



Staff Report

File #: 16-110A, **Version:** 1

Agenda Date: 2/23/2016

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

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the
BOARD OF COUNTY COMMISSIONERS



Regarding: Case No. Z/LU-1-1-16

LPA Recommendation: The LPA finds that the proposed amendments are consistent with the Pinellas County Comprehensive Plan, and recommends approval of the proposed Future Land Use Map amendment and the Zoning change 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. (The vote was 7-0, in favor)

LPA Public Hearing: January 14, 2016

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find that the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas are consistent with the Pinellas County Comprehensive Plan based on the findings in this report; and
- **Staff further recommends** that the LPA recommend approval of the proposed FLUM and Zoning Atlas amendments to the Pinellas County Board of County Commissioners.

CASE SUMMARY

APPLICANT'S NAME: C & K Safety Harbor, LLC & Outbidya, Inc.

DISCLOSURE: Abdi R. Boozar-Jomehri, Roy C. Skelton,
Michele Fasnacht

REPRESENTED BY: Richard J. Marcel or Jason D. Boyd

	LAND USE CHANGE	ZONING CHANGE
FROM:	Residential Rural	A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
TO:	Institutional	PSP-W-CO, Public/Semi-Public-Wellhead Protection Overlay-Conditional Overlay
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.		

PROPERTY DESCRIPTION: Approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon.

PARCEL ID(S): 11/27/16/00000/340/0100, 0210 & 0200

PROPOSED BCC HEARING DATE: February 23, 2016

CORRESPONDENCE RECEIVED TO DATE:

Eighty-three letters and a Petition with 96 signatures received in favor. One letter received in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

Seven persons appeared in favor.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Residential Rural	A-E-W	Vacant
Adjacent Properties:			
North	Residential Rural	A-E-W	Vacant, Single Family Home
East	Residential Rural	A-E-W & R-R-W	Veterinarian Hospital, Single- Family Home
South	Residential Rural	A-E-W	Vacant, Single Family Home
West	Residential Rural	A-E-W	Vacant, Single-Family Home

STAFF DISCUSSION AND ANALYSIS

BACKGROUND AND COMPATIBILITY WITH SURROUNDING LAND USES

Covering approximately 9.4 acres, the subject property consists of three lots located on the north side of Keystone Road east of East Lake 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 by the Board of County Commissioners via a conditional use) is immediately to the east and a scattering of institutional-type uses (places of worship, a fire station, and the future site of an assisted living facility) 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 their school operations. The intent is to consolidate all of their leased locations 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 is a new option adopted by the Board of County Commissioners in August 2015 that 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. These restrictions would require a Development Agreement if not for the Conditional Overlay option. The Conditional Overlay, if approved, could only be removed or altered by future Board of County Commissioners action. The applicant is requesting PSP zoning instead of Institutional Limited (IL) because private high schools are not permitted in IL.

The subject area is currently vacant but 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 as recognized by the Pinellas County Comprehensive Plan and identified on the FLUM. The Overlay describes the community's desire to maintain its low-density residential character, expansive open spaces and limited commercial development. It is staff's opinion that the requested amendments are in keeping with the parameters of the Overlay. 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. The applicant has garnered a significant amount of community support for their proposal, as evidenced by the submitted signatures of many neighbors indicating no opposition and the letter from the board of the Council of North County Neighborhoods (CNCN) documenting their support for the land use amendment and rezoning application. It should be noted that while the East Lake Tarpon Community Overlay provides policy direction, it does not prohibit land use and zoning amendments in the area. A few single-family homes have been constructed or are planned on large lots adjacent to the subject area; however, an existing 8-foot tall wall around the periphery of the subject area will help buffer the existing and planned residential uses from the school.

TRANSPORTATION AND INFRASTRUCTURE IMPACTS

The applicant has submitted a traffic study to help demonstrate the potential impact that the proposed 400-student private school will have on the operational characteristics of Keystone Road.

Comparing the current development potential of the subject site with the potential use associated with the proposed Institutional FLUM designation, 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 additional average daily trips are not expected to adversely impact the level of service on this section of Keystone Road based on the proposed use of the site as a 400-student private school. The traffic study submitted as part of the application 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.

The proposal could increase demands on potable water supplies and wastewater treatment facilities by approximately 2,270 gallons per day (GPD). The subject site is within the Pinellas County potable water supply service area and the North Pinellas County wastewater treatment service area, which both have adequate capacity to provide potable and wastewater services to the site. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 82 tons per year.

OTHER CONSIDERATIONS

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 exact amount and nature of the additional landscaping will be determined during administrative site plan review. 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. The subject area has 275 feet of frontage along Keystone Road, which equates to approximately 0.9% of the frontage along the Scenic/Non-Commercial Corridor between East Lake Road and the Hillsborough County line. If other properties currently designated as Institutional on the FLUM are included, properties designated as Institutional would account for 3.3% of the frontage of this section of Keystone Road. Consequently, it is not anticipated that approval of the proposed amendment, with the limitations imposed by the Conditional Overlay, would adversely impact the scenic and rural character along Keystone Road east of East Lake Road.

A Wellhead Protection Overlay generally covers all lands between East Lake Road and the Hillsborough County line in the northeast portion of Pinellas County, which is an important aquifer recharge area. The Overlay provides additional development controls that may be applied in an effort to better protect the 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.

SUMMARY

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.

Impacts on infrastructure are within acceptable limits and the scale of the buildings and the proposed use are in keeping with the parameters of the East Lake Tarpon Community Overlay. The restrictions imposed by the Conditional Overlay will prevent other uses normally permitted by Institutional districts, limit the capacity of the facility to 400 students, and limit the height of the buildings to 35 feet (10 feet less than the maximum permitted height of single family homes in the area).

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendments are consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

- 1.2. Objective: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
- 1.2.3. Policy: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.
- 1.22 Objective: The Board of County Commissioners will utilize a community overlay to define East Lake Tarpon as a cohesive community and their decisions will support the local vision, community character and natural environment. Small businesses support the residential character of the community. Maintaining the community's quality of life, low density residential character, and expansive open spaces is to be considered before any zoning changes or increased densities are considered.
- 1.22.1 Policy Land use, zoning and conditional use decisions by Pinellas County that affect properties in East Lake Tarpon should be compatible with the established residential development pattern and passive recreation areas, allow for recreational boating, fishing and water activities consistent with the character

of East Lake Tarpon, and/or enhance the viability of local businesses that serve the community.

1.22.3 Policy All 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.

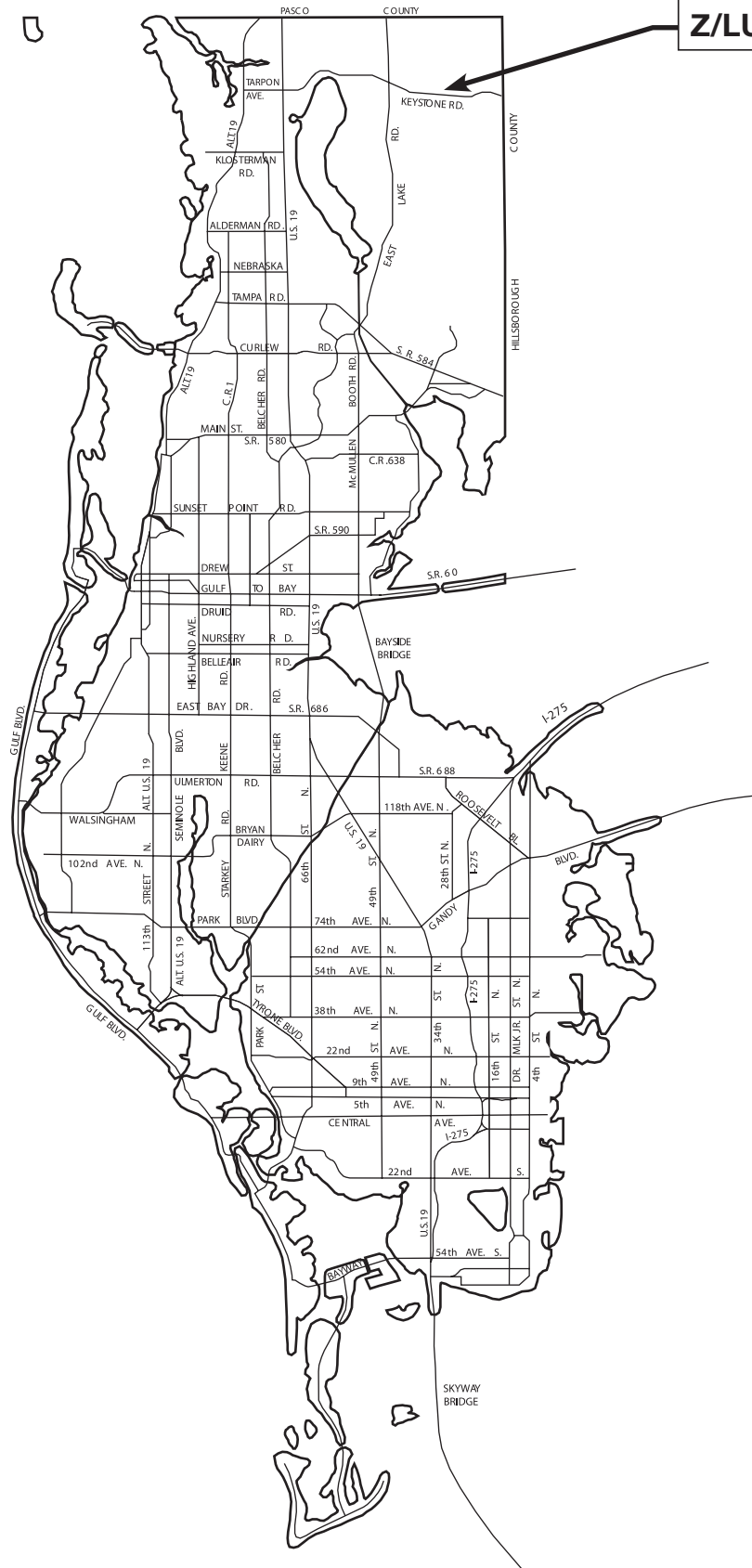
1.22.7 Policy Land use, zoning, conditional use and project decisions by Pinellas County and other agencies will place a priority on the protection of natural land resources, lake and estuary habitats and dependant species.

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.

Attachment (Maps)

LOCATION MAP



Z/LU-1-1-16

MAP-1

Z/LU-1-1-16

Zoning From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
To: IL-W -CO, Institutional Limited-Wellhead Protection Overlay-Conditional Overlay
Land Use From: Residential Rural
To: Institutional

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.

Parcel I.D. 11/27/16/00000/340/0100, 0210 & 0200

Prepared by: Pinellas County Planning Department November 2015





Z/LU-1-1-16

Zoning From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
 To: IL-W -CO, Institutional Limited-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.





MAP-3

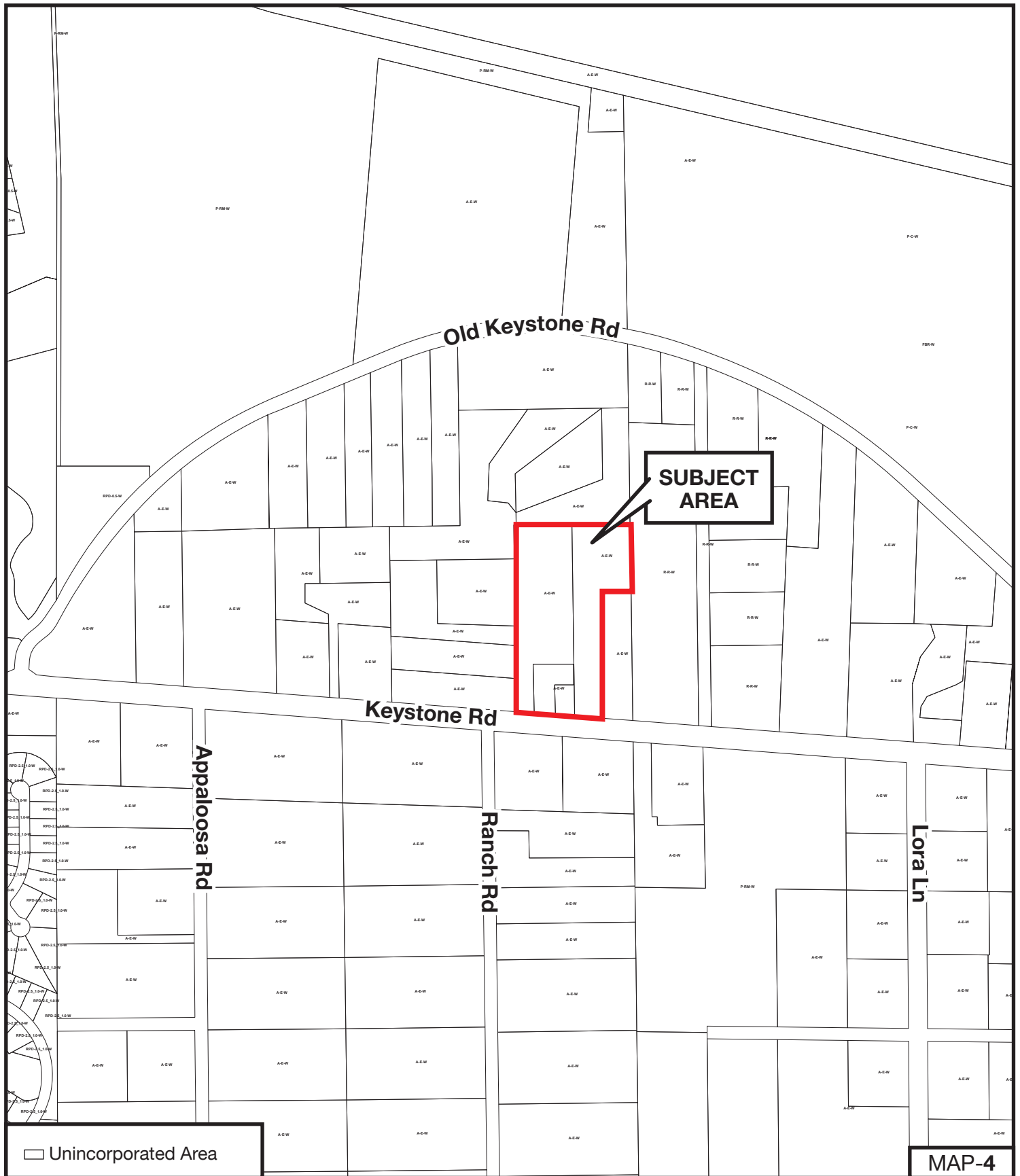
Z/LU-1-1-16

Zoning From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
To: IL-W -CO, Institutional Limited-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

Zoning From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
To: IL-W -CO, Institutional Limited-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

Zoning From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
 To: IL-W -CO, Institutional Limited-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.



RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 9.4 ACRES LOCATED ON THE NORTH SIDE OF KEYSTONE ROAD, 100 FEET EAST OF RANCH ROAD IN EAST LAKE TARPON; PAGE 522 OF THE ZONING ATLAS, AS BEING IN SECTION 11, TOWNSHIP 27, RANGE 16; FROM A-E-W, AGRICULTURAL ESTATE RESIDENTIAL-WELLHEAD PROTECTION OVERLAY TO PSP-W-CO, PUBLIC/SEMI-PUBLIC-WELLHEAD PROTECTION OVERLAY-CONDITIONAL OVERLAY WITH A 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; UPON APPLICATION OF C & K SAFETY HARBOR, LLC & OUTBIDYA, INC., THROUGH RICHARD J. MARCEL OR JASON D. BOYD, THE SUSTAINABILITY GROUP, LLC, REPRESENTATIVE, Z/LU-1-1-16

WHEREAS, C & K Safety Harbor, LLC & Outbidya, Inc., owners of the property hereinafter described, have petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property hereinafter described from A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay to PSP-W-CO, Public/Semi-Public-Wellhead protection Overlay-Conditional Overlay with a 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; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 23rd day of February 2016 that the zone classification of the following described real property in Pinellas County, Florida, to wit:

See Exhibit "A"

be, and the same is hereby changed from A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay to PSP-W-CO, Public/Semi-Public-Wellhead protection Overlay-Conditional Overlay with a 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, subject to an amendment to the Pinellas County Future Land Use Map from Residential Rural to Institutional, Z/LU-1-1-16.

Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ upon the roll call the vote was:

Ayes:

Nays:

Absent and not voting:

APPROVED AS TO FORM

By: 

Office of the County Attorney

SECTION 11, TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

ATTACHMENT 'A' LEGAL DESCRIPTION:

A parcel of land lying within the SW 1/4 of Section 11, Township 27 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the SW 1/4 of Section 11, Township 27 South, Range 16 East, Pinellas County, Florida; thence N 00°48'44" W, along the North-South centerline of said Section 11 (being the basis of bearings for this legal description), for 105.97 feet to the point of intersection with the Northerly Right-of-Way line of State Road S-582 (New Keystone Road) according to O.R. Book 1760, Page 547, of the Public Records of Pinellas County, Florida, same being the Southeast corner of that certain property as described in O.R. Book 11612, Page 2053, of the Public Records of Pinellas County, Florida, for the POINT OF BEGINNING; thence leaving said North-South centerline of Section 11, N 85°38'22" W, along said Northerly Right-of-Way line of State Road S-582 (New Keystone Road), for 550.00 feet to the Southwest corner of said certain property as described in O.R. Book 11612, Page 2053; thence leaving said Northerly Right-of-Way line of State Road S-582 (New Keystone Road), N 00°48'44" W along the West line of said certain property as described in O.R. Book 11612, Page 2053, for 880.30 feet to the Northwest corner of said certain property as described in O.R. Book 11612, Page 2053, same being the point of terminus of that certain boundary line agreement as described in O.R. Book 12742, Page 1635, of the Public Records of Pinellas County, Florida; thence N 89°11'16" E, along the North line of said certain property as described in O.R. Book 11612, Page 2053, same being the boundary line of said boundary line agreement as described in O.R. Book 12742, Page 1635, for 547.76 feet to the Northeast corner of said certain property as described in O.R. Book 11612, Page 2053, same being the Point of Beginning of said boundary line agreement as described in O.R. Book 12742, Page 1635, same also being the point of intersection with said North-South centerline of Section 11, same also being the point of intersection with the West line of that certain property as described in O.R. Book 7064, Page 2146 of the Public Records of Pinellas County, Florida; thence S 00°48'44" E, along the East line of said certain property as described in O.R. Book 11612, Page 2053 and the East line of said certain property described in O.R. Book 16874, Page 1850, respectively, same being said North-South centerline of Section 11, same also being said West line of that certain property as described in O.R. Book 7064, Page 2146, for 929.88 feet to the POINT OF BEGINNING.

EXHIBIT
Z/LU-1-1

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 9.4 ACRES LOCATED ON THE NORTH SIDE OF KEYSTONE ROAD, 100 FEET EAST OF RANCH ROAD IN EAST LAKE TARPON, LOCATED IN SECTION 11, TOWNSHIP 27, RANGE 16, FROM RESIDENTIAL RURAL TO INSTITUTIONAL

WHEREAS, the application for an amendment to the Future Land Use map of Pinellas County, Florida, hereinafter listed, has been presented to the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by Florida Law; and

WHEREAS, the comments and recommendation of the Local Planning Agency have been received and considered; and

WHEREAS, this is a small scale development amendment, as defined by Section 163.3187(1), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this 23rd day of February 2016 that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon. Referenced as Case Z/LU-1-1-16, and owned by C & K Safety Harbor, LLC & Outbidya, Inc., from Residential Rural to Institutional. Legal description –See Exhibit “A”.

Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Residential Very Low to Public/Semi-Public to maintain consistency with the said Plan.

Section 3. This Ordinance shall take effect upon:

- a) Receipt of notice from the Secretary of State that the Ordinance has been filed is received; and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 2012-245, Laws of Florida.
- c) Pursuant to Section 163.3187(5)(c), Florida Statutes, this amendment shall become effective upon 31 days following its adoption. If timely challenged, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the adopted small scale amendment is in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

APPROVED AS TO FORM

By: 
Office of the County Attorney

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 9.4 ACRES LOCATED ON THE NORTH SIDE OF KEYSTONE ROAD, 100 FEET EAST OF RANCH ROAD IN EAST LAKE TARPON, LOCATED IN SECTION 11, TOWNSHIP 27, RANGE 16, FROM RESIDENTIAL RURAL TO INSTITUTIONAL

WHEREAS, the application for an amendment to the Future Land Use map of Pinellas County, Florida, hereinafter listed, has been presented to the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by Florida Law; and

WHEREAS, the comments and recommendation of the Local Planning Agency have been received and considered; and

WHEREAS, this is a small scale development amendment, as defined by Section 163.3187(1), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this 23rd day of February 2016 that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon. Referenced as Case Z/LU-1-1-16, and owned by C & K Safety Harbor, LLC & Outbidya, Inc., from Residential Rural to Institutional. Legal description –See Exhibit “A”.

Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Residential Very Low Rural to Public/Semi-Public to maintain consistency with the said Plan.

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Section 3. This Ordinance shall take effect upon:

- a) Receipt of notice from the Secretary of State that the Ordinance has been filed is received; and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 2012-245, Laws of Florida.
- c) Pursuant to Section 163.3187(5)(c), Florida Statutes, this amendment shall become effective upon 31 days following its adoption. If timely challenged, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the adopted small scale amendment is in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

SECTION 11, TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

ATTACHMENT 'A' LEGAL DESCRIPTION:

A parcel of land lying within the SW 1/4 of Section 11, Township 27 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the SW 1/4 of Section 11, Township 27 South, Range 16 East, Pinellas County, Florida; thence N 00°48'44" W, along the North-South centerline of said Section 11 (being the basis of bearings for this legal description), for 105.97 feet to the point of intersection with the Northerly Right-of-Way line of State Road S-582 (New Keystone Road) according to O.R. Book 1760, Page 547, of the Public Records of Pinellas County, Florida, same being the Southeast corner of that certain property as described in O.R. Book 11612, Page 2053, of the Public Records of Pinellas County, Florida, for the POINT OF BEGINNING; thence leaving said North-South centerline of Section 11, N 85°38'22" W, along said Northerly Right-of-Way line of State Road S-582 (New Keystone Road), for 550.00 feet to the Southwest corner of said certain property as described in O.R. Book 11612, Page 2053; thence leaving said Northerly Right-of-Way line of State Road S-582 (New Keystone Road), N 00°48'44" W along the West line of said certain property as described in O.R. Book 11612, Page 2053, for 880.30 feet to the Northwest corner of said certain property as described in O.R. Book 11612, Page 2053, same being the point of terminus of that certain boundary line agreement as described in O.R. Book 12742, Page 1635, of the Public Records of Pinellas County, Florida; thence N 89°11'16" E, along the North line of said certain property as described in O.R. Book 11612, Page 2053, same being the boundary line of said boundary line agreement as described in O.R. Book 12742, Page 1635, for 547.76 feet to the Northeast corner of said certain property as described in O.R. Book 11612, Page 2053, same being the Point of Beginning of said boundary line agreement as described in O.R. Book 12742, Page 1635, same also being the point of intersection with said North-South centerline of Section 11, same also being the point of intersection with the West line of that certain property as described in O.R. Book 7064, Page 2146 of the Public Records of Pinellas County, Florida; thence S 00°48'44" E, along the East line of said certain property as described in O.R. Book 11612, Page 2053 and the East line of said certain property described in O.R. Book 16874, Page 1850, respectively, same being said North-South centerline of Section 11, same also being said West line of that certain property as described in O.R. 7064, Page 2146, for 929.88 feet to the POINT OF BEGINNING.

EXHIBIT
Z/LU-1-1

Impact Assessment and Background Data for Staff Report

Amendment to the Pinellas County Future Land Use Map and Pinellas County Zoning Atlas Map

Z/LU-1-1-16

Street Address: Located on the north side of Keystone Road 100 feet east of Ranch Road in the unincorporated area of East Lake Tarpon.

Parcel Number: 11/27/16/00000/340/0100, 0210, & 0200

Prepared by: RAB

Date: 12/21/15

Proposed Amendment From:

Future Land Use Designation(s): RR acres 9.4

Zoning Designation(s): A-E-W acres 9.4

Proposed Amendment To:

Future Land Use Designation(s): I acres 9.4

Zoning Designation(s): PSP-W-CO acres 9.4

Development Agreement? No ☒ Yes ☐ New ☐ Amended ☐

Affordable Housing Density Bonus? No ☒ Yes ☐ How many units:

INFRASTRUCTURE IMPACTS
SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
EXISTING	
Residential Rural	5 single family units 5 x 1.66 tons/unit/year (residential factor) = 8.3 tons/year
PROPOSED	
Institutional	Approximately 45,000 sq foot school 45,000 sq feet x 4.0 lbs/sf = 180,000 180,000 / 2,000 = 90 Tons/year
NET DIFFERENCE	82 tons/year

* (Non Residential) Gross Floor Area x Solid Waste Disposal Rate / 2,000 lbs = Total Tons per Year

* (Residential) Units x Annual Per Capita Rate = Total Tons per Year

Note: Based upon Solid Waste Disposal Rate determined by DUS Consultants for the Solid Waste Authority of Palm Beach County.

POTABLE WATER AND SANITARY SEWER IMPACT ASSESSMENT

LAND USE DESIGNATIONS	POTABLE WATER GPD *	WASTEWATER GPD*
EXISTING	<i>Pinellas County Service Area</i>	<i>Pinellas County Service Area</i>
Residential Rural	5 single family units 5 x 266 per unit (residential factor) = 1,330 GPD	5 single family units 5 x 187.5 per unit (residential factor) = 937.5 GPD
PROPOSED		
Institutional	Proposed School at 400 Students 400 x 9 (student rate) = 3,600 GPD	Proposed School at 400 Students 400 x 8 (student rate) = 3,200 GPD
NET DIFFERENCE	+2,270 GPD	+2,262 GPD

* (Non Residential) Gross Floor Area x Consumption Rate = GPD

* (Residential) Number of Units x Consumption Rate = GPD

NOTE: GPD = Gallons per Day

TRANSPORTATION AND ROADWAY IMPACTS

	YES or NO	COMMENTS
Is the proposed amendment located within one half mile of a concurrency corridor (i.e., constrained, congestion containment, and/or long term concurrency management corridor)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located along a scenic/non-commercial corridor?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See staff report for details.

ENVIRONMENTAL AND SITE CONDITIONS

	YES or NO	COMMENTS
Identify any onsite soils. Are any classified as "very limited" or "subject to subsidence?"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The site contains Myakka Soils & Urban Land.
Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the wellhead protection zone and/or aquifer recharge area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See staff report for details.
Identify the watershed in which the site is located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject area is located within the Brooker Creek watershed.
Is the site located within the 25 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the 100 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

*The standard categories of soil classifications (i.e., severe, very severe etc.) have been replaced by Building Site Development Limitations (i.e., somewhat limited, very limited etc.)

PUBLIC SAFETY

	YES or NO	COMMENTS
Is the site located with the coastal storm area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	E
Identify the Fire District serving the proposed development.		The subject site is located within the East Lake Fire District.

COMMUNITY IMPACTS

	YES or NO	COMMENTS
Will approval of this amendment affect the provision of affordable housing; if so, explain the positive/negative impacts.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the applicant sought/been issued an affordable housing finding by the Department of Community Development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the displacement of mobile home residents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the elimination of a water-dependent land use such as a marina or boat ramp? If so, identify how many ramps/lanes or slips will be eliminated.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment affect beach/waterfront accessibility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment have a significant impact on an adjacent local government?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a designated brownfield area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the proposed amendment affect public school facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Has the property been the subject of a previous amendment proposal within the last 12 months?

Yes ☐ No ☒

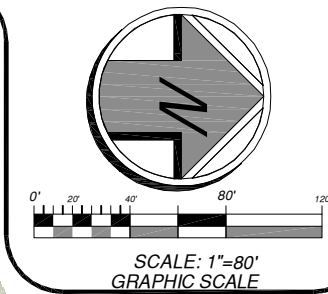
Is the property within 200 feet of a property under same owner that has been amended within the past 12 months?

Yes ☐ No ☒

ATTACH THE FOLLOWING:

- ___ Location Map
- ___ Future Land Use Map with zoning designations
- ___ Aerial

PINELLAS COUNTY PLANNING DEPARTMENT TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE							
LU#: Z/LU-1-1-16		Received: 01/06/2016		Jurisdiction: Pinellas County			
Revised:				Signoff:			
SITE DATA							
Parcel Size: 9.40							
Proposed for Amendment: 9.40							
Current Land Use Designation: Residential Rural							
Potential Use	sf/acre(s)	(upa)	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Residential	9.40	0.50	5	N/A	9.6	100	48
Total							48
Proposed Land Use Designation: Institutional							
Proposed Use	sf/acre(s)		Number of Students	sf/1,000	x(tgr)	cap.	Proj. trips
(1) School	9.40						
High School Students			100	N/A	1.7	0.90	153
Elementary/Middle School Students			300	N/A	1.3	0.80	312
Total							465
Potential Additional Daily Trips: 417							
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)		% Distribution			Traffic Vol. (AADT)		
		2015	2035		2015	2035	
(1) Keystone Road		417	417	existing	11,722	21,500	
Woodfield Blvd. to Hillsborough CL		100	100	proposed	12,139	21,917	
Road(s)		2015 PH		2015 AADT		2035 AADT	
		LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.
(1) Keystone Road							
Woodfield Blvd. to Hillsborough CL		C	0.45	C	C	F	F
Road(s)				Extg	Planned	Const.	Future
				Ln Cfg	Improv.	Year	Ln Cfg
(1) Keystone Road		Woodfield Blvd. to Hillsborough CL		2U	N/A	N/A	N/A
ABBREVIATIONS/NOTES							
AADT = Average Annual Daily Trips				Ln. = Lanes			
AC = Acres				LOS = Level of Service			
CAP = Capture Rate (i.e., % new trips)				LTCM = Long Term Concurrency Management Corridor			
CCC = Congestion Containment Corridor				MPO = Metropolitan Planning Organization			
CFG = Configuration				N/A = Not applicable			
CMS = Concurrency Management System				PC = Partially controlled access			
CON = Constrained County Corridor				PH = Peak Hour			
Const. = Construction				SF = Square Feet			
D/U = Divided/undivided				TGR = Trip Generation Rate			
E = Enhanced				UPA = Units Per Acre			
FAR = Floor Area Ratio				UTS = Units (dwelling)			
FDOT = Florida Department of Transportation				V/CR = Volume-to-Capacity Ratio			
DEF= Deficient State Road				MIS= Mitigating Improvement Scheduled			
2035 traffic volumes from MPO, adjusted FDOT Regional Transportation Analysis model output							
Average daily level of service based on Generalized Daily LOS Volume Tables from FDOT 2010 LOS Manual							


[illegible]

