Pinellas County

Staff Report

File #: 26-1546A, **Version:** 1

Subject:
Case No. CW 26-12 - Pinellas County
Countywide Plan Map amendment from Residential Rural and Scenic/Noncommercial Corridor to Public-Semi-Public and Scenic/Noncommercial Corridor, regarding 2.69 acres more or less, located at 2577 Keystone Road.

Recommended Action:
Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 26-12, a proposal by Pinellas County to amend the Countywide Plan Map from Residential Rural and Scenic/Noncommercial Corridor to Public/Semi-Public and Scenic/Noncommercial Corridor, regarding 2.69 acres more or less, located at 2577 Keystone Road.

- The property is currently developed with a community assembly use and an accessory storage building, and the applicant proposes to redevelop the site with a slightly larger community assembly building, associated parking and stormwater improvements, and the removal of the existing driveway connection to Keystone Road.
- The proposed Public/Semi-Public designation would recognize the existing community-serving institutional use and facilitate its redevelopment, while the Scenic/Noncommercial Corridor subclassification would change from Rural/Open Space to Mixed Use. The proposed Mixed Use subclassification would extend the existing Mixed Use node at the intersection of Keystone Road and East Lake Street approximately 300 linear feet west along Keystone Road and establish a cohesive, small-scale mixed use node consistent with the surrounding development pattern.
- The companion local zoning amendment and Conditional Overlay would further limit the site's development potential by restricting the use to community assembly with accessory storage, maintaining a maximum FAR of 0.30 and ISR of 0.60, and establishing additional setbacks, landscaping, height, and access requirements.
- The proposed amendment supports Countywide Plan Strategies for coordinated development, compatibility with surrounding uses, and the provision of community-serving facilities.
- Forward Pinellas and the Planners Advisory Committee each unanimously recommended approval of the proposal.

Strategic Priorities:
Prosperity and Opportunity
3.3 Increase Workforce opportunities.
3.4 Enhance educational and cultural opportunities.
3.5 Foster business growth.

Summary:
Forward Pinellas, in its role as the Pinellas Planning Council, voted 13-0 to recommend approval of

the proposal. The Planners Advisory Committee recommended approval of this case by a vote of 17-0.

Background Information:
Forward Pinellas documentation is attached.

Fiscal Impact:
N/A

Staff Member Responsible:
Rodney Chatman, Planning Division Manager, Forward Pinellas

Partners:
N/A

Attachments:
Ordinance
Case Maps
Forward Pinellas Staff Analysis
Draft PAC Minutes
PowerPoint Presentation
Supporting Documentation
Affidavit of Publication