Institutional with Conditional Overlay

Proposed Use

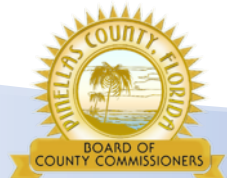
Community Assembly Facility with accessory storage (Same as current)



Zoning - Conditional Overlay

Parameters of the proposed Conditional Overlay

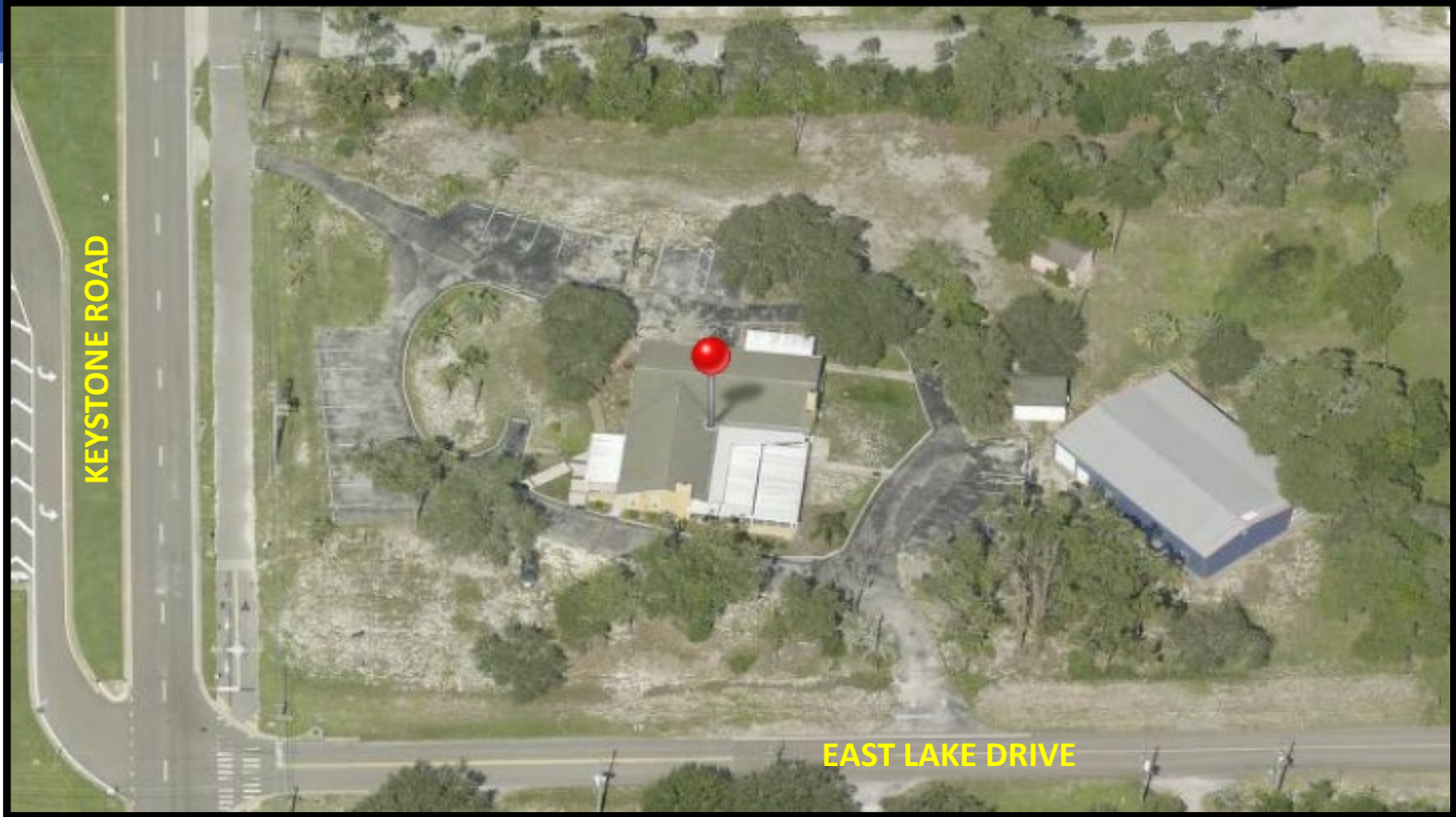
- **Limits the allowable uses to only a community assembly facility with accessory storage**
- **Limits the maximum FAR to 0.30 & the ISR to 0.60**
- **Increases the minimum (primary) building setbacks to 50 feet for the front, side, and rear yards**
- **Restricts vehicular access to only East Lake Drive**
- **Reduces the maximum building height to 35 feet**
- **Provides a minimum 5-foot landscape buffer along the East Lake Drive frontage**
- **Provides a 10-foot landscape buffer along the Keystone Road frontage consistent with the Scenic Noncommercial Corridor requirements**