PROJECT NAME: **SOLID ROCK COMMUNITY SCHOOL**

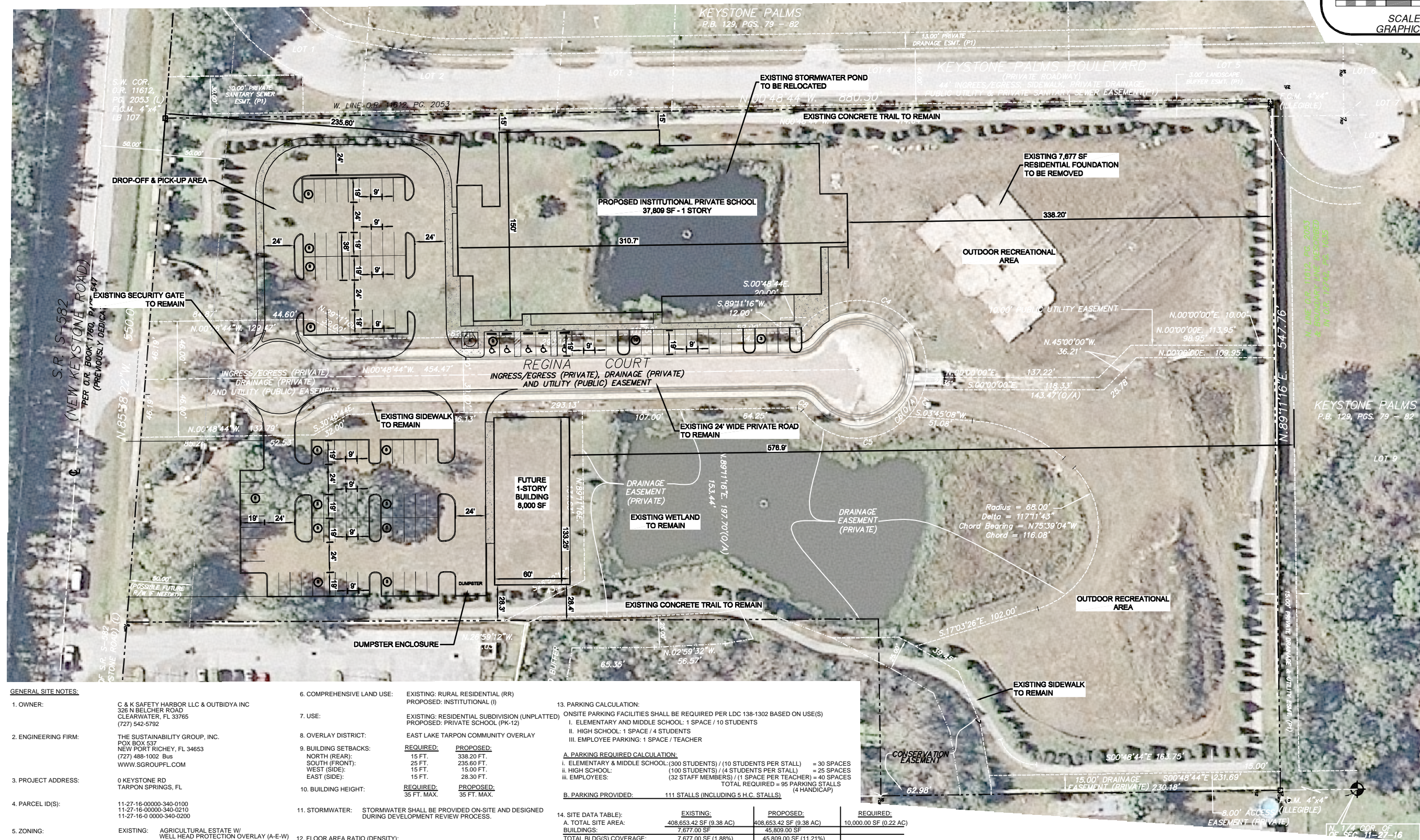
PROJECT LOCATION: **0 KEYSTONE ROAD
TARPON SPRINGS, FL**

SHEET NAME: **ZONING & LAND-USE AMENDMENT
CONCEPTUAL SITE PLAN**

NO.	DATE	DESCRIPTION	BY
R			
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PROJECT #:	SOLID ROCK COMMUNITY SCHOOL
ORIGINAL DATE:	NOVEMBER 11, 2015
CHECKED BY:	RM
DESIGNED BY:	RM

SHEET NO. 1 of 1



Z/LU-1-1-16
Received 11-19-15

Site Location:

Z/LU-1-1-16

RECEIVED 12/22/15

SOLID ROCK COMMUNITY SCHOOL

0 KEYSTONE ROAD, TARPON SPRINGS, FL

PARCEL ID #1 11-27-16-00000-340-0100, 0210, & 0200

TRANSPORTATION ANALYSIS



Prepared by:



Mailing Address: PO Box 537, New Port Richey, FL
727-488-1002 - Richard@sgroupfl.com

DECEMBER 21, 2015

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I. PROJECT INTRODUCTION

Solid Rock Community School is a proposed private institution for grades K through 12 with 400 students and 32 staff members at full enrollment. The site is currently located within a vacant five (5) lot subdivision with existing 24 ft. wide access into the development from Keystone Road. A copy of the rezoning conceptual plan and location map is included under **(Figure 1 & 2)**.

It is anticipated that the campus hours are from 7 AM to 5 PM daily for staff, before and after care services. Classes start at 8:30 AM with dismissal at 3:00 PM daily. Parents dropping off kids will be directed by on-site signage to parents at designated area on-site. Solid Rock Community School currently has two buses associated with after school recreational activities. Private after school buses that provide services will be treated as traditional vehicles queuing on-site for pick-up and drop-off standard at most public or private institutions.

The purpose of this report is to perform a transportation analysis, which will determine existing/proposed traffic impact conditions, intersection (LOS) analysis, eastbound left-turn lane warrants, on-site storage and queuing circulation analysis.

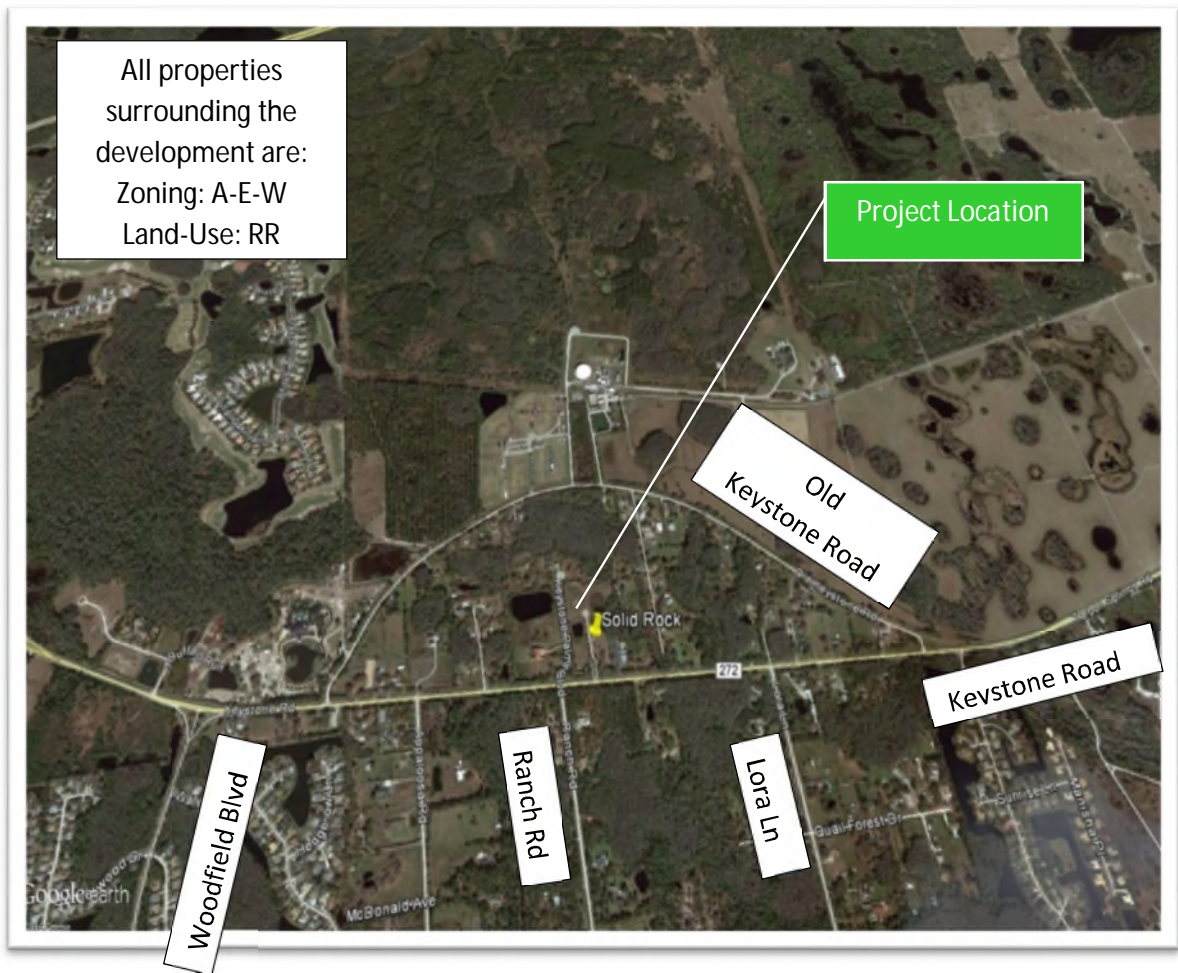


FIGURE 1: PROJECT LOCATION

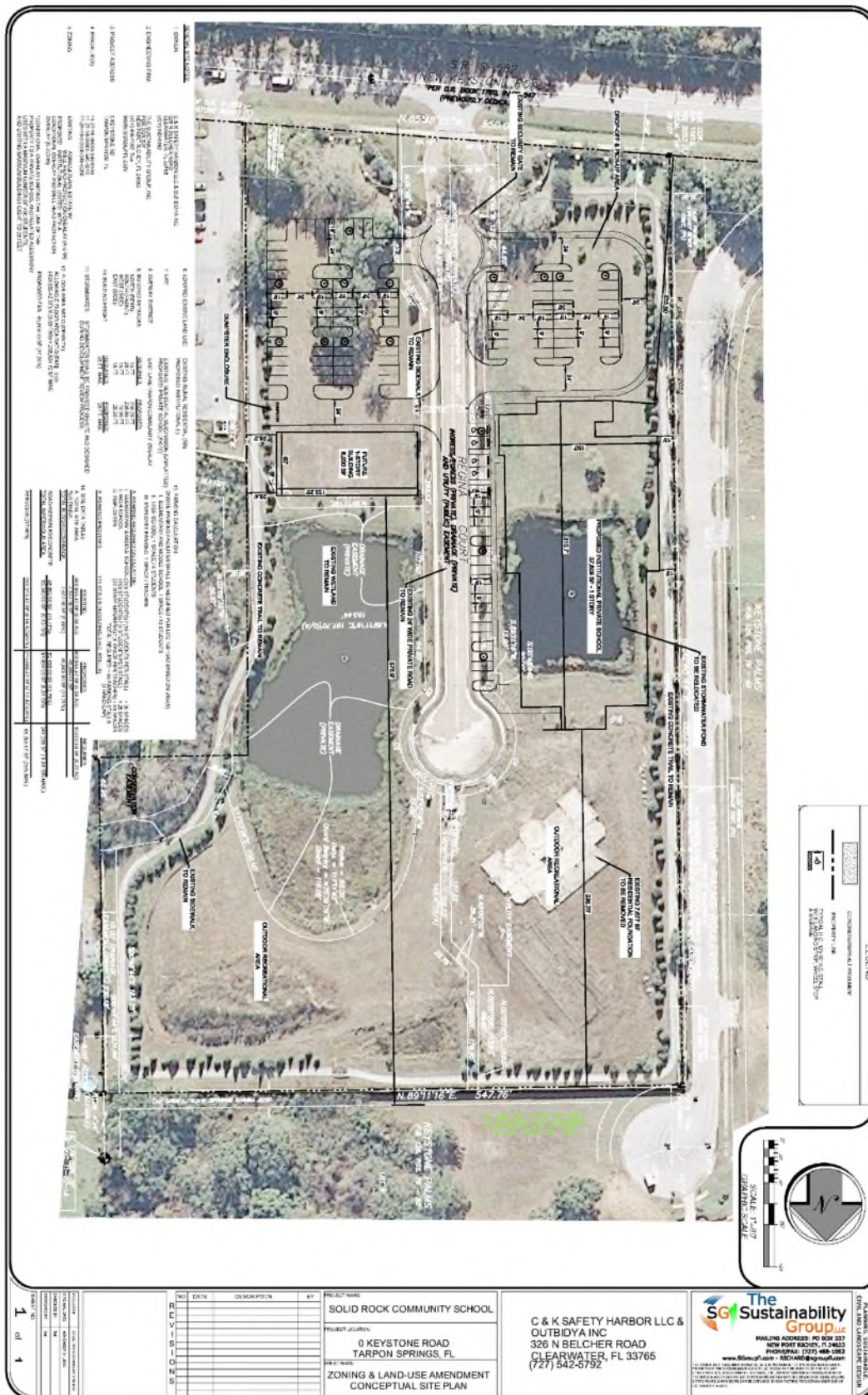


FIGURE 2: REZONING AND LAND-USE APPLICATION CONCEPTUAL PLAN

II. EXISTING BACKGROUND TRAFFIC

Keystone Road is a two (2) lane road located in Pinellas County. Traffic patterns were observed and data collected at the property's entrance along Keystone Road on December 17, 2015 during the times of 7-10 AM and 2-6 PM establishing the AM and PM Peak Hour counts.

Table 1 - EXISTING AM HOURLY PEAK TRAFFIC				
Existing Roadway	2015		*Opening Year 2017	
	Eastbound (EB) Volume	Westbound (WB) Volume	Eastbound (EB) Volume	Westbound (WB) Volume
Keystone Rd	610	505	634	525

Traffic Volumes shown are from 8:00-9:00 AM to coincide with school start time at 8:30 AM.

*The school is anticipated to open in Spring of 2017. Future year, non-development background traffic was determined by applying an annual growth rate of 2% to the existing traffic volumes for 2 years (covers any construction delays).

Table 2 - EXISTING PM HOURLY PEAK TRAFFIC				
Existing Roadway	2015		*Opening Year 2017	
	Eastbound (EB) Volume	Westbound (WB) Volume	Eastbound (EB) Volume	Westbound (WB) Volume
Keystone Rd	418	551	435	573

Traffic Volumes shown are from 2:30-3:30 PM to coincide with school dismissal time at 3:00 PM.

*The school is anticipated to open in Spring of 2017. Future year, non-development background traffic was determined by applying an annual growth rate of 2% to the existing traffic volumes for 2 years (covers any construction delays).

FIGURE 3 - 8-9 AM 2017 PEAK HOURLY BACKGROUND TRAFFIC

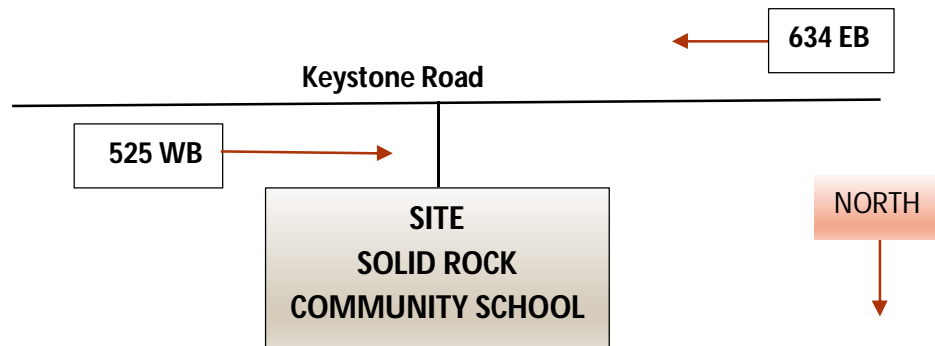


FIGURE 4 - 2:30-3:30 PM 2017 PEAK HOURLY BACKGROUND TRAFFIC

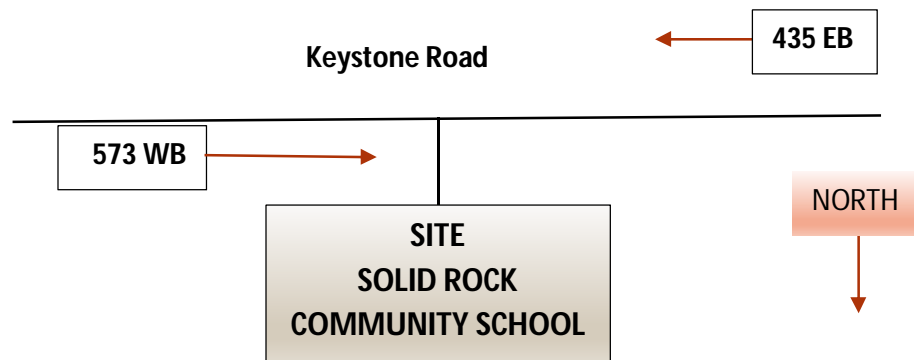


TABLE 4 - TRAFFIC COUNT COLLECTED & PEAK HOURLY TRAFFIC 15 MIN INTERVALS W/ PEAK HOUR AM COUNT December 17, 2015 - 7:00-10:00 AM				
Time	Eastbound (EB) Lane		Westbound (WB) Lane	
7:00 – 7:15 AM	172		95	
7:15 – 7:30 AM	183		96	
7:30 – 7:45 AM	166		145	
7:45 – 8:00 AM	148	669	116	452
8:00– 8:15 AM	143		137	
8:15– 8:30 AM	186		145	
8:30– 8:45 AM	163		116	
8:45– 9:00 AM	118	610	107	505
9:00 – 9:15 AM	117		85	
9:15 - 9:30 AM	135		96	
9:30 – 9:45 AM	123		102	
9:45 – 10:00 AM	105	480	73	356

