

ZON-25-07 & FLU-25-08

2271 Keystone Road, Tarpon Springs, FL 34688

Brian J. Aungst, Jr.





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# **REASON FOR REQUEST**

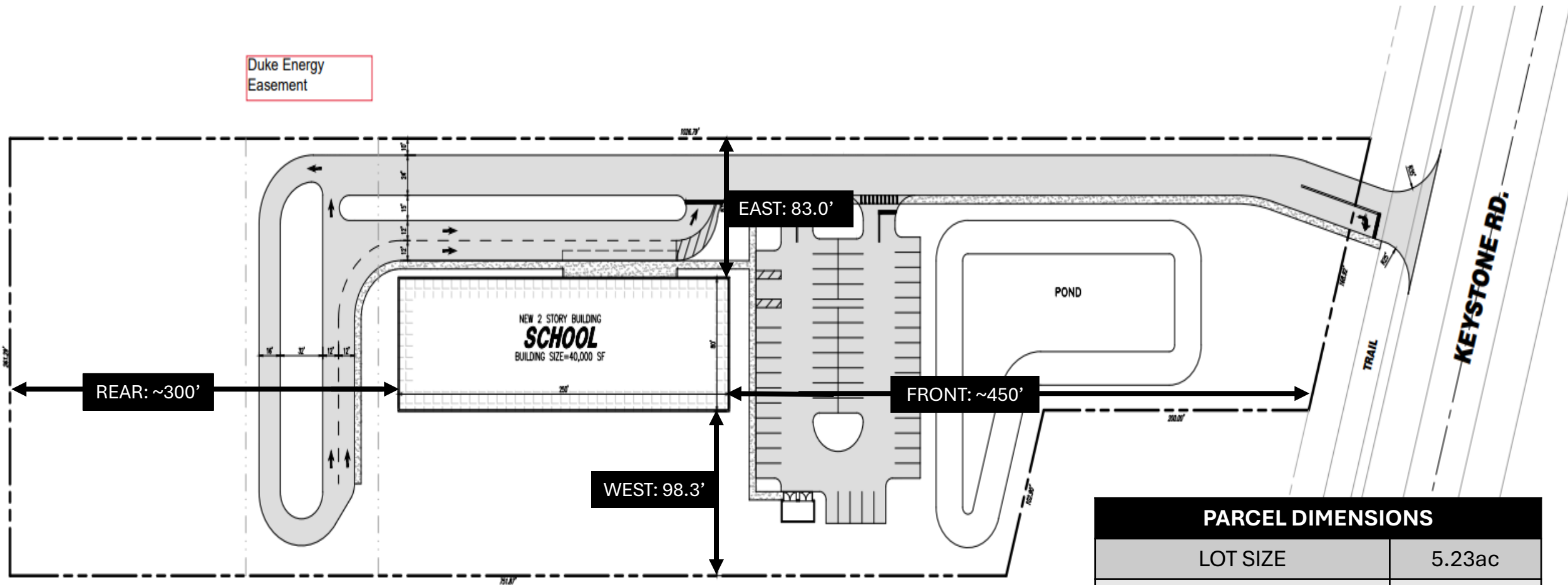
- Applicant intends to construct a smaller-scale, private school use on the subject property which is approximately 5.23-acres in size.
- The Residential Rural (RR) future land use designation generally permits a private K-8 school.
- Institutional uses on parcels which exceed 5 acres with Residential Rural (RR) future land use designation require a future land use amendment to Institutional (I).
- In discussing further with County staff, the applicant was advised that an accompanying zoning amendment application to Institutional (I) would be more appropriate than a type 2 Use application within the current Residential-Agricultural (R-A) district to ensure compatibility of the zoning and land use.

# PROPOSED REQUEST

Applicant is requesting to amend the zoning and future land use designations on the property:

