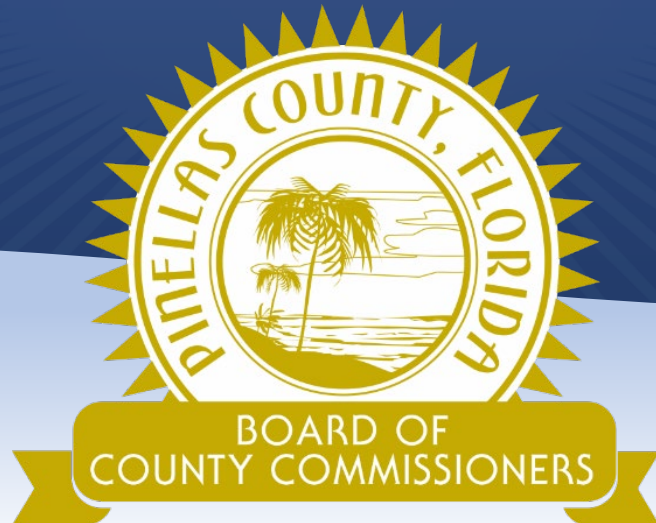


# Board of County Commissioners

Case # ZON-24-03

August 13, 2024



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

# Request



**Subject Property:** 9.38 acres located at 3561 Keystone Rd in East Lake Tarpon

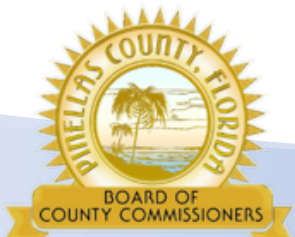
## Zoning Atlas Amendment

- **From: GI-W-CO, General Institutional – Wellhead Protection Overlay – Conditional Overlay**
  - Conditional Overlay limits the site to a private school and accessory uses
- **To: R-A-W, Residential Agriculture – Wellhead Protection Overlay**