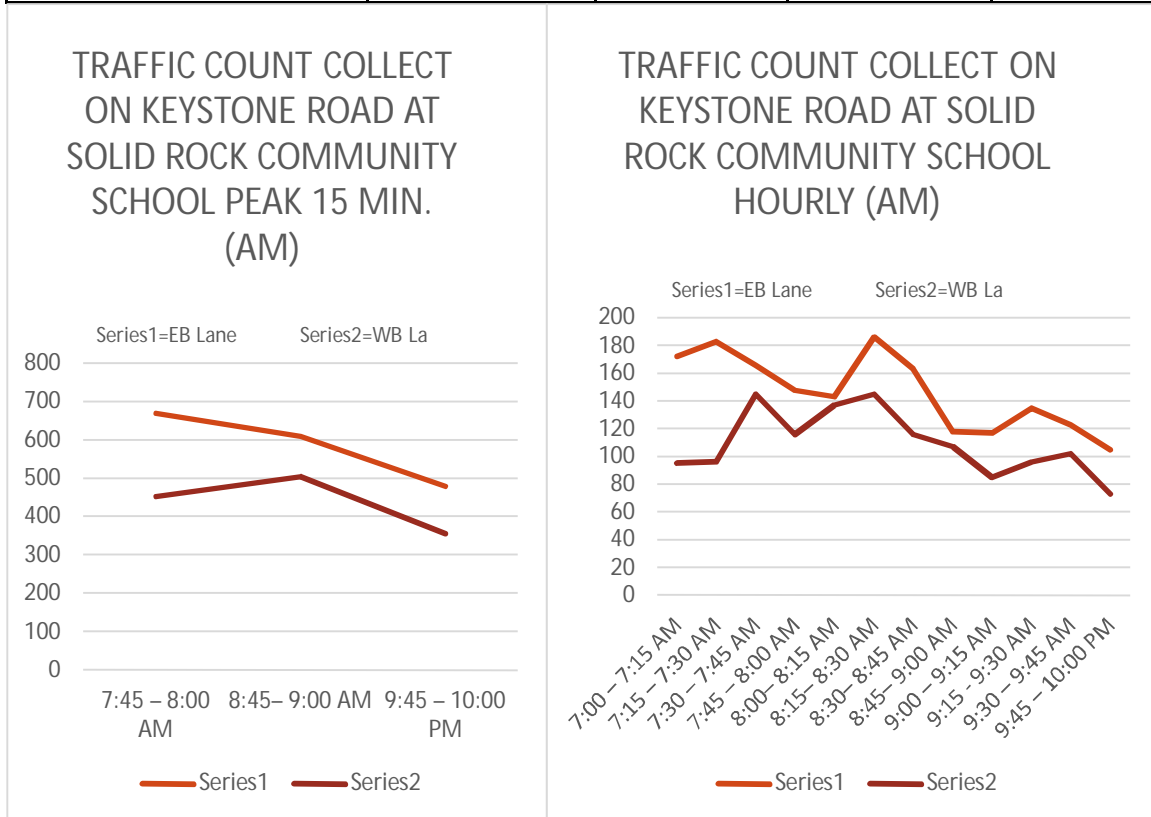


FIGURE 5: AM HOURLY TRAFFIC DATA COLLECTED

**TABLE 5 - TRAFFIC COUNT COLLECTED & PEAK HOURLY TRAFFIC
15 MIN INTERVALS W/ PEAK HOUR AM COUNT**

December 17, 2015 - 7:00-10:00 AM

Time	Eastbound (EB) Lane		Westbound (WB) Lane	
2:00 – 2:15 PM	104		99	
2:15 – 2:30 PM	78		111	
2:30 – 2:45 PM	92		128	
2:45 – 3:00 PM	96	370	154	492
3:00 – 3:15 PM	90		132	
3:15 – 3:30 PM	140	418	137	551
3:30 – 3:45 PM	126		141	
3:45 – 3:00 PM	120	476	179	589
4:00 – 4:15 PM	112		167	
4:15 – 4:30 PM	143		199	
4:30 – 4:45 PM	161		196	
4:45 – 5:00 PM	151	567	232	794
5:00 – 5:15 PM	140		215	
5:15 – 5:30 PM	174		225	
5:30 – 5:45 PM	135		246	
5:45 – 6:00 PM	129	578	257	943

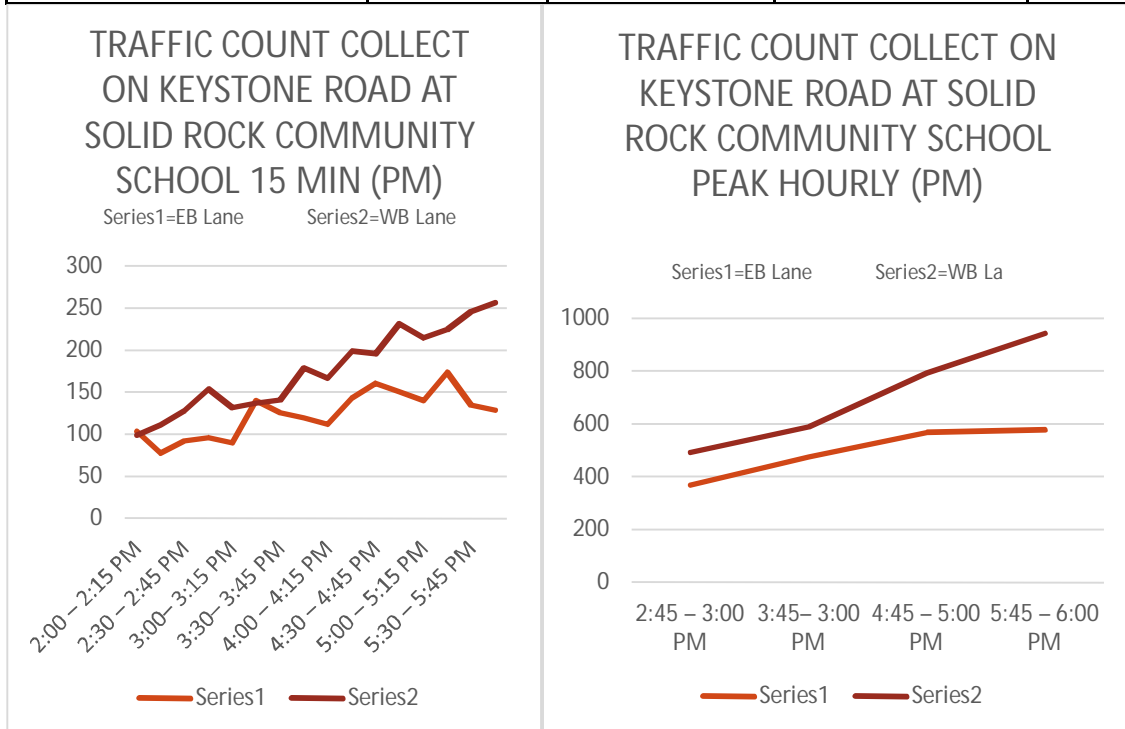


FIGURE 6: PM HOURLY TRAFFIC DATA COLLECTED

III. TRIP GENERATION

Traffic volumes generated by the project were estimated using the appropriate equations published in the Institute of Transportation Engineers' (ITE), Trip Generation Manual (9th Edition). ITE Land Use Code #536 was used for students and staff. Private schools in this land use category primarily serve students attending kindergarten through the 12th grade but may also include those beginning with pre-K classes. These schools may also offer extended care and day care. Students may travel a long distance to get to private schools.

A school typically has three peak periods which may be evaluated. The first is the AM peak period which corresponds to the peak period of adjacent street traffic on Keystone Road 7-9 AM. School starts at 8:30 am and released at 3:00 pm; which adheres with most elementary schools dismissing students between 2 and 4 PM, outside the traditional PM peak period of 4-6 PM. Therefore, there are separate trip generation calculations for the peak hour of the generator, which corresponds with student dismissal, and the peak hour of the adjacent street, which occurs between 4 and 6 PM. The trip generation is lower for the 4-6 PM period as the traffic associated with this timeframe is typically related to staff and extracurricular activities.

The school anticipates only 2 to 3 private buses transporting students to after-school care. There are no traditional public school buses anticipated transporting students to and from school. For the purpose of this analysis, 8 students per private aftercare transport is being assumed with 24 students for private bus and 376 students for parent pickup. Trip Generation is summarized in **Table 6, 7 & 8**. The existing residential subdivision is included crediting the proposed development towards trips generated. Per County staff it is anticipated that the PM Peak period be studied, since the majority of parent's stage right before or after dismissal. With credit given for the existing development, Solid Rock Community school anticipates 197 enter and 123 exit AM Peak Hour trips along with 94 enter and 133 exit trips for PM Peak periods per ITE 9th edition.

TABLE 6 - EXISTING LAND-USE TRIP GENERATION RATE					
LAND USE	INDEPENDENT VARIABLE (UNITS)	AM PEAK HOUR TRAFF		PM PEAK HOUR TRAFF	
		ENTER	EXIT	ENTER	EXIT
210 - Single-Family Detached Housing	5 (dwelling units)	1	3	3	2
*Data Source; ITE Trip Generation Manual, 9 th Edition and OTISS, Traffic Impact Study Software					

TABLE 7- PROPOSED LAND-USE TRIP GENERATION RATE					
LAND USE	INDEPENDENT VARIABLE (UNITS)	AM PEAK HOUR TRAFF		PM PEAK HOUR TRAFF	
		ENTER	EXIT	ENTER	EXIT
536 - Private School (K-12)	400 (students)	198	126	97	135
*Data Source; ITE Trip Generation Manual, 9 th Edition and OTISS, Traffic Impact Study Software					

TABLE 8- NET NEW TRIPS PROPOSED VS. EXISTING CREDIT					
LAND USE	INDEPENDENT VARIABLE (UNITS)	AM PEAK HOUR TRAFF		PM PEAK HOUR TRAFF	
		ENTER	EXIT	ENTER	EXIT
536 - Private School (K-12)	400 (students)	197	123	94	133
*Data Source; ITE Trip Generation Manual, 9 th Edition and OTISS, Traffic Impact Study Software					

IV. TRIP DISTRIBUTION & ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

The following two figures show the AM and PM proposed site traffic distribution onto Keystone Road and signalized intersection to the west (East Lake Road and Keystone Road). A traffic distribution percentages have been determined based on owner input and engineering judgement (**Figure 7 & 8**).

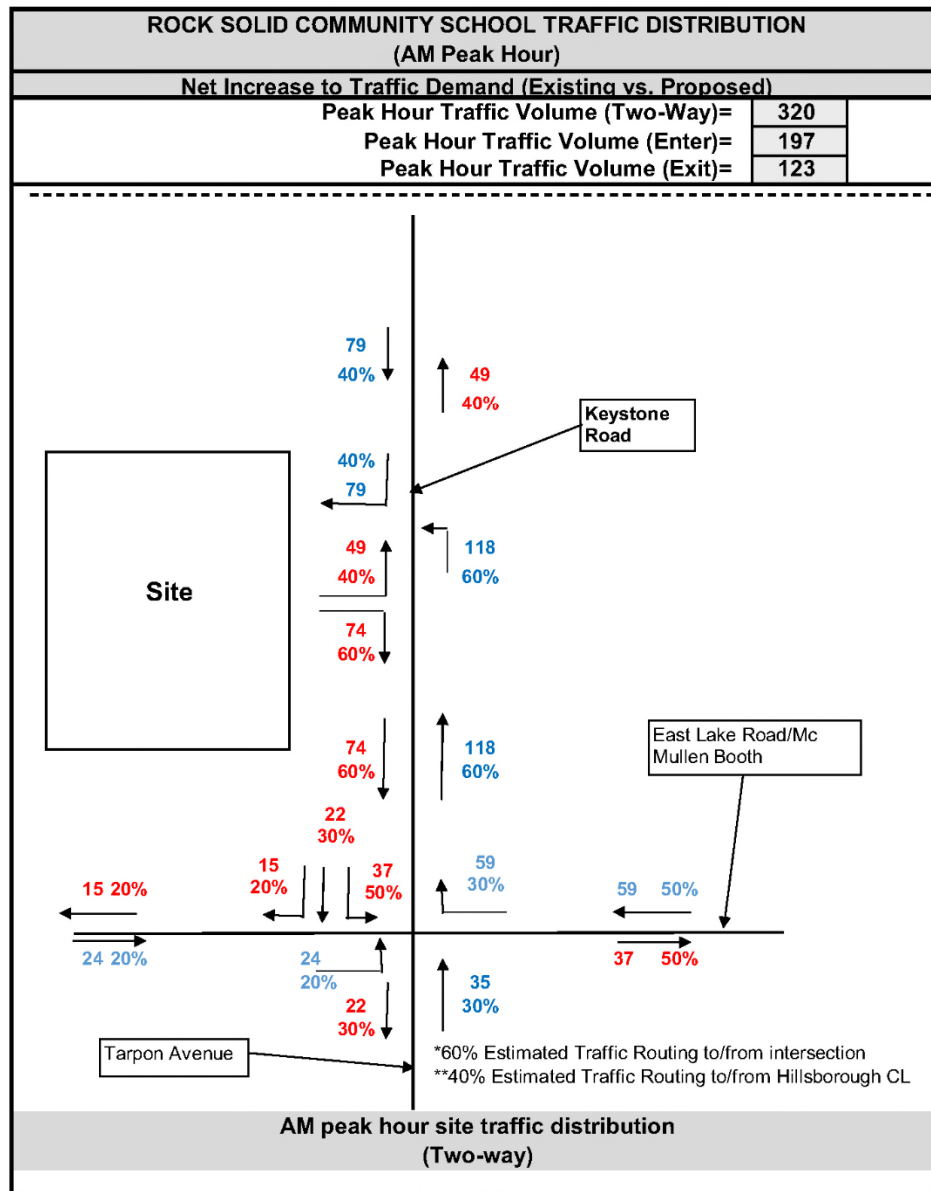


FIGURE 7 – AM PEAK HOUR TRAFFIC DISTRIBUTION

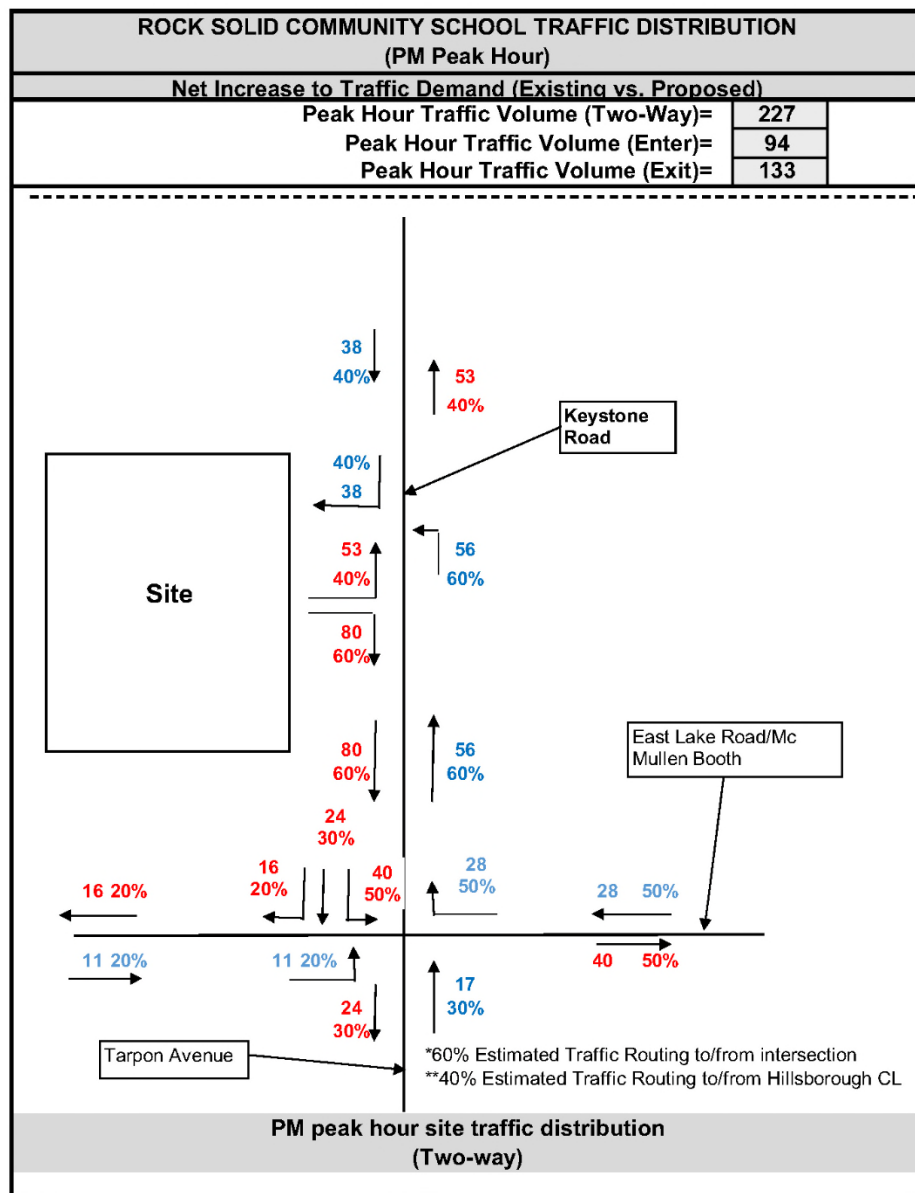


FIGURE 8 – AM PEAK HOUR TRAFFIC DISTRIBUTION

Future Conditions - Keystone Road Level of Service (LOS) Analysis

The school is anticipated to open in Spring of 2017. Future year, non-development background traffic was determined by applying an annual growth rate of 2% to the existing traffic volumes. Future traffic conditions were estimated by adding project traffic to background traffic volumes. Project traffic was estimated and distributed to the roadway network using the methods previously discussed. **Table 9** lists the LOS for Keystone Road between Hillsborough county line to Woodfield Blvd. This information is from the Pinellas County MPO 2015 Level of Service Report Facility link #802. This report indicates that Keystone Road at the proposed site is currently operating at an acceptable level of service (LOS) C during the PM peak hour direction (WB). **Table 10** illustrates the future LOS with the proposed peak hour site traffic during PM hourly peak period. Based on the analysis Keystone Road is anticipated to operate at or above the adopted Level of Service 'C'. Therefore, no impact mitigation will be required.