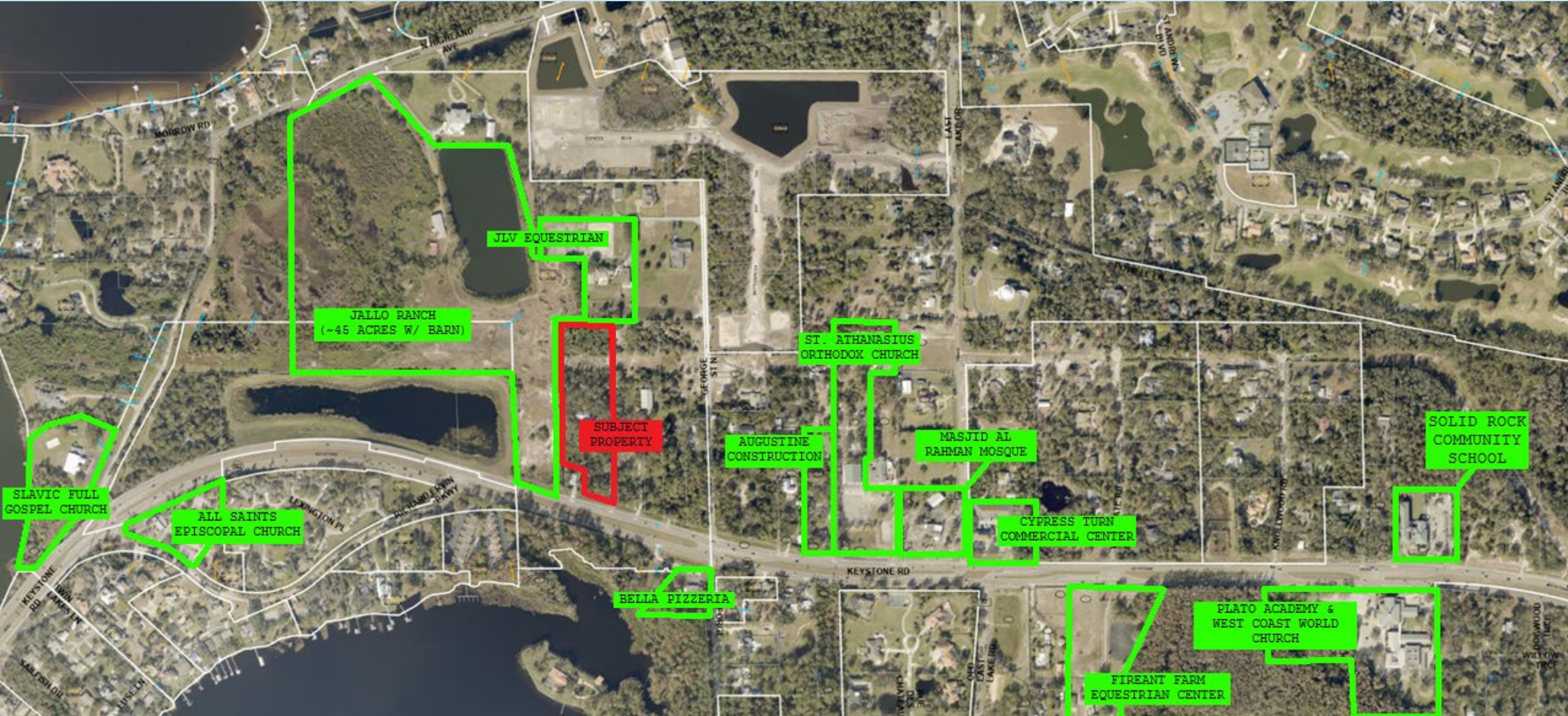
	CURRENT	PROPOSED
ZONING	Residential-Agricultural (R-A) 	Limited Institutional (LI)
FUTURE LAND USE	Residential Rural (RR) 	Institutional (I)

# PROPOSED CONCEPT PLAN



PARCEL DIMENSIONS	
LOT SIZE	5.23ac
FRONT SETBACK	~450'
EAST SETBACK	83.0'
REAR SETBACK	~300'
WEST SETBACK	98.3'





NEARBY RETAIL/OFFICE, AGRICULTURAL & INSTITUTIONAL USES



# APPROVAL OF RZ-25-07 & FLU-25-08

- Private K-8 educational facilities would be allowed under the existing land use—this request is only necessitated due to the subject property being less than a ¼-acre larger than the 5-acre threshold for institutional uses on parcels with an RR land use designation.
  - Moreover, educational facilities are permitted under the R-A zoning designation as a type 2 use. This request for a zoning amendment to LI is supported by staff due to its better compatibility with the requested underlying land use.
- There are numerous institutional uses in the surrounding area, including 2 private schools and a handful of churches within a mile of the subject property.
- The subject property has direct frontage and access to Keystone Road, a four-lane divided arterial roadway, which supports development of the property for uses other than residential.
- This request for zoning and land use amendment is compatible with the Comprehensive Plan, specifically:
  - **Goal One:** Provide a variety of land use character areas to meet the needs of a diverse population and support thriving, resilient, quality communities.
  - **Objective 1.1:** Establish FLU Categories that respond to the unique challenges of infill and redevelopment within Unincorporated Pinellas County
  - **Objective 1.2:** Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County
  - **Policy 1.2.1:** Utilize the Land Development Code to regulate the use, intensity and design of (re)development in a manner consistent with the Future Land Use Categories and FLUM.
  - **Policy ELT 1.8:** The County will strive to maintain the scenic corridor designation of East Lake Road (County Road 611) and Keystone Road (County Road 582), and consider this residential-oriented scenic corridor designation when evaluating land use and zoning changes within the corridors or expansion of commercial zones in the East Lake Tarpon area.