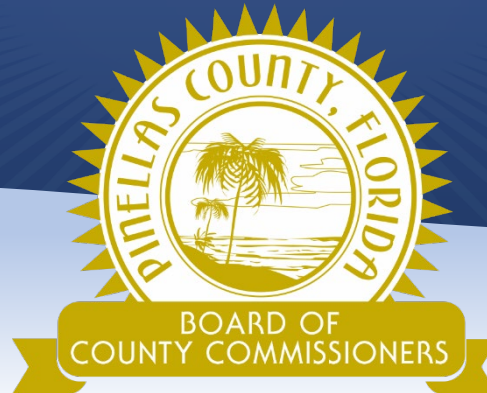


Board of County Commissioners

Case #s FLU-25-08 & ZON-25-07

November 18, 2025



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

Request



Subject Property

Approximately 5.23 acres located at 2271 Keystone Road in East Lake Tarpon

Future Land Use Amendment

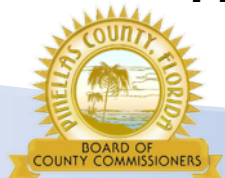
**From: Residential Rural (RR)
To: Institutional (I)**

Zoning Atlas Amendment

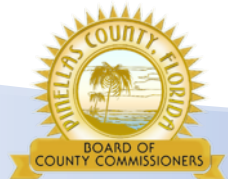
**From: Residential Agriculture (R-A)
To: Limited Institutional (LI)**

Proposed Use

Private School (K-8)

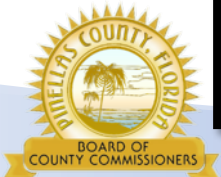


Location



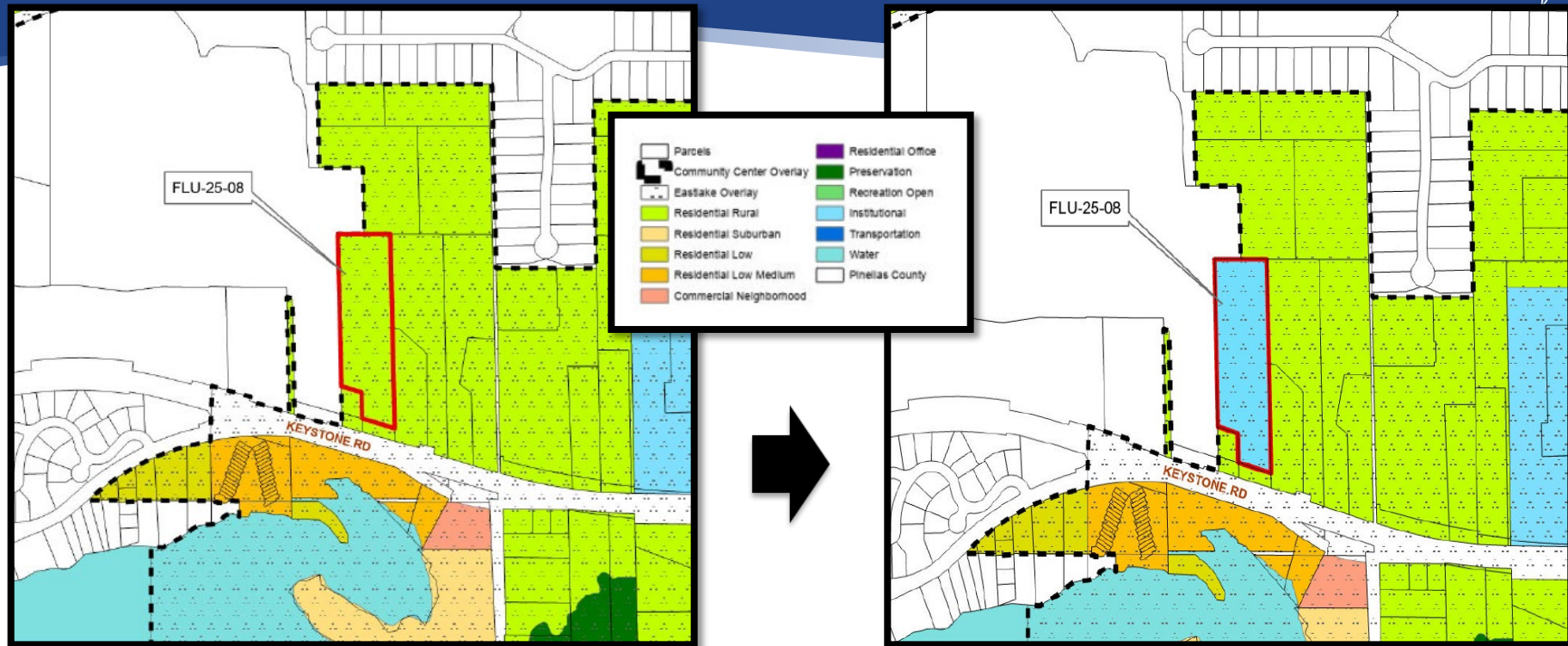
Our Vision: To Be the Standard for Public Service in America