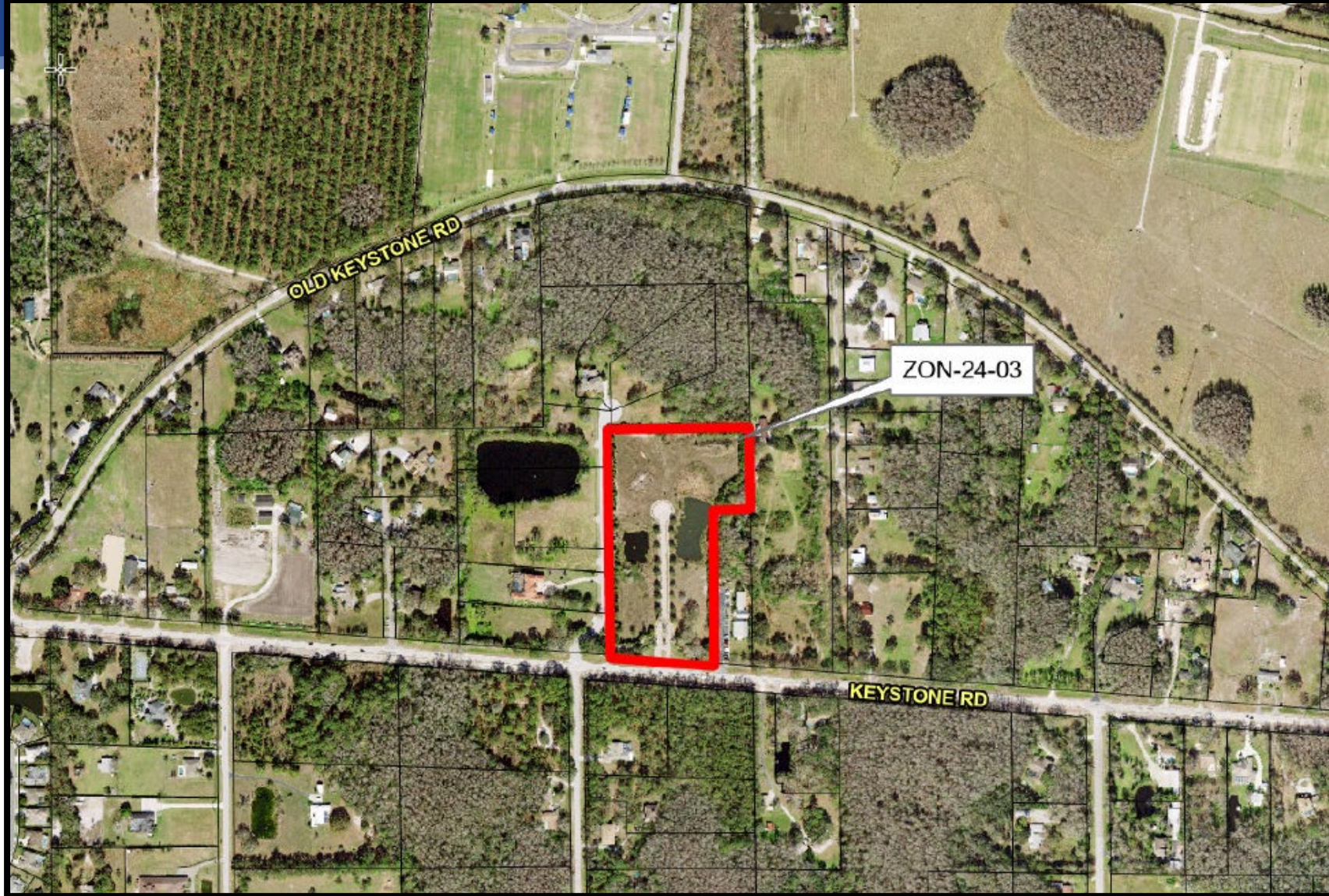
**Existing Use:** Vacant

**Proposed Use:** Four lot Single-Family Subdivision

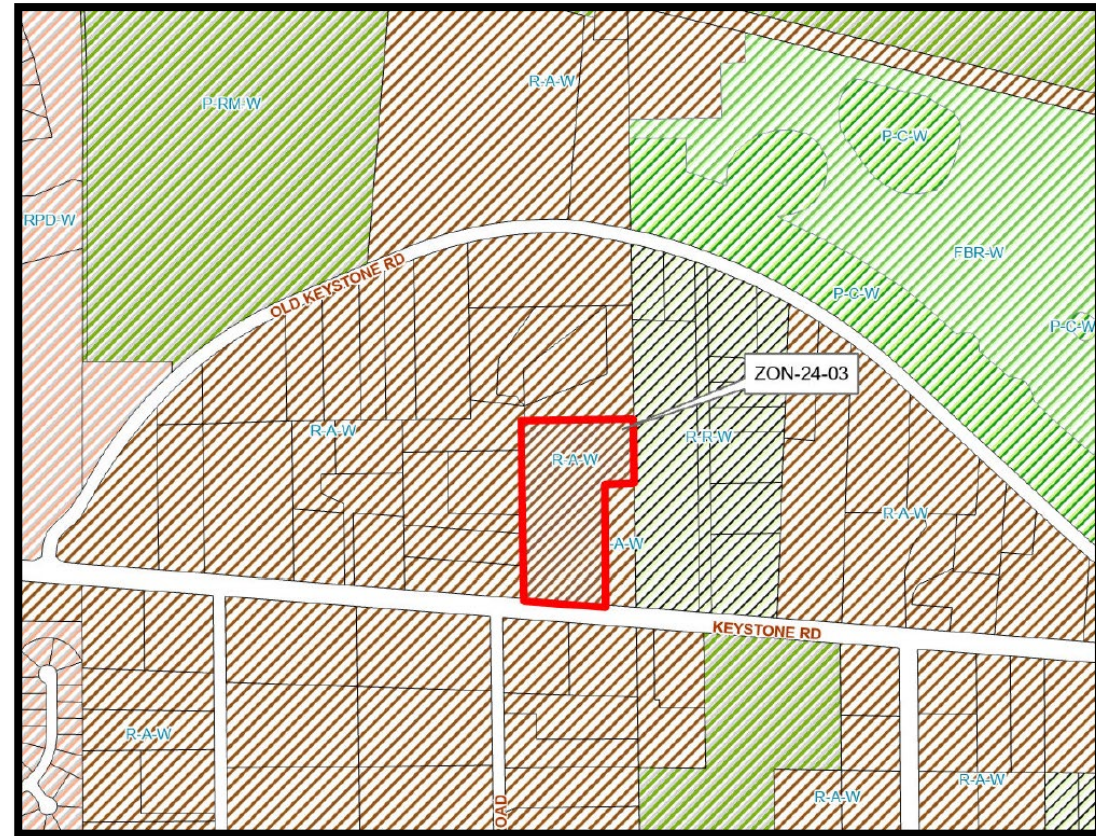
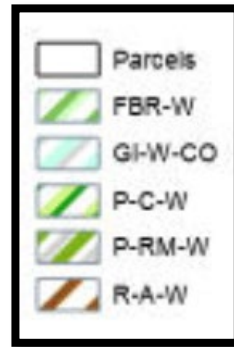
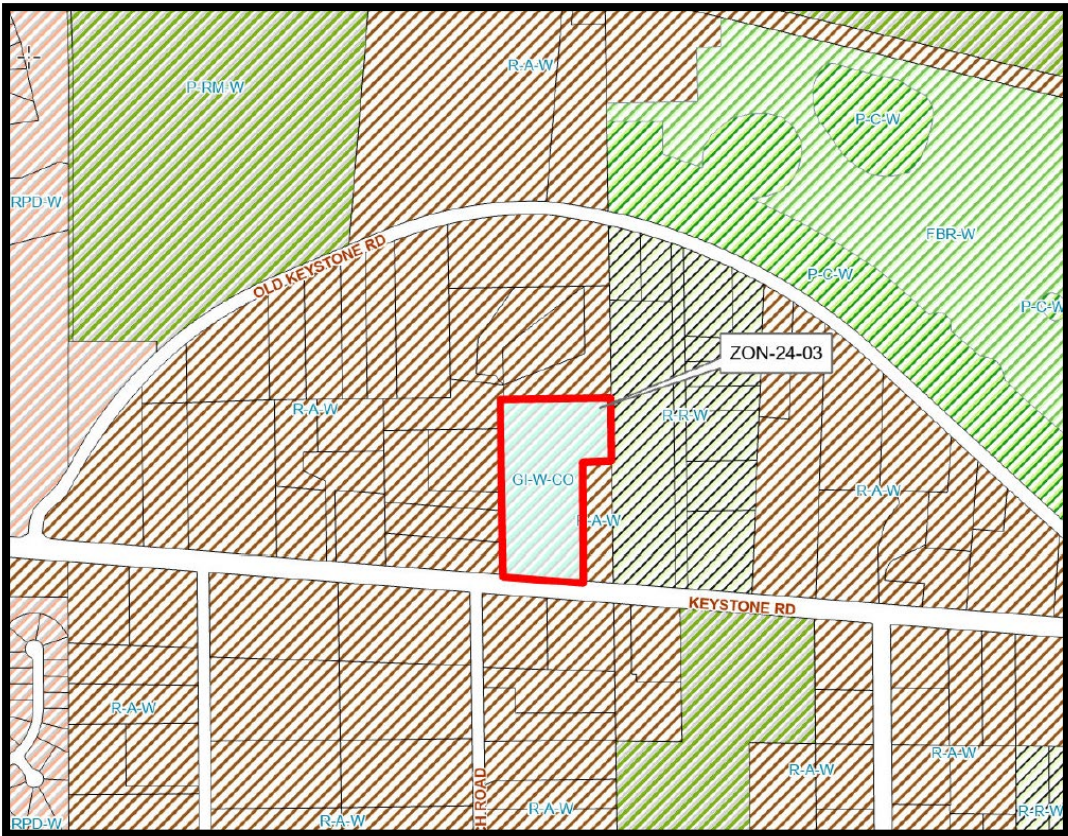
**Future Land Use:** Institutional (no change)