TABLE 9 – EXISTING KEYSTONE ROAD LEVEL OF SERVICE (LOS)

Roadway Name	Segment (From/To)	LOS	Length	AADT	WB Peak Hour, Peak Direction Volume	Physical Capacity (LOS C)	Volume to Capacity Ratio
# 802 - KEYSTONE RD	(HILLSBOROUGH CL to WOODFIELD BLVD)	C	2.301 Miles	11,722	622	1,440	0.425
*Service volume data received from Pinellas County MPO 2015 Level of Service Report Facility #802							

TABLE 10 - SOLID ROCK COMMUNITY SCHOOL - PM PEAK HR. LOS IMPACTS (TRIPS TO SITE)

Roadway Name	Segment (From/To)	Peak Hour Traffic Direction	Peak Hour Projected Development Trips Increase (Peak Direction)	WB Peak Hour Peak, Peak Dir. Volume	Total WB Peak Hour Peak, Peak Dir. w/ Site Traffic Volume	WB Peak Hour, Peak Dir. Physical Capacity, Service Volume (LOS C)	WB Peak Hour, Peak Dir. LOS w/ Site Traffic	% Peak Hour Peak Dir. Service Volume Impacted	Volume to Capacity Ratio
KEYSTONE ROAD	SITE TO HILLSBOROUGH CL	WB	38	622	660	1440	C	2.61%	0.458
KEYSTONE ROAD	SITE TO EAST LAKE ROAD	WB	80	622	702	1440	C	5.54%	0.487
*Existing traffic volumes and service volume data received from Pinellas County MPO 2015 Level of Service Report Facility #802									
*ITE Land-Use #536 - Private School (K-12)									

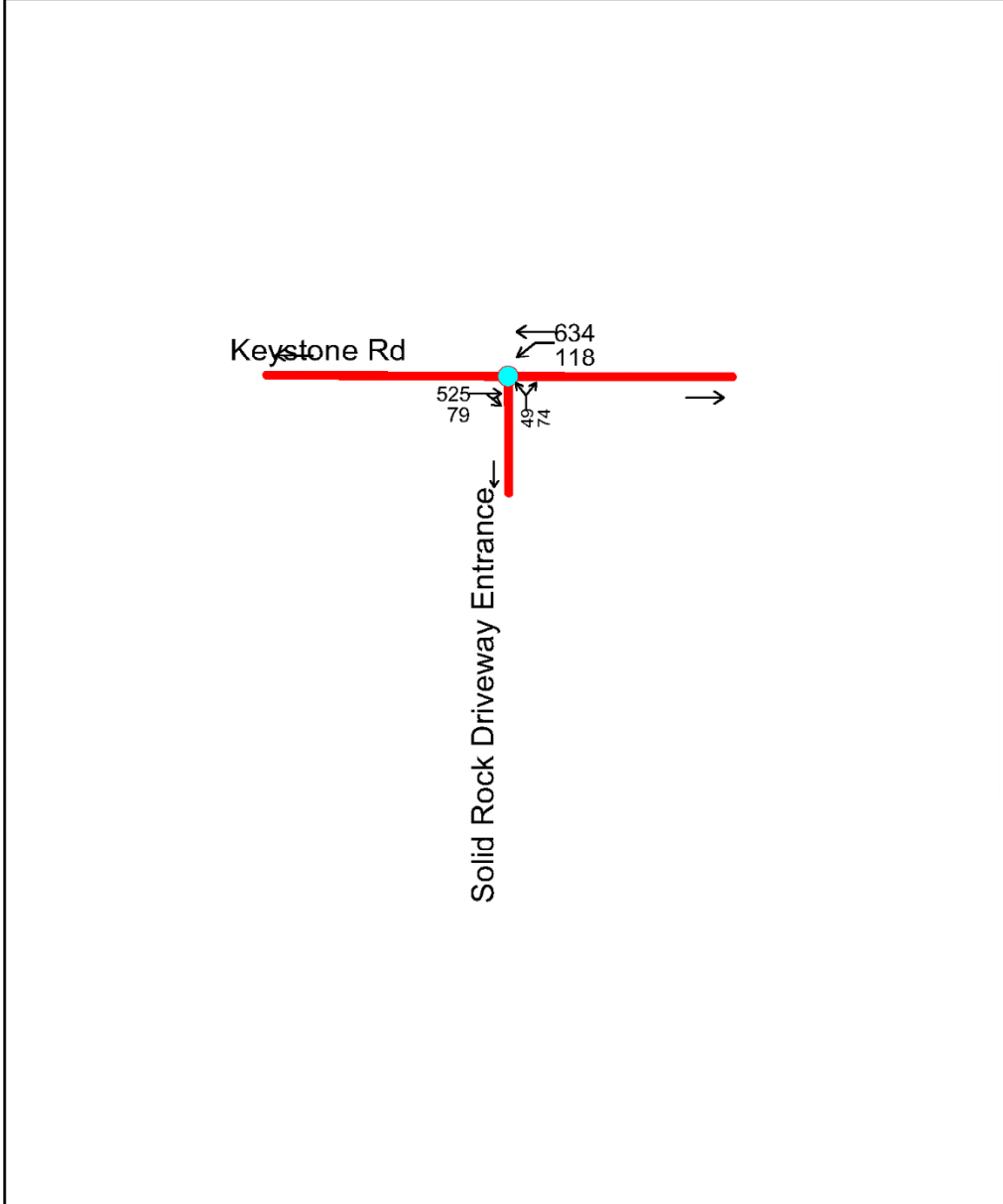
KEYSTONE ROAD INTERSECTION LEVEL OF SERVICE (LOS) ANALYSIS

An intersection analysis has been performed based on 2017 background traffic and proposed eastbound (EB) and westbound (WB) site traffic during the AM and PM peak hours. The analysis was performed using Synchro software, based on the highway Capacity Manual (HCM) criteria for Unsignalized Intersections (**Figures 9, 10, 11, 12**).

FIGURE 9

Keystone Rd at Solid Rock Driveway AM Peak Hr Intersection Analysis
AM Peak Hr Traffic Volumes

12/21/2015



The Sustainability Group

FIGURE 10

Keystone Rd at Solid Rock Community School Driveway
AM Peak Hr LOS Analysis

12/21/2015











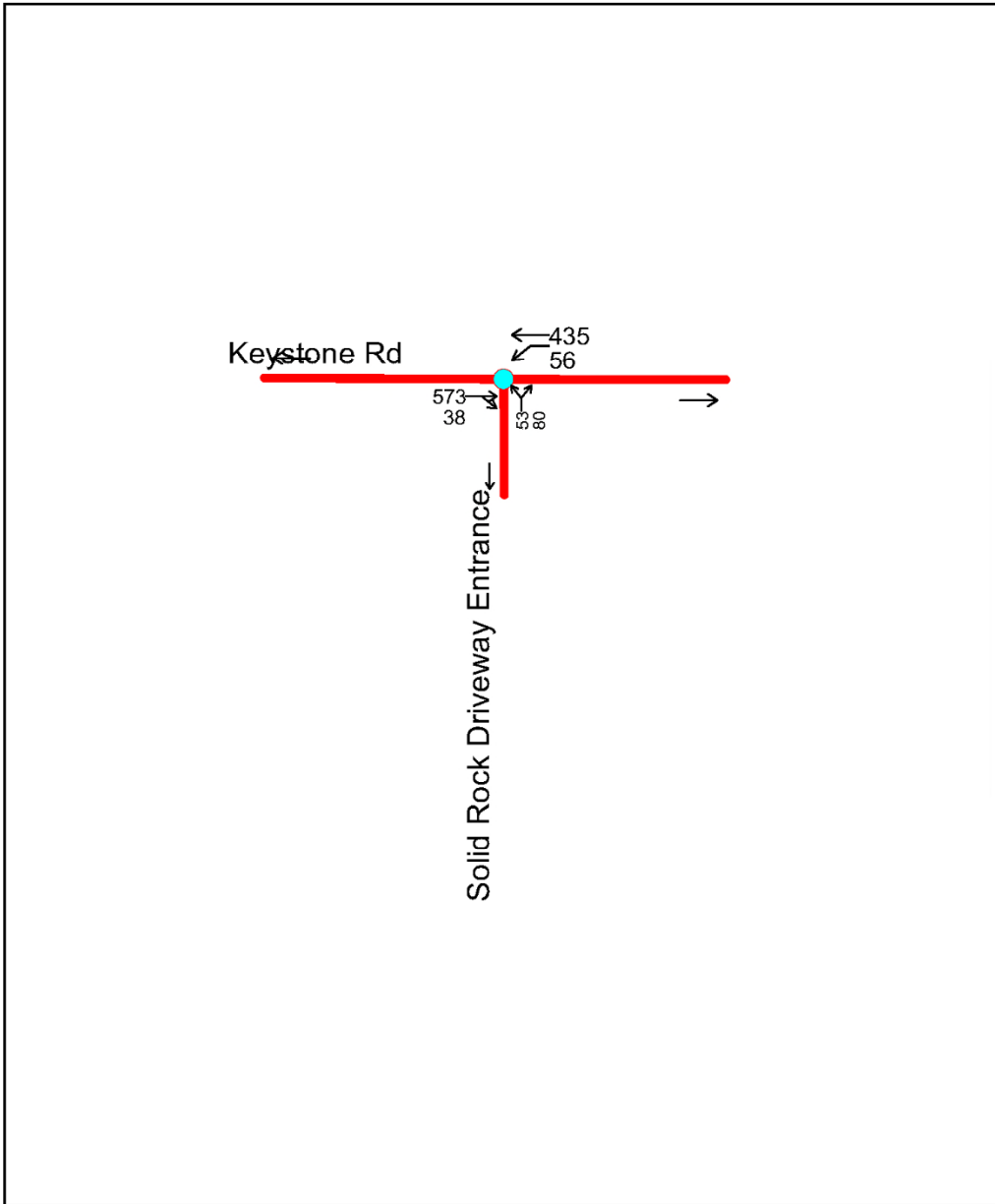
						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	525	79	118	634	49	74
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	571	86	128	689	53	80
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			657		1559	614
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			657		1559	614
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			86		50	84
cM capacity (veh/h)			931		107	492
Direction, Lane #	EB 1	WB 1	WB 2	NB 1		
Volume Total	657	128	689	134		
Volume Left	0	128	0	53		
Volume Right	86	0	0	80		
cSH	1700	931	1700	202		
Volume to Capacity	0.39	0.14	0.41	0.66		
Queue Length 95th (ft)	0	12	0	100		
Control Delay (s)	0.0	9.5	0.0	52.3		
Lane LOS		A		F		
Approach Delay (s)	0.0	1.5		52.3		
Approach LOS				F		
Intersection Summary						
Average Delay		5.1				
Intersection Capacity Utilization		56.2%		ICU Level of Service	B	
Analysis Period (min)		15				

FIGURE 11

Keystone Rd at Solid Rock Driveway PM Peak Hr Intersection Analysis
PM Peak Hr Traffic Volumes

12/21/2015



The Sustainability Group

FIGURE 12

Keystone Rd at Solid Rock Community School Driveway
PM Peak Hr LOS Analysis

12/21/2015












						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	573	38	56	435	53	80
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	623	41	61	473	58	87
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			664		1238	643
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			664		1238	643
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			93		68	82
cM capacity (veh/h)			925		181	473
Direction, Lane #	EB 1	WB 1	WB 2	NB 1		
Volume Total	664	61	473	145		
Volume Left	0	61	0	58		
Volume Right	41	0	0	87		
cSH	1700	925	1700	288		
Volume to Capacity	0.39	0.07	0.28	0.50		
Queue Length 95th (ft)	0	5	0	66		
Control Delay (s)	0.0	9.2	0.0	29.4		
Lane LOS		A		D		
Approach Delay (s)	0.0	1.0		29.4		
Approach LOS				D		
Intersection Summary						
Average Delay			3.6			
Intersection Capacity Utilization			53.6%		ICU Level of Service	A
Analysis Period (min)			15			

TABLE 11 – AM PEAK HOUR INTERSECTION DELAY

Intersection	Existing Traffic Control Type	Overall Intersection Delay (Sec/Vehicle)	Overall Intersection LOS
Keystone Road at Solid Rock School Entrance	Unsignalized Stop Sign Condition	5.1	B

TABLE 12 – PM PEAK HOUR INTERSECTION DELAY

Intersection	Existing Traffic Control Type	Overall Intersection Delay (Sec/Vehicle)	Overall Intersection LOS
Keystone Road at Solid Rock School Entrance	Unsignalized Stop Sign Condition	3.6	A

Overall the intersection operates no worse than a LOS B during the AM peak hour. This is an acceptable level of service for this intersection. There are no obvious delays for Keystone Road's capacity and traffic (**Table 11 & 12**).

VI. CIRCULATION AND QUEUE ANALYSIS

A queue analysis was performed to determine if on-site storage was adequate or if a staggered dismissal should be considered. The queue analysis was performed for dismissal only, since that is when parents are likely to queue on-site waiting for their child to be released. The Sustainability Group observed Athenian Academy at 2289 North Hercules Avenue, Clearwater, FL as a comparable use. A field study was conducted during a typical school day from start to finish of dismissal time to evaluate the on-site queuing/stacking conditions, bus patterns and other dismissal procedures. Field observations were conducted as well.

At the time of the observations, the observed school's start is at 8:15 AM with a dismissal time of 3:15 PM; the enrollment is approximately 400 students, with bus services provided by two (2) buses for public transportation for approximately 90 students. For the purposes of the analysis, all students not transported by bus were assumed to be "car riders" picked up by a parent or car pool.

The location studied; storage for the vehicles entering the site to pick up children was provided by two (2) queue lines starting at the driveway connection on Hercules Avenue wrapping behind the building and around the northern façade to the parent pick-up and drop-off location. The parent drop-off and pick-up location contains room for (7) stacked vehicles for loading/unlading purposes. Standard procedures included: a child school number tag in each vehicle entering the on-site queue area, which was displayed in the windshield of each vehicle. Staff called out the student number via radio to staff standing

within the drop-off/pick-up location. There was only one pick-up lane being utilized loading seven cars at a time to facilitate a faster dismissal, while keeping the queue stacking area moving. There were two public buses onsite within the front parking area transporting approximately 90 students. Athenian Academy has staff placed through-out the site directing parents to the pick-up car lines and signage stating the “Every Other Car Rule”

The field visit was conducted on Thursday, December 17, 2015, from 7:00 - 8:30 AM for morning drop-off. Afternoon pick-up was observed between 2:00 - 4:00 PM. The peak hourly queue was observed in the afternoon during parent pick-up between 3:00 - 3:15 PM. The field visit observed vehicles started stacking within the queue area around 2:00 pm. The maximum queue was observed was at 3:30 pm, with lines starting to move at 3:15 pm upon release. The line started dissipating quickly with all children picked up by 3:40 PM. The following summarizes the number of vehicles observed in each line at different intervals.