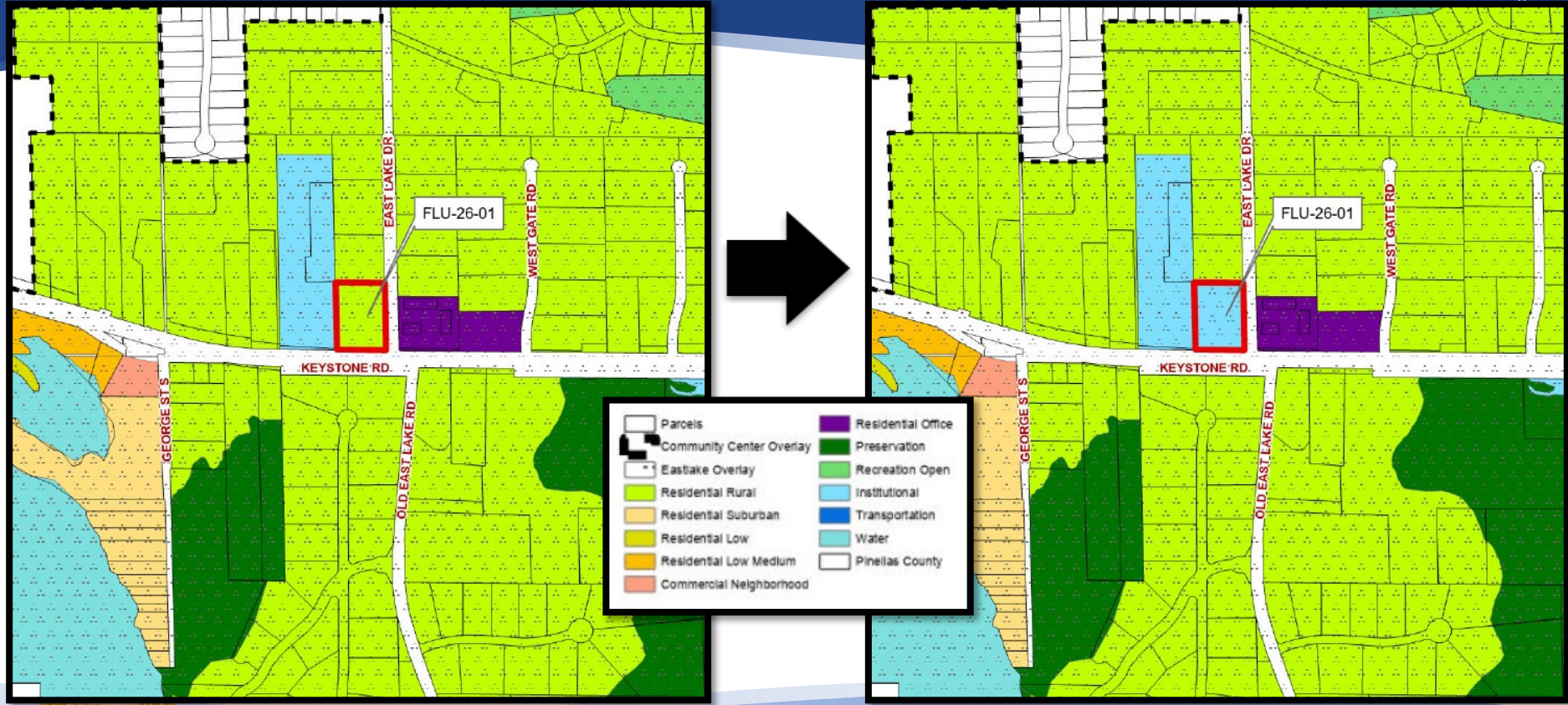
Location



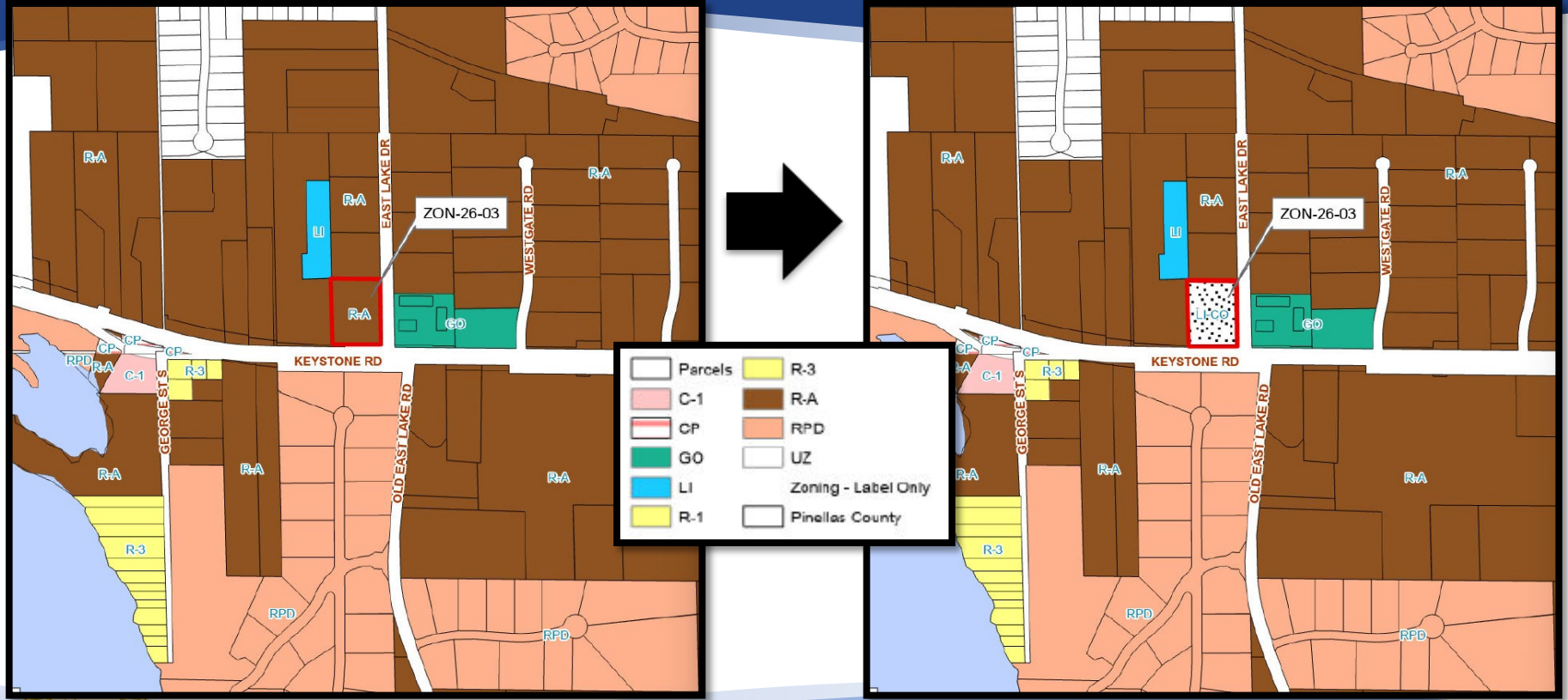
Location



Future Land Use Map



Zoning Map



Site Photos



**Looking north at
subject property
from Keystone Road**

Site Photos



**Looking south at
Keystone Road from
subject Property**

Site Photos

Looking at subject
property from
East Lake Drive



Future Land Use – Current

Residential Rural (RR)

- **Allows residential and agricultural uses**
- ***And institutional, transportation/utility, ancillary nonresidential and recreation/open space***
 - Institutional-type uses are limited to a maximum of 5 contiguous acres
- **Generally appropriate...**
 - *in areas where use and development characteristics are rural in nature; and in areas where environmental features are linked to the protection of natural resources such as aquifer recharge areas, groundwater resource areas, and the 100-year floodplain*
- **0.5 residential units per acre**
- **0.3 FAR for nonresidential uses**



Future Land Use - Proposed

Institutional (I)

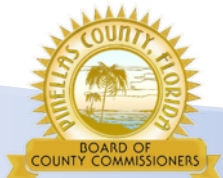
- **Allows schools, medical, community assembly (churches), day care, government/institutional, civic organization, social/public service agency**
- *And residential, recreation/open space*
- **Generally appropriate...**
