

From: [Eric Moore](#)
To: [Schoderbock, Michael](#)
Subject: RE: Subject: Request for Reversion of Zoning and Initial Development Meeting – Parcel 10-27-16-00000-430-0100
Date: Thursday, June 12, 2025 2:20:06 PM

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Hello Mr. Schoderbock,

I hope you're doing well. My name is **Eric Moore**. I've grown up here in Pinellas County and now work as a senior living developer throughout the Tampa Bay area, including both Pinellas and Pasco. I'm reaching out for a bit of guidance regarding a property I own off Keystone Road — **parcel #10-27-16-00000-430-0100**.

Back in **August 2015**, I entered into a Development Agreement with the County (attached for reference), which changed the zoning and land use from **Residential Rural and Agricultural Estate – Wellhead Protection Overlay to Institutional and Institutional Limited/Preservation** so we could pursue an assisted living project. That agreement was extended in 2020 and is now set to **expire in August 2025**.

Per the agreement, once the term ends, the property is supposed to revert to its original zoning and land use designations. I'm fully supportive of that change and would like to make sure the process to officially revert the property is completed as it should be.

Looking ahead, my goal is to build a home for my family on the site — an **agricultural estate-style residence** along with a couple of **ancillary buildings** (an in-law suite and some storage space). Since I'm more familiar with commercial development, I want to be sure I'm approaching this correctly on the residential side. If possible, I'd love to set up a meeting (in person or virtual) with you or someone from your team to walk through next steps and talk through anything I should be aware of, including floodplain considerations. The property does have some 100-year floodplain areas, and I want to make sure we're coordinating with all the right folks.

Separately, I wanted to briefly mention that we have an **open zoning clearance request** related to the **replacement of a barbed wire fence** and **removal of Brazilian pepper trees** on the property. These were done to help prevent illegal dumping, which has become an issue. While I understand this is being reviewed by the appropriate departments and doesn't need action from your office directly, I just wanted to flag it here so it's not seen as part of the broader request I'm making in this email. My main goal with this message is to address the land use reversion and to ask for help navigating the residential development process.

I'm flexible on scheduling and happy to connect however is easiest — phone, Zoom, or in person. I'm really looking forward to finally building a home on this property and would appreciate any help or direction your office can provide.

Thanks so much, and I look forward to connecting.

Best regards,

Eric Moore

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LTC Family Management will soon be Verity Senior Living Partners