TABLE 13 - On-site Stacking Observations
Athenian Academy Charter School — Hercules Avenue, Pinellas County

Time	Number of Cars Stacked within Queue Area (2 Lanes)
2:00-2:15 pm	2
2:15-2:30 pm	8
2:30-2:45 pm	16
2:45-3:00 pm	36
3:00-3:15pm	54
**3:15-3:30 pm	75
3:30-3:45 pm	2
*Student Release **The maximum observed queue was 75 vehicles (total for both lanes). An exhibit indicating the on-site flow pattern and maximum queue and the field observations is attached in Appendix.	

TABLE 14 – Observed Site Queue Summary
Athenian Academy Charter School — Hercules Avenue, Pinellas County

Notes		
Number of Students Enrolled at Time of Study	400 Students	90 Students by Bus & 310 Car Riders

Maximum Queue Observed	75 Vehicles	Total for (2) Queue lanes observed between 3:30 and 3:15 pm
Queue Rate per Pick-up Student	0.2419	Calculation: 75 Vehicles Queued / 310 Car Riders

Considering that approximately 90 students were provided bus service 310 students were accommodated through the pick-up line (car riders). The maximum queue of 75 vehicles (for the two lanes combined) calculates to a queue ratio of 0.2419 vehicles per car riding student. This ratio was applied to the car-riding students anticipated at the proposed school.

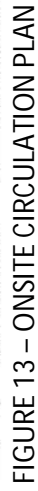
Proposed Conditions:

It is anticipated that the campus hours are from 7 AM to 5 PM daily for staff, before and after care services. Classes start at 8:30 AM with dismissal at 3:00 PM daily. Parents dropping off kids will be directed by on-site signage to parents at designated areas on-site. Solid Rock Community School currently has two buses associated with after school recreational activities. Private afterschool buses that provide services will be treated as traditional vehicles queuing on-site for pick-up and drop-off, which is standard at most public or private institutions.

The drop-off/pick up lane is anticipated to accommodate the queuing of vehicles during school dismissal with two circulation lanes throughout the site for queuing (stacking) (**Figure 13**). Upon student registration pamphlets and a campus map will be given to each parent for pick-up and drop-off instructions. School staff will be located throughout the site directing vehicles into pick-up line queueing areas. On-site staff will direct vehicles into designated queueing areas. Every parent will be given a placard to display in the windshield identifying the children they are to picking up. Staff communicates via 2-way radios so that individual children are ready and available when the parent reaches the pick-up point. A number of vehicles are stopped and children are loaded simultaneously, each lane is then dismissed one at a time, after all of the children are in a vehicle. Once all of the lanes have been dismissed, the queue is advanced to minimize conflict between pedestrians, stacking and moving vehicles. Onsite signage will be placed throughout the site letting parents know the pick-up route and every other car rule (Figure 14).

TABLE 15 – Proposed Site Queue Summary at Full Build for Solid Rock Community School

		Notes
Proposed Student Enrollment	400 Students	400 Student Car Riders
Maximum Vehicle Queue Anticipated	97 Vehicles	0.2419 vehicles/pick-up student observed at existing site
Estimated Stacking Required Based on Current School Site Data (FT.)	2,425 feet	25 feet per vehicle
Storage Available	2,575 feet 103 Vehicles	Total in all lanes. Double Stacking through the parking lot and single stacking down existing road with signage (2,575 LF/25 ft. per vehicle)
<p>Based upon this analysis, the proposed site can accommodate approximately 103 vehicles stacked on site through the circulation lanes. It appears that with the proposed one-way circulation, the stacking available on-site may be adequate at full capacity. Figure 13 shows the proposed circulation patterns for the school. Periodic field observations to observe conditions and make potential adjustments to arrival and dismissal procedures may be recommended to ensure efficient operations. Staff and Pick-up/Drop-off Line Signage will be posted on-site. One-way circulation will be provided only during pick-up hours in the afternoon by staff.</p>		





**FIGURE 14 – PROPOSED ONSITE SIGNAGE
FOR STUDENT DROP OFF/ PICK UP LANES**

V. EB LEFT TURN AND RIGHT TURN WARRANT ANALYSIS

The proposed school will have access to and from Keystone Road by one (1) 24 ft. wide driveway. A one-way circulation pattern is proposed during the pick-up peak hourly flow, with entry via both the northern and southern driveways and exit via the northern driveway only. Staff will place cones and signage will be installed onsite directing parents to designated queueing areas ensuring the 'every other car' rule and school rules are followed.

A turn lane analysis was performed for the AM and PM Peak Hourly conditions for left turn movement into the site (**Figures 15-19**). The analysis is being provided as required by Pinellas County staff and Transportation Research Board per NCHRP 193 and 745 guidelines.

The result analysis recommends an eastbound left turn lane is provided into the site. This is due to the fact it meets the warrant criteria per NCHRP 193 and 745. This is a result of the high hourly traffic volumes along Keystone Road and high left turn peak hour trips for the proposed private school. We recommend an exclusive left turn lane will be designed per FDOT Index #301 standards and AASHTO Green Book Standards for a 50 MPH design speed, the turn lane length will need to be 290 feet with a maximum queue of 100 feet (NCHRP 745 recommends 50 ft. queue based on site traffic volumes). As a result, a 390 foot turn lane length will be required along with a through-lane taper of 600 feet for a 12 foot offset towards the south per AASHTO Green Book standards. The final left turn lane configuration will be determined during preparation of construction document and staff input during the required Pre-Application meeting.

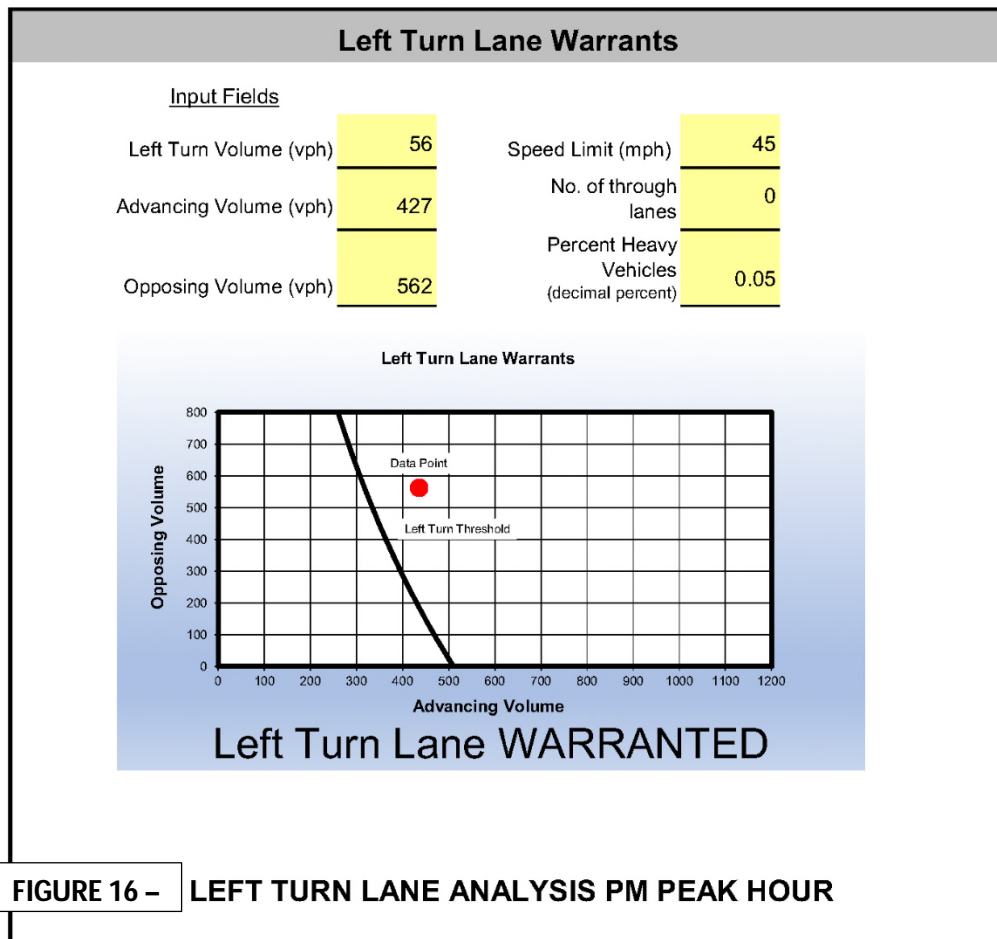
Left Turn Lane Warrants

Input Fields

Left Turn Volume (vph)	56	Speed Limit (mph)	45
Advancing Volume (vph)	435	No. of through lanes	0
Opposing Volume (vph)	611	Percent Heavy Vehicles (decimal percent)	0.05

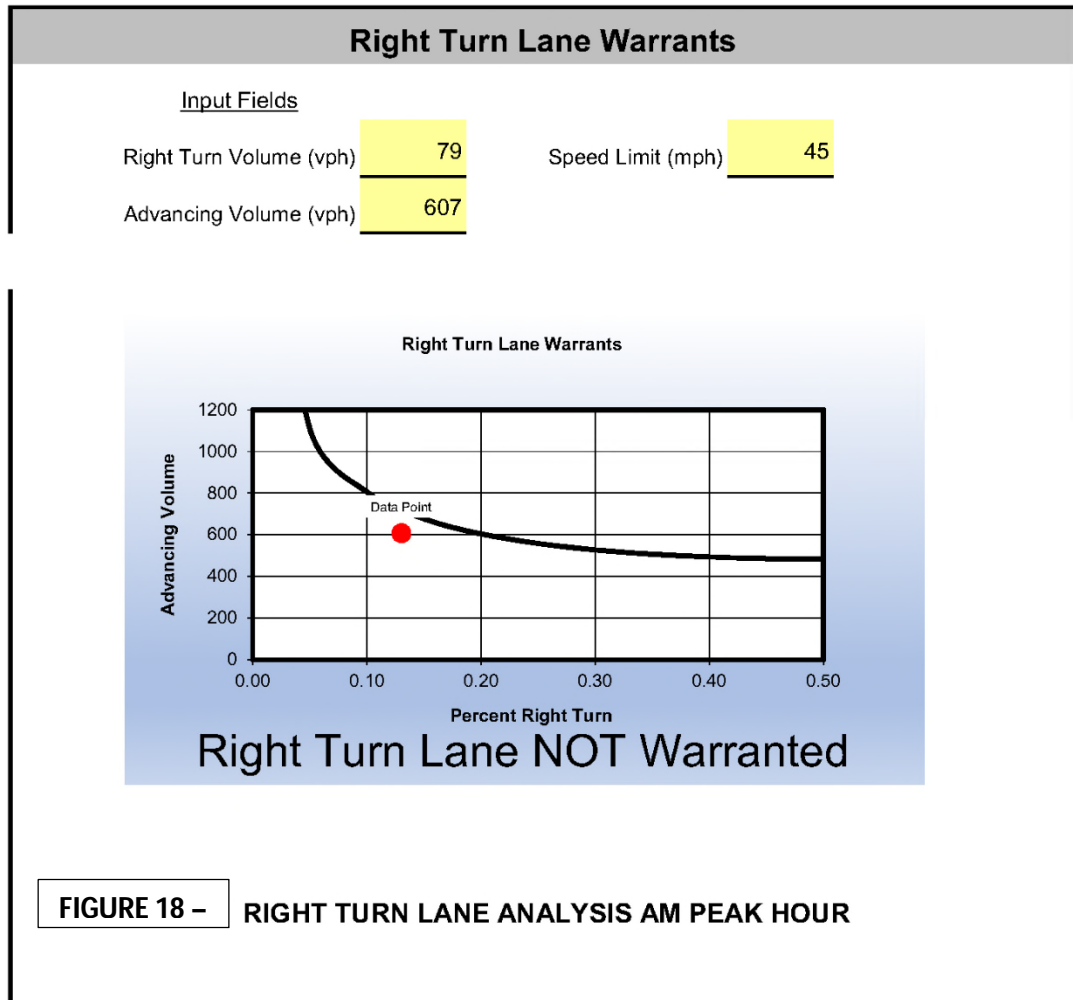


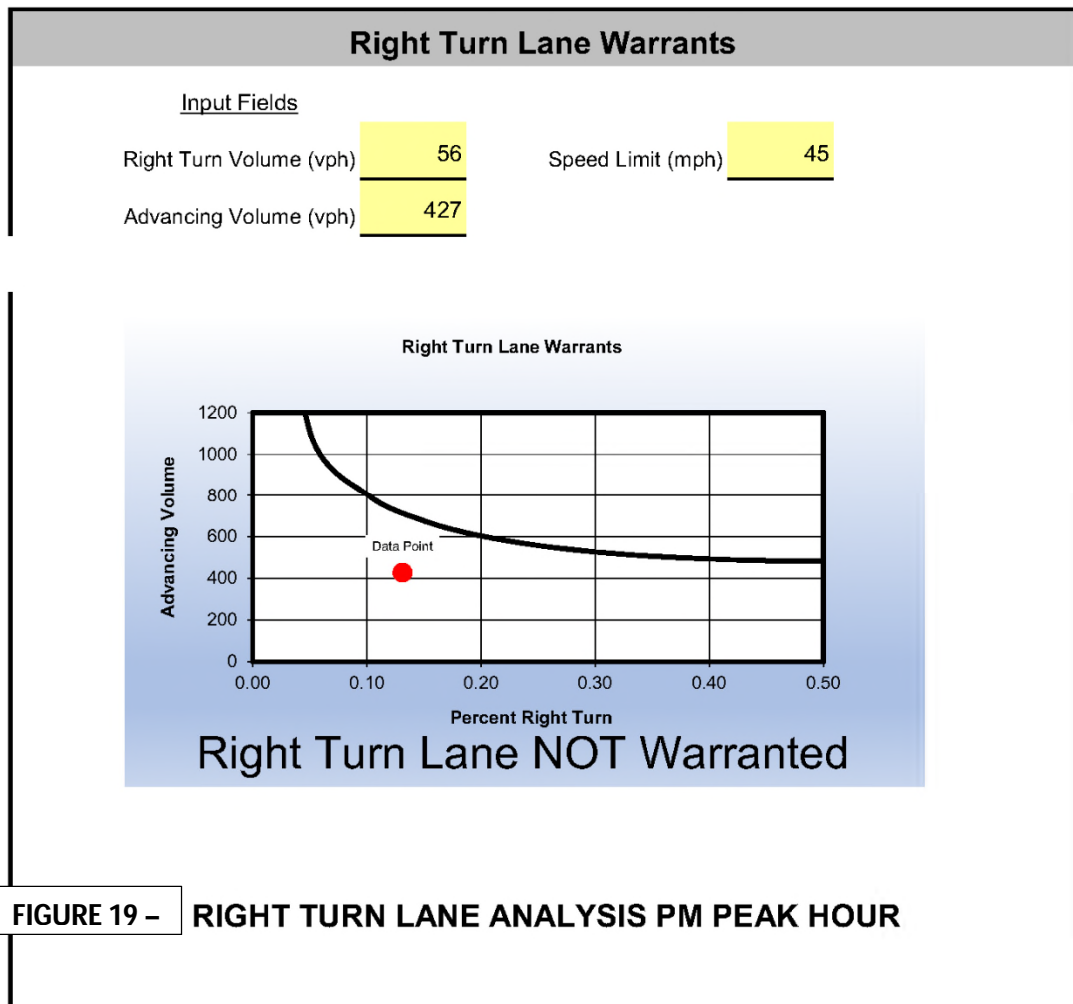
FIGURE 15 – LEFT TURN LANE ANALYSIS AM PEAK HOUR



Turn Lane Length			
<u>Input Fields</u>			
Turn Volume	200	Calculated Turn Lane Length (ft)	
Speed Limit	45	Desirable	290
Cycle Length	60	Minimum	240
<i>(Enter 0 for Uncontrolled, 60 for Stop Controlled)</i>			
Approach Percent Grade (G)	2		
Is this a Rural Arterial (Y or N)	N		

FIGURE 17 – LEFT TURN LANE PEAK HOUR RECOMMENDED LENGTH





VI. CONCLUSION

Keystone Road is anticipated to operate at or above the adopted level of service (LOS). The traffic analysis also shows that an eastbound left turn lane is warranted into the project. In addition, the intersection will operate at an acceptable level of service (LOS). The onsite queueing will not cause any traffic backing onto Keystone Road or the right-of-way. Periodic field observations are recommended to determine if adjustments to school procedures are necessary to maintain traffic conditions. School traffic may likely result in congestion for a 15 to 30-minute period during arrival and dismissal times.

