



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-26-03

LPA Public Hearing: May 13, 2026

Applicant: Al Rahman, Inc.

Representative: Brittany Tran & Diogo Rodrigues, Infinity Engineering Group, LLC

Subject Property: Approximately 2.69 acres located at 2577 Keystone Rd in East Lake Tarpon.

Parcel ID(s): 09-27-16-00000-230-0600



REQUEST:

A Zoning Atlas amendment from R-A, Residential Agriculture to LI-CO, Limited Institutional with Conditional Overlay.

With the Conditional Overlay limiting the allowable uses to a community assembly facility with accessory storage, limiting the maximum floor area ratio (FAR) to 0.30, limiting the maximum impervious surface ratio (ISR) to 0.60, increasing the minimum building setbacks for the primary building to 50 feet for the front, side, and rear yards, restricting vehicular access to only East Lake Drive, reducing the maximum building height to 35 feet, providing a minimum 5-foot landscape buffer along the East Lake Drive frontage, and providing a 10-foot landscape buffer along the Keystone Road frontage consistent with the Scenic Noncommercial Corridor requirements.

A companion Future Land Use Map amendment (Case No. FLU-26-01) is also proposed.

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.

SUMMARY REPORT

The Development Review Committee reviewed and analyzed this application on April 13, 2026. The Staff summary discussion and analysis follow:

The subject site is approximately 2.69 acres in size, located at 2577 Keystone Road in East Lake Tarpon, and is currently developed with a community assembly facility with an accessory storage garage. The applicant intends to demolish the existing community assembly facility and redevelop the site by constructing a slightly larger facility with patron parking and stormwater retention along with the removal of a driveway off of Keystone Road. A zoning change to Limited Institutional with Conditional Overlay (LI-CO) is being requested to facilitate the proposed use.

Surrounding Uses and Zoning Designations

The subject property is designated Residential Rural (RR) on the Future Land Use Map (FLUM) and is proposed to be amended to Institutional (I) via companion case FLU-26-01. The site is zoned R-A, Residential Agriculture, which allows for single-family residential lots (2 acre minimum) and a range of agricultural activities. Community assembly facilities, educational uses, and other similar public/semipublic uses may be permitted as a Type-2 use in an R-A zone. The proposed zoning designation LI, Limited Institutional, would allow for the community assembly facility use by right. According to the County's Land Development Code, "The purpose of the LI, Limited Institutional District is to designate, develop and accommodate public uses that serve the needs and interests of the surrounding community."

The proposed Conditional Overlay associated with this request would limit how the property is used and provide development limitations to ensure compatibility with the surrounding uses. The conditions include the following: limiting the use to only a community assembly facility with accessory storage, limiting the sites maximum floor area ratio (FAR) to 0.30 with a maximum impervious surface ratio (ISR) of 0.60, increase the minimum building setbacks for the primary building to 50 feet for the front, side, and rear yards, restrict vehicular access to only East Lake Drive, reducing the maximum building height to 35 feet, require a minimum 5-foot landscape buffer along the East Lake Drive frontage, and a 10-foot landscape buffer along the Keystone Road frontage consistent with the Scenic Noncommercial Corridor requirements.

The subject property is adjacent to single family residential development on the north. There is single family residential to the south, across Keystone Road. To the west there is an assisted living facility and a community assembly facility. To the east and northeast, across from Old East Lake Road is a large office complex and a single-family residence. There are other institutional and non-residential uses in the area along the Keystone Road corridor.

Flood Risk

The subject property has a potential flood risk. The subject property is neither within the Coastal High Hazard Area (CHHA) nor the Coastal Storm Area (CSA). The northern portion of the subject property is within the Pinellas County's Lake Tarpon Floodplain, however the proposed concept plan shows the main building not located in the floodplain.

Scenic/Non-commercial Corridor (SNCC)

The subject property fronts along Keystone Road, which a designated Scenic/Non-commercial Corridor (SNCC) as recognized by the Pinellas County Comprehensive Plan. Because of this, additional landscaping beyond what is normally mandated by the Land Development Code will be required along the site's Keystone Road frontage. The exact amount and nature of the additional landscaping requirements will be determined during site plan review. It should be noted that low density residential development is the preferred land use along designated Scenic/Non-Commercial Corridors, although institutional uses may be located along these corridors because they provide beneficial services to the community, provided the traffic carrying capacity and the scenic nature of the roadway is protected.

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.

Conclusion

Staff are of the opinion that the proposed Zoning Atlas amendment, with the inclusion of the Conditional Overlay, is appropriate for the subject property and will allow the site to be redeveloped to the County's development regulations in a more consistent manner. The proposed Zoning Atlas amendment is also compatible with the surrounding development pattern, especially when considering the site's frontage along Keystone Road and other existing surrounding uses and similar nonresidential and institutional uses occurring along the Keystone Road corridor. Staff also find the amendment is consistent with the Pinellas County Comprehensive Plan (see specifically cited goals, objectives, and policies listed below), subject to the approval of the companion FLUM amendment case (FLU-26-01).

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	RR	Residential Agriculture	Community Assembly Facility
Adjacent Properties:			
North	RR	Limited Institutional Residential Agriculture	Assisted Living Facility and Single-Family Residence
South	RR	Residential Planned Development	Single-Family Residences
East	ROG and RR	Residential Agriculture and General Office	Offices and a Single-Family Residence
West	I	Residential Agriculture	Community Assembly Facility

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted goals, objectives, and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE ELEMENT

Goal One: 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.

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: June 16, 2026, at 9:30 a.m.

CORRESPONDENCE RECEIVED TO DATE: None

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: None

ATTACHMENTS: Maps, Application, DRC Comments