Location



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

Future Land Use



Zoning



Site Photos



Looking at subject property facing north from Keystone Road

Site Photos

**Looking from subject
property facing southeast
along Keystone Road**



Site Photos

From the subject property
facing west along
Keystone Road



Current RR FLUM Category

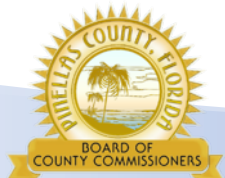
- **Allows residential and agricultural uses**
- ***And institutional, transportation/utility, ancillary nonresidential, and recreation/open space***
- **Generally appropriate...**
 - *in areas where use and development characteristics are rural in nature; and in areas where environmental features are 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 I FLUM Category

- **Allows schools, medical, community/civic, day care, and public services uses, etc.**
- ***And* residential and recreation/open space**
- **Primarily well-suited...**
 - *to those locations where educational, health, public safety, civic, religious, and like institutional uses are required to serve the community*
- **12.5 residential units per acre**
- **0.65 FAR for nonresidential uses**



Current R-A Zoning Category

- **Allows for single-family residential lots (2 acre minimum) and a range of agricultural activities.**
 - Educational uses, including public and private schools may be permitted as a Type-2 use in an R-A zone.

Proposed IL Zoning Category

- **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 IL zoning is to** *“designate, develop and accommodate public uses that serve the needs and interests of the surrounding community.”*
- **Maximum building height of 50 feet**

Additional Information

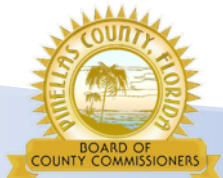


East Lake Tarpon Community Overlay District

- **Designated in the Comprehensive Plan and on the Future Land Use Map**
 - Includes objectives and policies aimed at balancing a predominantly residential community with limited retail commercial, transportation and public facilities, and recreation and natural areas.

Scenic Non-Commercial Corridor-Rural Open Space

- **Designated in the Countywide Plan Rules and on the Countywide Plan Map**
 - Includes restrictions on office, personal service/office support, and retail commercial uses, although institutional uses may be located along these corridors as they provide beneficial services to the community, provided the traffic carrying capacity and the scenic nature of the roadway is protected



Additional Information

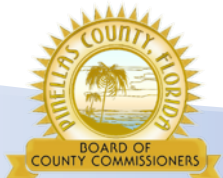


Potential Traffic Impacts

- **Change in land use could generate up to an additional 570 vehicular trips per day (ADT)**
- **54% vehicle to capacity ratio (V/CR) along Keystone Road**

Flood Risk

- **Property is neither within the Coastal Storm Area nor the Coastal High Hazard Area**



Recommendation



Proposed Land Use and Zoning amendments

- **Staff is of the opinion that the proposed Zoning Atlas and Future Land Use amendment is appropriate, especially when considering the site's frontage along Keystone Road.**
- **Consistent with other existing surrounding uses and similar nonresidential and institutional type uses occurring along the Keystone Road corridor; and**
- **Consistent with the Comprehensive Plan**

Staff recommends Approval

Local Planning Agency recommended approval at October 8, 2025 Hearing
Future Land Use Map Amendment – (Vote 5-1)
Zoning Atlas Amendment – (Vote 5-1)

