

Proposed Amendments to the Pinellas County Future Land Use Map and Zoning Atlas (Z/LU-1-1-16)

Board of County Commissioners
February 23, 2016

Request

- Subject area
 - Three parcels covering 9.4 acres
 - North side of Keystone Road between the two intersections with Old Keystone Road
- Zoning Atlas Amendment
 - From: A-E-W
 - To: PSP-CO-W
- Future Land Use Map Amendment
 - From: Residential Rural
 - To: Institutional
- Conditional Overlay
 - Private school & related accessory uses
 - Maximum 400 students, grades K-12
 - Maximum building height of 35 feet
- Site is currently vacant



Z/LU-1-1-16

Zoning From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
 To: PSP-W-CO, Public/Semi-Public-Wellhead Protection Overlay-Conditional Overlay

Land Use From: Residential Rural
 To: Institutional

Parcel I.D. 11/27/16/00000/340/0100, 0210 & 0200
 Prepared by: Pinellas County Planning Department November 2015

Conditional Overlay limiting the use of the property to a private school and related accessory uses for a maximum number of 400 students, and limiting the maximum building height to 35 feet.





Z/LU-1-1-16

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MAP-3



**FUTURE LAND USE
PINELLAS COUNTY, FLORIDA**

- Residential**
- Residential Rural
- Public / Semi-Public**
- Preservation
 - Preservation-Resource Management
 - Recreation / Open-Space
 - Institutional

PROPOSED FUTURE LAND USE

Z/LU-1-1-16

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MAP-5



Additional Information

- Site formerly approved as a subdivision
 - Never constructed except some site work, home foundation, wall and entrance gate
- East Lake Tarpon Community Overlay
 - Should be compatible with the community and fit its characteristic land use types, density, height and scale.
- Conditional Overlay helps assure this
 - Limits the use to a school that serves the community
 - Maximum 400 students
 - Maximum 35-ft height – 50 ft otherwise
 - Existing 8-foot wall along perimeter

Additional Information

- Keystone Road is a Scenic Non-Commercial Corridor - Additional landscaping required
- Wellhead Protection Overlay – greater oversight over potential contaminants
- The proposed private school will not overly burden Keystone Road
 - 417 additional average daily trips
 - LOS 'C' and a V/C Ratio of 0.45
 - Consolidate three school sites into one
- Applicant provided a traffic study
 - Recommends an exclusive eastbound left turn lane into the property
 - Applicant responsible for construction

Staff Findings & Recommendation

- The proposed amendments are appropriate with the conditional overlay restrictions
- Infrastructure impacts are within acceptable parameters
- Applicant has provided evidence of public support for the project
- Staff recommends approval
- Local Planning Agency:
 - Recommended approval (7-0 vote)
- Pinellas Planning Council: April 13, 2016