# Location



# Zoning Atlas



# Site Photos



# Site Photos

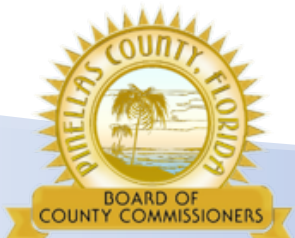


# Background – Zoning History

- **2003 – Regina Estates and Coastal Veterinary Clinic (SP#4338)**
  - **Site received approval for a 4-lot detached single-family subdivision with a private road. In addition, a 6,508 square foot, one-story veterinary clinic with associated parking and landscaping was approved. The vet clinic was conditionally approved per CU-4-12-01 on the adjacent parcel.**
- **2016 – Solid Rock Community School**
  - **Zoning Change – From A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay to GI-W-CO, General Institutional-Wellhead Protection Overlay-Conditional Overlay.**
  - **Conditional Overlay – Restricted the use of the property to a private school and related accessory uses, limited the maximum number of students to 400 and limited proposed buildings to a maximum height of 35 feet.**
  - **Land Use Change - From Residential Rural to Institutional**

## Public Notice and Correspondence

- **Property owner notices sent – within 400 feet of subject property**
- **No correspondence received**





# Recommendation

## Proposed Zoning Amendment

- **Compatible with surrounding rural residential uses**
- **Proposed use is compatible with the Wellfield Protection Overlay standards**
- **Proposed use is compatible with the Scenic/Non-Commercial Corridor standards**
- **Not within Coastal High Hazard Area (CHHA)**
- **Consistent with the Comprehensive Plan**

## Staff recommends Approval

## Local Planning Agency – Recommended Approval (6-0 vote)