Arrival time will coincide with the AM Peak Hour and dismissal will occur outside of the traditional 4-6 PM Peak Hour, this congestion is consistent with delay experienced at other schools. An exclusive eastbound left turn lane with a deceleration lane of 290 feet plus a 100-foot queue area is recommended on Keystone Road per FDOT Index #301 for design speed at 50 MPH. A westbound exclusive right turn lane does not appear to be warranted at this time based upon NCHRP 193 & 745 guidelines. Copies of the warrant analyses are included (Figures 15-19).

APPENDIX A

TRIP GENERATION & DISTRIBUTION

EXISTING LAND-USE TRIP GENERATION RATE			
LAND USE	INDEPENDENT VARIABLE (UNITS)	AM PEAK HOUR TRAFF	
		ENTER	EXIT
210 - Single-Family Detached Housing	5 (dwelling units)	1	3
*Data Source; ITE Trip Generation Manual, 9 th Edition and OTISS, Traffic Impact Study Software			

PROPOSED LAND-USE TRIP GENERATION RATE			
LAND USE	INDEPENDENT VARIABLE (UNITS)	AM PEAK HOUR TRAFF	
		ENTER	EXIT
536 - Private School (K-12)	400 (students)	198	126
*Data Source; ITE Trip Generation Manual, 9 th Edition and OTISS, Traffic Impact Study Software			

NET NEW TRIPS PROPOSED VS. EXISTING CREDIT			
LAND USE	INDEPENDENT VARIABLE (UNITS)	AM PEAK HOUR TRAFF	
		ENTER	EXIT
536 - Private School (K-12)	400 (students)	197	123
*Data Source; ITE Trip Generation Manual, 9 th Edition and OTISS, Traffic Impact Study Software			

12/21/2015

Print Preview

Private School (K-12) (536)

Average Vehicle Trip Ends vs: Students
On a: Weekday
P.M. Peak Hour of Generator

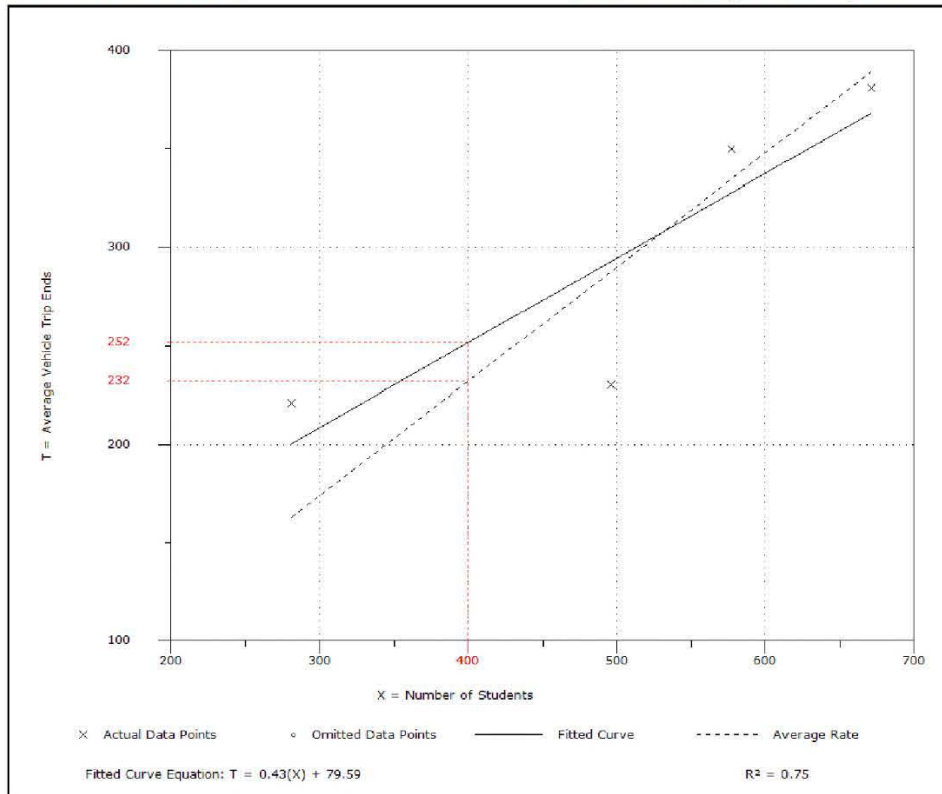
Number of Studies: 4
 Average Number of Students: 506
 Directional Distribution: 42% entering, 58% exiting

Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.58	0.46 - 0.79	0.11

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Trip Generation: ITE-TGM 8th Edition

<https://otissstraffic.com/query/printGraph?code=536&ivlabel=TOTSTUD&timeperiod=TPGEN&x=400&edition=6&custom=&overlayEditionID=null&combine=false> 1/2

12/21/2015

Print Preview

Private School (K-12) (536)

Average Vehicle Trip Ends vs: Students
On a: Weekday
A.M. Peak Hour of Generator

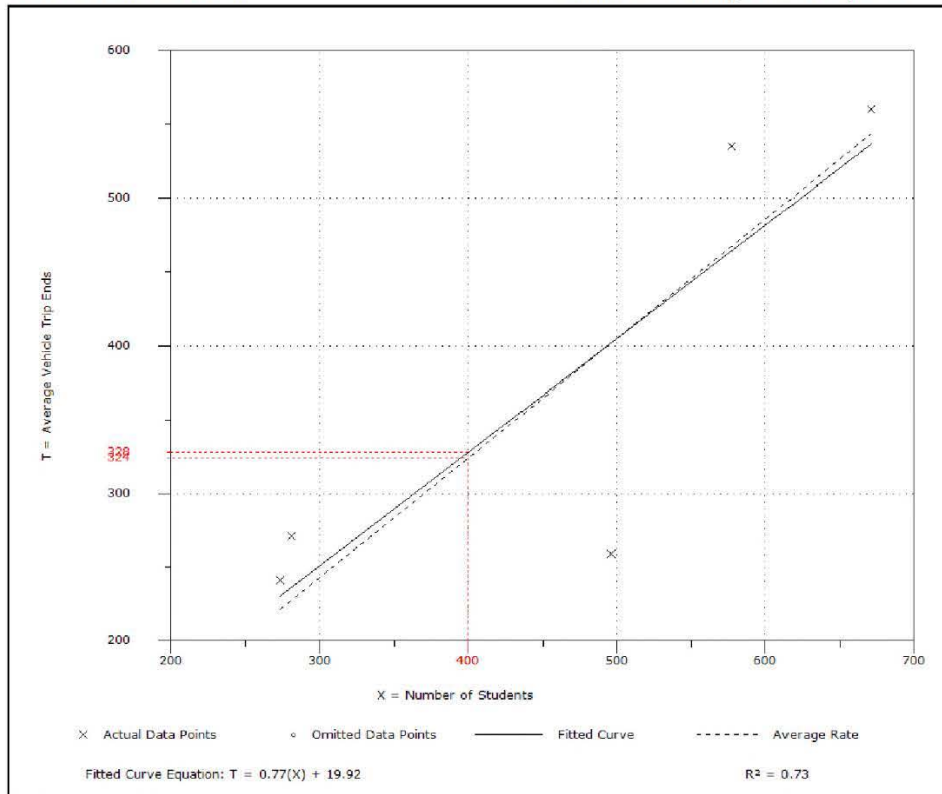
Number of Studies: 5
 Average Number of Students: 460
 Directional Distribution: 61% entering, 39% exiting

Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.61	0.52 - 0.96	0.18

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Trip Generation, ITE-TGM 8th Edition

<https://otissstraffic.com/query/printGraph?code=536&ivlabel=TOTSTUD&timeperiod=TAGEN&x=400&edition=6&custom=&overlayEditionID=null&combine=false> 1/2

12/21/2015

Print Preview

Single-Family Detached Housing (210)

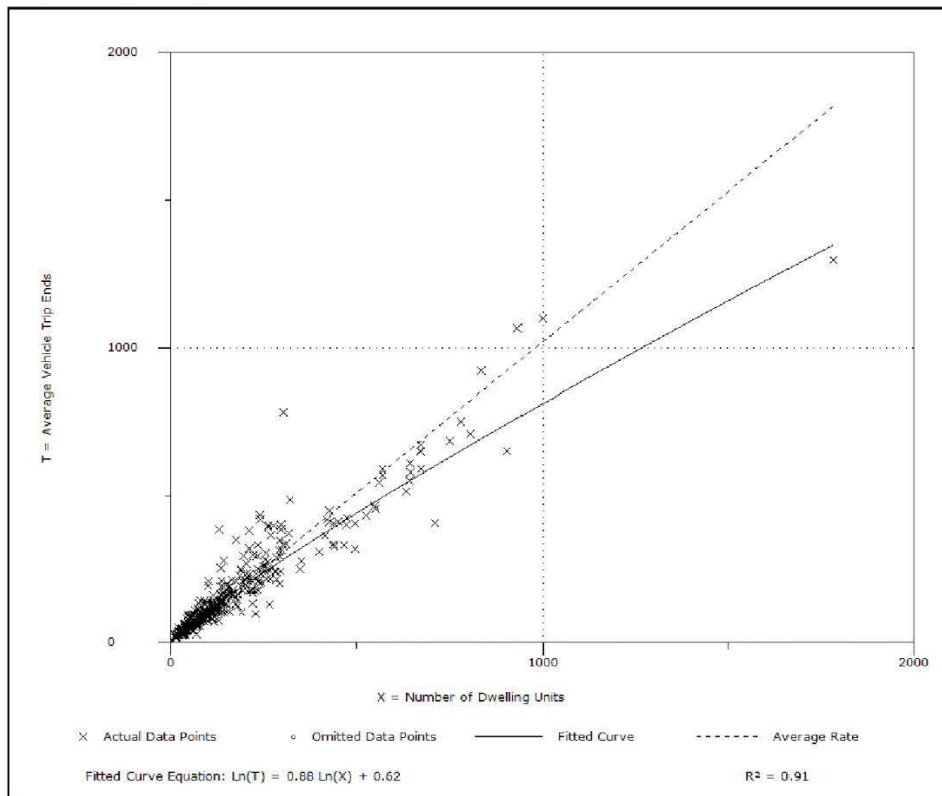
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**
P.M. Peak Hour of Generator

Number of Studies: 362
 Avg. Number of Dwelling Units: 174
 Directional Distribution: 64% entering, 36% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.02	0.42 - 2.98	0.30

Data Plot and Equation



Trip Generation, ITE-TGM 8th Edition

<https://otissstraffic.com/query/printGraph?code=210&ivlabel=UNITS210&timeperiod=TPGEN&x=&edition=6&custom=&overlayEditionID=null&combine=false> 1/2

12/21/2015

Print Preview

Single-Family Detached Housing (210)

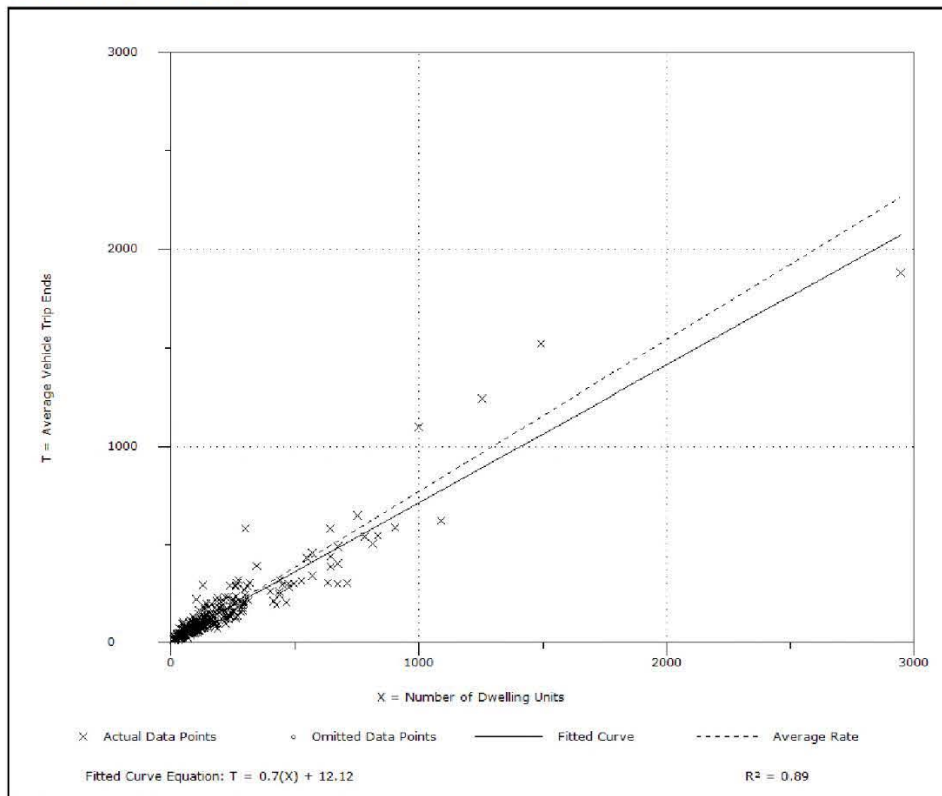
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**
A.M. Peak Hour of Generator

Number of Studies: 343
 Avg. Number of Dwelling Units: 180
 Directional Distribution: 26% entering, 74% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.77	0.33 - 2.27	0.26

Data Plot and Equation



Trip Generation, ITE-TGM 8th Edition

<https://otissstraffic.com/query/printGraph?code=210&ivlabel=UNITS210&timeperiod=TAGEN&x=&edition=6&custom=&overlayEditionID=null&combine=false> 1/2

