



Pinellas County

Staff Report

File #: 16-110A, Version: 1

Subject:

Case No. Q Z/LU-1-1-16 (C & K Safety Harbor, LLC & Outbidya, Inc.)

A request for a land use change from Residential Rural to Institutional and a zoning change from A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay to PSP-W-CO, Public/Semi-Public-Wellhead Protection Overlay-Conditional Overlay, with the 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 on approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon.

Recommended Action:

Adoption of Case No. Q Z/LU-1-1-16: An ordinance approving the application of C & K Safety Harbor, LLC & Outbidya, Inc. for a land use change from Residential Rural to Institutional and a resolution approving a zoning change from A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay to PSP-W-CO, Public/Semi-Public-Wellhead Protection Overlay-Conditional Overlay, with the 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 on approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

Covering approximately 9.4 acres, the subject property consists of three lots located on the north side of Keystone Road, approximately halfway between the two intersections with Old Keystone Road. Large lot single family residential development, open space and preservation areas are the predominant land uses in the area, however a veterinary hospital (approved as a conditional use) is immediately to the east and a scattering of institutional-type uses exist along the stretch of Keystone Road between East Lake Road and the Hillsborough County line.

The proposed use is a private school with up to 400 students from grades Kindergarten through 12. The applicant currently leases multiple sites in various north county locations for its school operations. The intent is to consolidate them into one permanent, fully-owned site. To facilitate this use, the applicant is requesting a Future Land Use Map (FLUM) amendment from Residential Rural to Institutional and a Zoning Atlas Amendment from A-E-W, Agricultural Estate Residential with a Wellhead Protection Overlay to PSP-W-CO, Public/Semi-Public with a Wellhead Protection Overlay and a Conditional Overlay. The Conditional Overlay allows the imposition of certain restrictions on the potential uses and development intensity of a property in order to enhance its compatibility with the surrounding area. In this case the applicant is proposing a Conditional Overlay restricting the use of the property to a private school and related accessory uses, limiting the maximum number of

students to 400 and limiting proposed buildings to a maximum height of 35 feet. Without these restrictions, the property would be open to the full range of uses permitted by the proposed PSP zoning district, no limit on the number of students and a maximum height of 50 feet. The applicant is requesting PSP zoning instead of Institutional Limited (IL) because private high schools are not permitted in IL.

The subject area was formerly approved as a residential subdivision. The only construction that occurred, however, was some site work, a perimeter wall with entrance gate and a home foundation. Proposed onsite improvements associated with the private school include two one-story buildings, required parking and lighted outdoor recreation areas. Existing stormwater ponds will be relocated as necessary and as approved via the administrative site plan review process. The existing wall and entrance gate are proposed to remain in place.

The subject property is located within the boundaries of the East Lake Tarpon Community Overlay, which reflects the community's desire to maintain its low-density residential character, expansive open spaces and limited commercial development. The proposed Institutional land use and PSP zoning designations, in combination with the Conditional Overlay restrictions, are felt to be compatible with the surrounding area and supportive of the residential community. A few single-family homes exist or are planned on large lots adjacent to the subject area; however, the existing 8-foot high wall around the periphery of the site will help buffer adjacent residential uses from the school. The applicant has submitted signatures of many neighbors indicating no opposition and the board of the Council of North County Neighborhoods (CNCN) has documented its support for the land use amendment and rezoning application.

The proposed 400-student private school could generate approximately 417 additional average daily vehicle trips on Keystone Road. In this location, the roadway is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.45, and it is not considered constrained. The applicant has submitted a traffic study to help demonstrate the potential impact that the proposed school will have on the operational characteristics of Keystone Road. The study recommends that an exclusive eastbound left turn lane on Keystone Road be provided into the site. If the proposed amendments are approved, construction of this turn lane would be the responsibility of the applicant. Potential impacts to solid waste, water and sewer services are all within acceptable parameters.

Keystone Road is a designated Scenic/Non-Commercial Corridor 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 road frontage.

The Wellhead Protection Overlay covering the subject area provides additional development controls that may be applied in an effort to better protect the area's groundwater resource, particularly in regards to potential contamination sources, site drainage and stormwater runoff. These controls, if necessary, will be applied during site plan review.

It is staff's conclusion that the proposed Institutional land use and PSP zoning designations are appropriate based on compatibility with surrounding uses and consistency with the Pinellas County Comprehensive Plan.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its January 14, 2016 public hearing (Vote 7-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
Legal - Exhibit "A"
Ordinance
Legal - Exhibit "A"
Impact Assessment
Traffic Analysis
Conceptual Site Plan
Transportation Analysis
Correspondence
PowerPoint Presentation
Ad
Ad Map