



## LOCAL PLANNING AGENCY (LPA) STAFF REPORT

**Case Number:** ZON-24-03

**LPA Public Hearing:** July 10, 2024

**Applicant:** Adam Schoenbaum

**Representative:** Ricky Huff, Esq.,  
Brown, Huff, Zohar

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

**Parcel ID(s):** 11-27-16-00000-340-0120



### **REQUEST:**

A Zoning Atlas amendment from GI-W-CO, General Institutional – Wellhead Protection Overlay – Conditional Overlay to R-A-W, Residential Agriculture – Wellhead Protection Overlay on approximately 9.38 acres located at 3561 Keystone Road in East Lake Tarpon.

### **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 6-0, 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.
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## **SUMMARY REPORT**

The Development Review Committee reviewed and analyzed this application on June 10, 2024. The Staff summary discussion and analysis follows:

The subject amendment area is approximately 9.38 acres, located at 3561 Keystone Road in East Lake, and is currently vacant. The site was historically approved as a four-lot residential subdivision in 2003. That subdivision infrastructure, including a road and utilities, was developed, however, the lots were not developed, and the property was sold to a private school. The private school was granted a zoning and future land use amendment with a conditional overlay to develop the property with a private school in 2016. The school was not developed, and the property was sold in 2024. The current owner wishes to develop the property with a four-lot residential subdivision, which requires a zoning change to R-A, Residential Agriculture, retaining the Wellhead Protection Overlay, and removal of the Conditional Overlay.

The subject property's current zoning designation is GI-W-CO, General Institutional – Wellhead Protection Overlay – Conditional Overlay. The Conditional Overlay currently restricts the development of the property to a private school with a maximum of 400 students. Additionally, the GI zoning district does allow for single-family residential uses. The Future Land Use designation on the property is Institutional (I), which allows for residential uses at a maximum of 12.5 units per acre.

The proposed zoning amendment to R-A-W would allow for the development of single-family residential homes on minimum 2-acre lots (equivalent density of 0.5 units per acre). The Wellhead Protection Overlay would remain as this area of Pinellas County is considered a high-quality groundwater recharge area. Additionally, the subject property is located on Keystone Road, a designated Scenic/Non-commercial Corridor (SNCC) as recognized by the Pinellas County Comprehensive Plan. This segment of the roadway is further subclassified as Rural/Open Space at this location. Development along this scenic corridor is typically categorized within the Residential, Recreation, or Public/Semi-Public plan classifications on the Countywide Future Land Use Plan. Development along these scenic corridors is strongly encouraged to be consistent with the appropriate development pattern and compatible in scale with the intent of the corridor classification. The intent of this scenic corridor is to limit impacts on surrounding residential properties and other impact-sensitive uses. Separately, the parcel is in the East Lake Tarpon Community Overlay which places a priority on maintaining the community's low-density residential character before any zoning changes or increased densities are considered. The policy also states that future development in East Lake Tarpon should be compatible with the community and fit within the community's characteristic land use types, density, height, and scale. If the request is approved, the proposed zoning amendment will be compatible and consistent with the objectives and policies of the Scenic/Non-commercial Corridor and East Lake Tarpon Community Overlay.

### **Surrounding Uses and Zoning Designations**

The subject property is in an area of the county that contains mostly residential and agricultural uses on larger lots, with some institutional and recreational uses in the surrounding area. Across Keystone Road to the south of the subject parcel as well as adjacent on the north and west are single-family residential lots. Adjacent to the east of the property is a veterinarian clinic and a single-family residential lot. The subject property is not within the Coastal Storm Area and has a low flood risk.

### **Conclusion**

Staff believes that the proposed Zoning Atlas amendment is appropriate for the subject property and is compatible with the surrounding development pattern. Staff also finds the amendment is consistent with

the Pinellas County Comprehensive Plan (see specifically cited goals, objectives, policies, and strategies listed below).

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### **SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	General Institution	GI	Vacant
<b>Adjacent Properties:</b>			
<b>North</b>	Residential Rural	RA	Vacant Residential Lot
<b>South</b>	Residential Rural	RA	Single-Family Home / Vacant Lot
<b>East</b>	Residential Rural	RA	Veterinarian Office /Single-Family Home
<b>West</b>	Residential Rural	RA	Single-Family Home / Vacant Lots

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### **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 1.2 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.
- Goal 6: Promote a balanced relationship between the built and natural environment.
- Objective 6.1 Proactively manage the impacts of (re)development on the County's natural resources.
- Policy 6.1.1: Protect the County's wellfields, coastal areas, wetlands, and other natural areas by limiting allowable densities/intensities.

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### **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:** August 13, 2024, at 6:00 p.m.

**CORRESPONDENCE RECEIVED TO DATE:** No correspondence received.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:** No one appeared.

**ATTACHMENTS:** (Maps)