



# Doing Things!

**Case # Z-16-07-18**

**Board of County Commissioners**

**August 21, 2018**

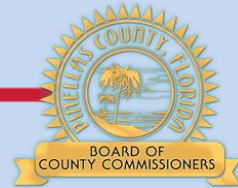


# Request



- Subject Area
  - Approximately 2 acres
  - North of Keystone Road and west of East Lake Drive in East Lake Tarpon
- Future Land Use Map
  - Institutional
  - No change requested
- Zoning Atlas Amendment
  - From: A-E, Agricultural Estate Residential
  - To: IL, Institutional Limited
- Existing Use: 20-bed ALF
- Proposed Use: 25-bed ALF

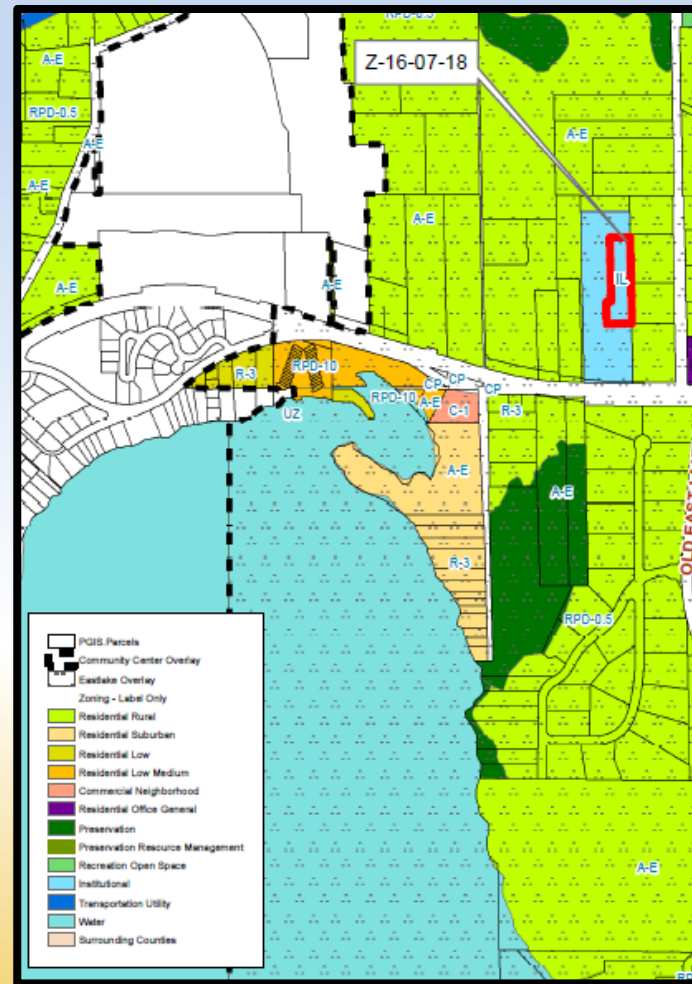
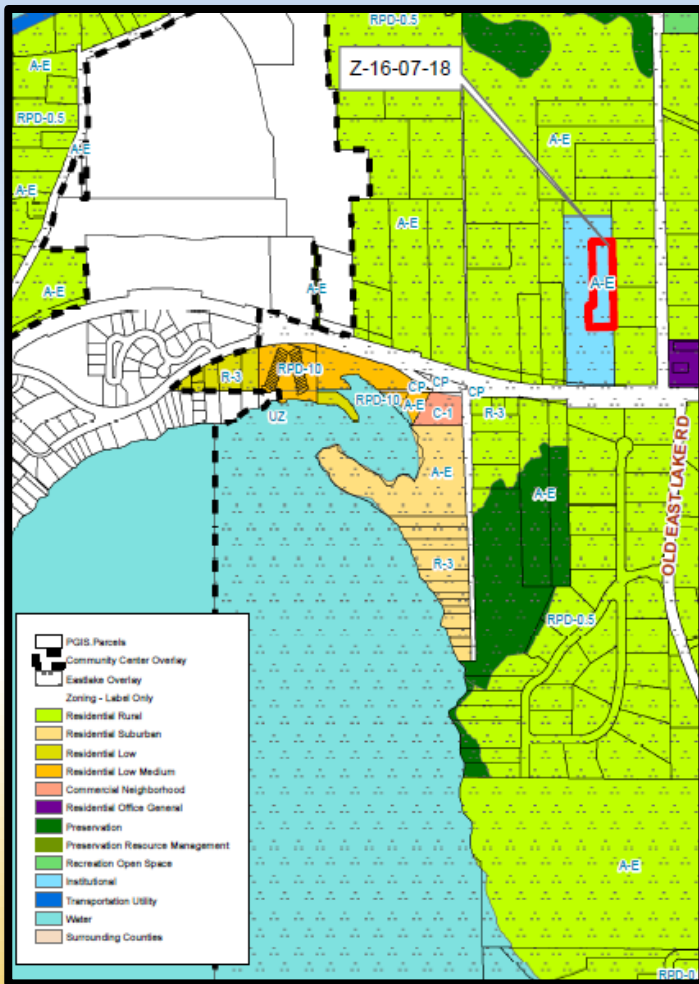
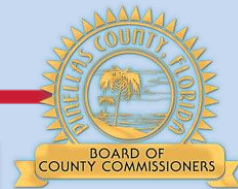
# Location



Surrounding property owners within 600 feet were notified by mail.



# Zoning/FLU

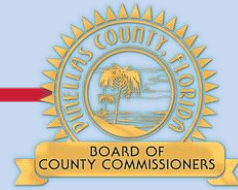


*Our Vision: To Be the Standard for Public Service in America*

# Site Photos

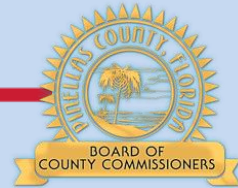


# Site Photos



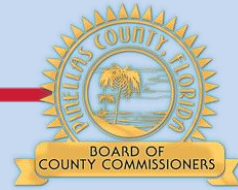
**Looking east and west along Keystone Road  
& the Pinellas Trail**

# Additional Information



- Existing 20-bed ALF
  - Approved by Board of Adjustment in 1996
  - A-E zoning district restricts ALFs to a maximum of 20 beds
- Request for 5 additional beds
  - Increase to 25 beds requires a zoning amendment
  - IL zoning district would allow up to 75 beds
  - No building expansion necessary for the proposed 5 beds

# Staff Recommendation



- Proposal is appropriate
  - ALF has existed onsite for over 20 years
  - Future Land Use Map category is Institutional
  - Nearby institutional and non-residential uses
  - Minimal impacts expected
- Staff recommends approval of the zoning amendment
- On July 12<sup>th</sup> the LPA recommended approval (4-0 vote)