 - *where educational, health, public safety, civic, religious and like institutional uses are required to serve the community*
 - *to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access*
- **12.5 residential units per acre**
- **0.65 FAR for nonresidential uses**

R-A, Residential Agriculture

- **Allows for single-family residential lots**
- **2-acre minimum lot size**
- **Also allows ancillary agricultural activities**
- **Maximum building height of 35 feet**
- **Maximum ISR is 0.6 for residential uses**
- **Community assembly facilities may be permitted as a Type-2 use**

LI, Limited Institutional

- **Allows a limited range of educational and public semi-public uses (including private schools, assembly, civic, medical and assisted living facilities)**
- **The purpose of the LI zoning is to “designate, develop and accommodate public uses that serve the needs and interests of the surrounding community”**



Zoning - Conditional Overlay

Parameters of the proposed Conditional Overlay

- **Limits the allowable uses to only a community assembly facility with accessory storage**
- **Limits the maximum FAR to 0.30 & the ISR to 0.60**
- **Increases the minimum (primary) building setbacks to 50 feet for the front, side, and rear yards**
- **Restricts vehicular access to only East Lake Drive**
- **Reduces the maximum building height to 35 feet**
- **Provides a minimum 5-foot landscape buffer along the East Lake Drive frontage**
- **Provides a 10-foot landscape buffer along the Keystone Road frontage consistent with the Scenic Noncommercial Corridor requirements**

Potential Traffic Impacts

- **Additional traffic impacts from proposed development are minimal**
 - Subject property already operates as a community assembly facility
 - Potentially 266 additional daily trips, *solely* based on Future Land Use change from RR to I
- **Keystone Road operates at a Level of Service (LOS) 'C'**
 - Volume to Capacity Ratio (V/CR) of 0.54 (54%)

Recommendation

Proposed Future Land Use and Zoning amendments

- **The proposed use request is appropriate for Keystone Road and the subject property and is generally compatible with the immediate area.**
- **The Conditional Overlay places additional conditions and limitations on the property to further protect the surrounding neighborhood.**
- **The proposed use of the property is the same as current use. Redevelopment would allow improvements and overall Code compliance.**
- **Consistent with the Comprehensive Plan, including the East Lake Tarpon Community Overlay.**

Staff recommends Approval

Local Planning Agency Recommended Approval (Vote: 6-0)

