



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-25-03

LPA Public Hearing: August 13, 2025

Applicant: Pinellas County BDRS

Representative: Same as Above

Subject Property: Approximately 4.08 acres located in the southwest corner of Keystone Road and Woodfield Boulevard in East Lake.

Parcel ID(s): 10-27-16-00000-430-0100



REQUEST:

A Zoning Atlas amendment from LI-W, Limited Institutional – Wellhead Protection Overlay to R-A-W, Residential Agriculture – Wellhead Protection Overlay

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed Zoning Atlas amendment consistent with the Pinellas County Comprehensive Plan and recommends approval by the Board of County Commissioners. (The vote was 5-0, in favor)

Development Review Committee (DRC) RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Zoning Atlas amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee reviewed and analyzed this application on July 14, 2025. The Staff summary discussion and analysis follows:

The subject area is approximately 4.08 acres in size, located on the south side of Keystone Road, a little over 1/3-mile east of East Lake Road and just west of Woodfield Boulevard. On August 18, 2015, the Board of County Commissioners approved (Case Z/LU-13-6-15) for a change of zoning on the subject property from A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay, to IL-W, Institutional Limited-Wellhead Protection Overlay (4.08 acres), and P/C-W, Preservation Conservation-Wellhead Protection Overlay (0.92 acre), along with a variance and a Development Agreement to allow the construction of an 80 bed Assisted Living Facility, and further restrict its building height to 35 feet and prohibit drug rehabilitation and mental health services. Also, on that same date the BCC approved Ordinance No. 15-33, by amending the Future Land Use Map (FLUM) by changing the FLUM designation from Residential Rural to Institutional (4.08 acres) and Preservation (0.92 acre).

Subsequently, the adopted Development Agreement approved in 2015 was extended for five years by the BCC in 2020 and is now set to expire August 2025. The Development Agreement that was approved in 2020 had a land use and zoning revision clause written into it that would require the property to revert to the original Zoning and Land Use designations it had in 2015 if the Development Agreement expired. The property owner has indicated they are not interested in extending the Development Agreement and requested to have the property reverted back to its previous zoning of Residential Agriculture with Wellhead Protection Overlay and the FLUM designation of Residential Rural.

COMPATIBILITY WITH SURROUNDING LAND USES

The site is currently vacant, and as mentioned previously located along Keystone Road which is a Scenic/Non-Commercial Corridor. The property owner would like to consider building one or two single family homes on the property eventually. A large vacant property owned by the Pinellas County School Board separates the subject area from East Lake Road to the west. To the north of the subject area across Keystone Road are large-lot single family homes and home sites. To the east is a vacant lot with a water feature, beyond which is the entrance to the Woodfield subdivision and a fire station. To the south is a wetland preservation area owned by the Woodfield Community Association.

The subject property is neither within the Coastal High Hazard Area (CHHA) nor the Coastal Storm Area (CSA). However, a portion of the site, roughly in the middle, lies within Flood Zone A.

Staff is of the opinion that the proposed zoning amendment back to its original designation of Residential Agriculture with Wellhead Protection Overlay is appropriate and will allow for the site to be redeveloped in a more appropriate manner. The proposed residential use is compatible with the neighboring uses and the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Institutional (I)	LI-W	Vacant
Adjacent Properties:			
North	Residential Rural (RR)	R-A-W, RPD-W	Vacant/Residential
South	Residential Rural (RR), Preservation (P)	RPD-W	Vacant
East	Residential Rural (RR),	R-A-W	Conservation Area
West	Residential Rural (RR)	RPD-W	Vacant

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted goals, objectives, policies, and strategies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE ELEMENT

- Goal 1: 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 Land Use Categories that respond to the unique challenges of infill and (re)development 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.
- Strategy 1.2.1.1 The Local Planning Agency and the Board of County Commissioners will ensure that use, density, intensity, and other relevant standards of the Land Development Code are consistent with the Future Land Use Chapter.
- Policy 1.2.2 Consider creative regulatory solutions to support (re)development.
- Goal 4: Promote land use and development patterns that support equitable economic growth.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: October 21, 2025, at 6:00 p.m.

CORRESPONDENCE RECEIVED TO DATE: Reversion request email from owner.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: None.

ATTACHMENTS: Case Maps, Original Development Agreement, Application