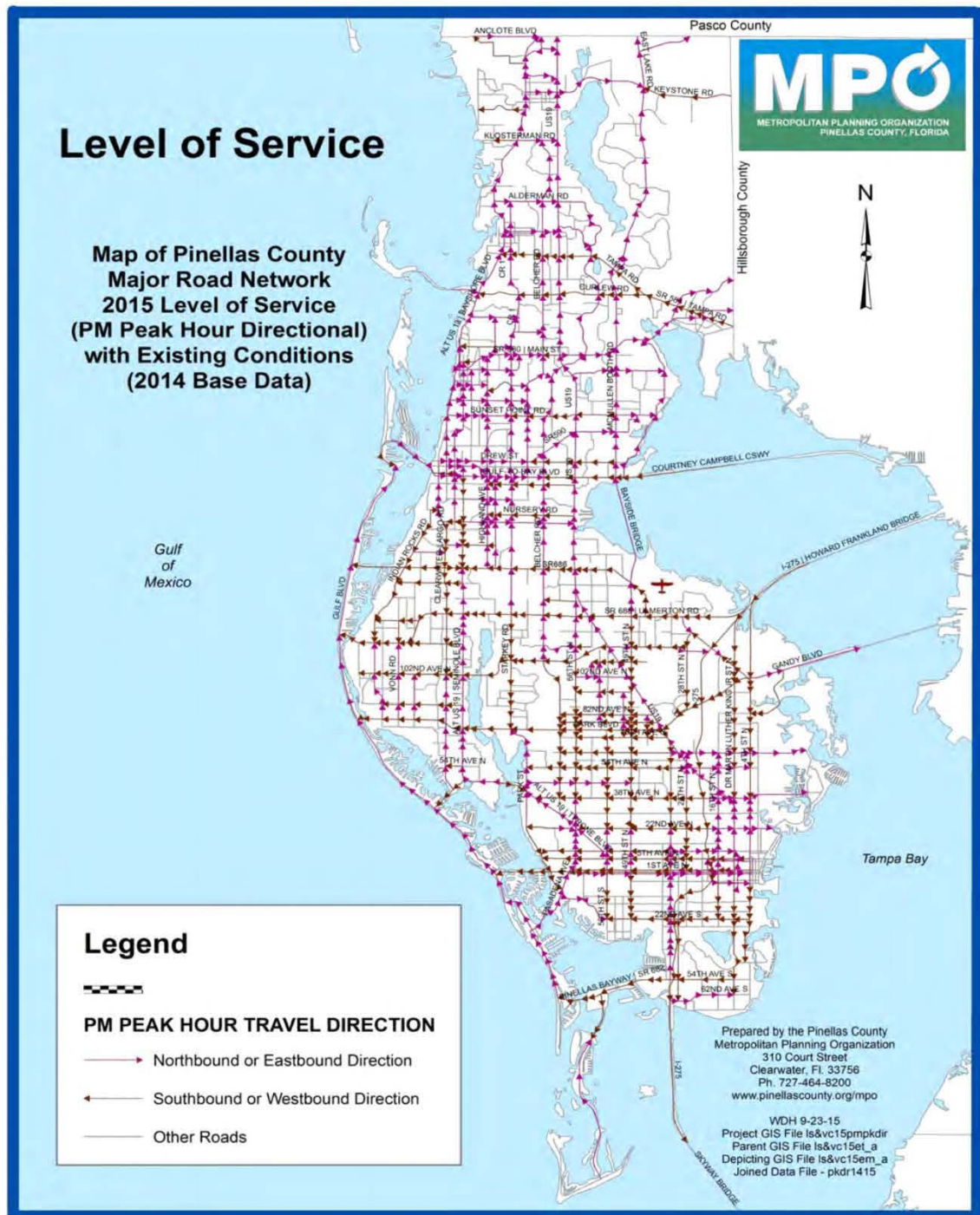
APPENDIX B TRAFFIC COLLECTED COUNTS & ROADWAY DATA

TRAFFIC COUNT COLLECT ON KEYSTONE ROAD AT SOLID ROCK COMMUNITY SCHOOL December 17, 2015 - 7:00-10:00 AM		
Time	Eastbound (EB) Lane	Westbound (WB) Lane
7:00 – 7:15 AM	172	95
7:15 – 7:30 AM	183	96
7:30 – 7:45 AM	166	145
7:45 – 8:00 AM	148	116
8:00– 8:15 AM	143	137
8:15– 8:30 AM	186	145
8:30– 8:45 AM	163	116
8:45– 9:00 AM	118	107
9:00 – 9:15 AM	117	85
9:15 - 9:30 AM	135	96
9:30 – 9:45 AM	123	102
9:45 – 10:00 AM	105	73
TRAFFIC COUNT COLLECT ON KEYSTONE ROAD AT SOLID ROCK COMMUNITY SCHOOL December 17, 2015 - 7:00-10:00 AM		
Time	Eastbound (EB) Lane	Westbound (WB) Lane
2:00 – 2:15 PM	104	99
2:15 – 2:30 PM	78	111
2:30 – 2:45 PM	92	128
2:45 – 3:00 PM	96	154
3:00– 3:15 PM	90	132
3:15– 3:30 PM	140	137
3:30– 3:45 PM	126	141
3:45– 3:00 PM	120	179
4:00 – 4:15 PM	112	167
4:15 - 4:30 PM	143	199
4:30 – 4:45 PM	161	196
4:45 – 5:00 PM	151	232
5:00 – 5:15 PM	140	215
5:15 – 5:30 PM	174	225
5:30 – 5:45 PM	135	246
5:45 – 6:00 PM	129	257

Pinellas County Metropolitan Planning Organization

Facility	Juris	Plan Area	Fac Type	Road Type	LOS Std	Length (mi)	Signals Per Mile	LOS Meth	AADT	Volume	Physical Capacity	V:Cap Ratio	Def Flag	Fac LOS
770 - I-275: (54TH AVE N -to- 38TH AVE N)	SR	11	F	8F	D	.948	.00	T	155,500	7,964	8,400	.947	2	E
771 - I-275: (PINELLAS SHORELINE -to- 4TH ST N)	SR	11	F	8F	D	2.220	.00	T	152,000	7,775	8,400	.926	2	E
772 - I-275: (38TH AVE N -to- 22ND AVE N)	SR	11	F	8F	D	1.027	.00	T	153,500	7,862	6,200	1.266	2	F
773 - I-275: (4TH ST N -to- SR 896 ROOSEVELT BLVD)	SR	11	F	8F	D	2.040	.00	T	107,280	5,488	8,400	.653	0	C
774 - I-275: (I-375 -to- I-175)	SR	11	F	8F	D	.441	.00	T	118,000	8,038	6,200	.974	2	E
775 - I-275: (22ND AVE N -to- I-375)	SR	11	F	8F	D	1.322	.00	T	151,500	7,749	8,400	.922	2	E
778 - I-375: (I-275 -to- 7TH ST N)	SR	11	F	8F	D	2.333	.00	T	30,500	1,580	6,200	.252	0	B
779 - INDIAN ROCKS RD: (BELLEVIEW BLVD -to- MEHLENBACHER RD)	BL	07	SA	2U	D	1.550	.85	T	9,303	498	792	.614	0	C
780 - INDIAN ROCKS RD: (MEHLENBACHER RD -to- SUNSET BLVD)	CR	07	NA	2D	D	.432	.00	T	9,303	498	1,512	.321	0	C
781 - INDIAN ROCKS RD: (SUNSET BLVD -to- W BAY DR)	CR	07	SA	4D	D	.142	7.04	T	13,128	886	1,530	.448	0	D
782 - INDIAN ROCKS RD: (W BAY DR -to- WALSINGHAM RD)	CR	07	SA	2U	D	2.793	1.07	T	16,954	888	792	1.119	2	F
795 - KEENE RD: (E BAY DR -to- BELLEAIR RD)	CR	07	SA	4D	D	1.526	1.31	T	29,486	1,540	1,784	.873	0	C
796 - KEENE RD: (BELLEAIR RD -to- DRUID RD)	CR	06	SA	4D	D	1.255	2.39	T	29,486	1,540	1,883	.915	1	D
797 - KEENE RD: (DRUID RD -to- GULF-TO-BAY BLVD)	CR	06	SA	6D	D	.252	3.97	T	29,486	1,540	2,547	.605	0	C
798 - KEENE RD: (GULF-TO-BAY BLVD -to- DREW ST)	CR	06	SA	6D	D	.393	5.09	T	26,822	1,508	2,313	.651	0	D
799 - KEENE RD: (DREW ST -to- SUNSET POINT RD)	CR	06	SA	4D	D	1.518	.86	T	26,048	1,361	1,784	.772	0	B
800 - KEENE RD: (SUNSET POINT RD -to- SR 580)	CR	04	SA	4D	D	2.032	1.97	T	24,440	1,277	1,784	.724	0	B
801 - KEYSTONE RD: (US 19 -to- EAST LAKE RD)	CR	01	SA	4D	D	2.995	.67	T	25,696	1,343	1,784	.761	0	B
802 - KEYSTONE RD: (HILLSBOROUGH CL -to- WOODFIELD BLVD)	CR	02	NA	2U	D	2.301	.00	T	11,722	812	1,440	.425	0	C
803 - KEYSTONE RD: (WOODFIELD BLVD -to- EAST LAKE RD)	CR	02	SA	2U	D	.543	1.84	T	12,981	878	792	.858	0	C
806 - KLOSTERMAN RD: (ALT US 19 -to- US 19)	CR	01	SA	4D	D	1.275	1.57	T	16,961	888	1,784	.502	0	B
807 - KLOSTERMAN RD: (ALT US 19 -to- CARLTON RD)	CR	01	NA	2U	D	.745	.00	T	10,748	562	1,440	.390	0	C
811 - LAKE AVE: (EAST BAY DR -to- BELLEAIR RD)	CR	07	SC	2U	D	1.534	.85	T	3,379	177	572	.309	0	B
812 - LAKE AVE: (BELLEAIR RD -to- GULF-TO-BAY BLVD)	CR	06	SC	2U	D	1.508	1.99	T	3,379	177	572	.309	0	B
817 - LAKE ST GEORGE DR: (HIGHLANDS BLVD -to- TAMPA RD)	CR	03	NMC	2U	D	.381	.00	T	4,974	260	1,440	.181	0	B
818 - LAKE ST GEORGE DR: (TAMPA RD -to- COUNTRYSIDE BLVD)	CR	03	SMC	2U	D	1.192	.84	T	4,974	260	572	.455	0	B
823 - LAKEVIEW RD: (MISSOURI AVE -to- KEENE RD)	CR	06	SA	2U	D	1.533	1.96	T	8,489	444	792	.561	0	B
837 - LIVE OAK ST: (ALT 19 -to- US19)	CR	01	SC	2U	D	1.061	.94	T	2,580	134	572	.234	0	B
846 - MAIN ST: (BROADWAY AVE -to- SKINNER BLVD)	DN	04	SC	2U	D	.600	5.00	T	3,661	191	514	.372	0	D
847 - MAIN ST: (MCMULLEN BOOTH RD -to- BAYSHORE DR)	CR	05	NA	2U	D	1.274	.00	T	6,763	457	1,440	.317	0	C
859 - MCMULLEN BOOTH RD: (GULF-TO-BAY BLVD -to- SUNSET PT RD MAIN ST)	CR	06	SA	6D	D	2.267	1.76	T	66,577	3,479	2,846	1.315	2	F
860 - MCMULLEN BOOTH RD: (SUNSET PT RD MAIN ST -to- SR 580)	CR	05	SA	6D	D	2.233	1.79	T	66,577	3,479	2,846	1.315	2	F
861 - MCMULLEN BOOTH RD: (SR 580 -to- CURLEW RD)	CR	05	SA	6D	D	1.788	1.70	T	57,035	2,960	2,846	1.128	2	F
862 - MCMULLEN BOOTH RD: (CURLEW RD -to- SOUTH SPLIT)	CR	03	NA	6D	D	.546	.00	T	47,984	2,507	5,650	.444	0	B
867 - MEHLENBACHER 8TH AVE NW: (CLWTR-LARGO RD -to- INDIAN ROCKS RD)	CR	07	SC	2U	D	1.009	.99	T	4,870	244	572	.427	0	B
868 - MEMORIAL CSWY: (CLEARWATER BEACH ROUNDABOUT -to- ISLAND WAY)	SR	06	SA	4D	D	.447	2.24	T	34,500	1,803	1,870	.964	2	E
869 - MEMORIAL CSWY: (CHESTNUT ST CONNECTION -to- MEMORIAL CSWY WB/EB SPLIT)	SR	06	NA	2D	D	.185	.00	H	14,500	758	3,400	.240	0	B
870 - MEMORIAL CSWY: (ISLAND WAY -to- MEMORIAL CSWY WB/EB SPLIT)	SR	06	NA	4D	D	1.118	.00	T	34,500	1,803	3,760	.480	0	C
871 - MEMORIAL CSWY: (MEMORIAL CSWY WB/EB SPLIT -to- COURT ST CONNECTION)	SR	06	NA	2D	D	.182	.00	H	16,000	836	3,400	.270	0	B
873 - MERES BLVD: (ALT 19 -to- FLORIDA AVE)	CR	01	NMC	2U	D	1.606	.00	T	7,887	402	1,440	.279	0	C
875 - MICHIGAN BLVD: (CR 1 -to- ALT 19)	DN	04	SMC	2U	D	1.537	1.30	T	4,652	243	572	.425	0	B
877 - MILWAUKEE AVE: (VIRGINIA ST -to- UNION ST)	DN	04	SMC	2U	D	1.020	1.96	T	4,604	241	572	.421	0	B
879 - MISSOURI AVE: (COURT ST -to- CLEVELAND ST)	CL	06	SA	4D	D	.328	3.05	T	12,033	629	1,883	.374	0	C
883 - MLK JR AVE: (BELLEAIR RD -to- DREW ST)	CL	06	SC	2U	D	2.015	2.98	T	5,847	308	559	.547	0	C

Pinellas County Metropolitan Planning Organization



APPENDIX D

REFERENCES

1. Transportation Institute of the National Academies (2013, February). NCHRP Report 745 - Left-Turn Accommodations at Unsignalized Intersections, http://onlinepubs.trb.org/onlinepubs/nchrp/nchrp_rpt_745.pdf
2. Transportation Institute of the National Academies (2010, November). NCHRP Report 193 - Development of Left-Turn Lane Warrants for Unsignalized Intersections, http://onlinepubs.trb.org/onlinepubs/nchrp/nchrp_w193.pdf
3. Institute of Transportation Engineers (2015). 9th Edition ITE Trip Generation Rate, <http://www.ite.org/>
4. Transoft Solutions, Inc. (2015). Online Traffic Impact Study Software (OTTIS) Transportation Analysis, <https://otisstraffic.com/projects>
5. Florida Department of Transportation (2015). Design Standards, <http://www.dot.state.fl.us/rddesign/DS/15/STDs.shtm>

**Dorothy E. Salls
Dorothy E. Salls Living Trust
125 Meadows Drive
Tarpon Springs, FL 34688**



January 6, 2016


Pinellas County Planning & Department, Zoning Division
440 Court Street,
4th Floor
Clearwater, FL 33756

Re: Case No Z/LU-1-1-16

Dear Board,

Based on the rural and residential nature of the area considered for rezoning, I strongly oppose the rezoning of the property from Residential Rural to Institutional.

Sincerely,



Dorothy E. Salls



Solid Rock Community School

phone: 727-934-0909 fax: 727-934-0933

www.solidrockcommunityschool.org

Community * Academic * Choice * Responsibility

11/11/2015

Dear Zoning and Planning Committee,

Solid Rock Community School's building committee met with the Zoning and Pre-Planning Committee on October 15, 2015. We discussed Solid Rock's interest to move their current facilities on 1350 East Lake Road North Tarpon Springs 34688 onto the property known as Regal Estates, parcel id's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210. Their current facilities are within two miles of the new proposed location.

Members of the Zoning and Pre-Planning Committee indicated a concern in Solid Rock receiving the approved zoning change should the Council of North County Neighborhoods be in opposition.

The Board of Solid Rock met with the Council of North County Neighborhoods and after a review of our information and additional meetings the Council of North County Neighborhoods has submitted a letter in full support of Solid Rock's move and use of this location. Additionally, we received many hundreds of signatures from people residing directly on roads and communities surrounding this property as well as Pinellas County families and employees of SRCS.

Solid Rock obtained a letter of full support from the Council of North County Neighborhoods and from the many of the neighboring families and others in our local community, which are included.

We hope this will allow for an expedited process for our zoning request as time is of the essence for SRCS to get up and running for the 16-17 school year.

Thank you.

Respectfully,

Michele Fasnacht, Solid Rock Community School Director

Email- michele@SolidRockCS.org

School- 727-934-0909

Cell- 727-656-2920



Council of North County Neighborhoods

CNCN, Pinellas County, Florida

* PRESS RELEASE *

CNCN position on Solid Rock School building in East Lake

November 9, 2015 – East Lake, FL – CNCN's Board of Directors was contacted by the management of the Solid Rock Community School in relation to their desire to purchase a 10 acre parcel on Keystone road to the east of East Lake Road as a permanent home for their school. They are requesting a zoning change from rural residential to an institutional zoning to allow the school on the property. After several interviews with the school management and a visit to the site plus polling of our membership we do not have any objection to the change in zoning and the construction of the school on this property.

We believe the request is in harmony with the intent of the approved Eastlake Community Overlay which was approved by the County Commission in 2012 and adopted into the County's Comprehensive Plan to identify what is unique and different about the East Lake area quality of life factors compared to the rest of the county.

From the Overlay: Objective 1.22: The Board of County Commissioners will utilize a community overlay to define East Lake Tarpon as a cohesive community and their decisions will support the local vision, community character and natural environment. *Small businesses support the residential character of the community.* Maintaining the community's quality of life, low density residential character, and expansive open spaces is to be considered before any zoning changes or increased densities are considered.

There are several sections of that East Lake Tarpon Community Overlay that the CNCN Board was initially concerned with, including:

- Policy 1.22.1 "compatible with established residential development pattern". *This community of 31,000 residents has spoken in the overlay to say that they want little commercial development and prefer residential uses. We believe that this already established community school and with the size of the lot (10 acres) provided enough buffer to help it be compatible with the area.*
- Policy 1.22.3 "All future development in the East Lake Tarpon should be compatible with the community and fit within the community's characteristic land use types, density, height and scale. **The management has indicated that their plans are to only house 300 students at this facility (K-12).**
- Policy 1.22.8: " The County will strive to maintain the scenic corridor designation of East Lake Road (County Road 611) and Keystone Road (County Road 582), and consider this residential-oriented scenic corridor designation when evaluating land use and zoning changes within the corridors or expansion of commercial zones in the East Lake Tarpon area." **The portion of Keystone Rd is a combination of residential, a veterinary clinic and several churches. All are one story buildings. The proposed setback and building is compatible with the neighborhood and scenic designation of the corridor.**

We, the board of the Council of North County Neighborhoods, support this proposed land usage request.

For more information: contact John Miolla – johnm@cncnpc.org or Tim Lima timlima@outlook.com



Council of North County Neighborhoods

CNCN, Pinellas County, Florida

* PRESS RELEASE *

CNCN position on Solid Rock School building in East Lake

November 9, 2015 – East Lake, FL – CNCN's Board of Directors was contacted by the management of the Solid Rock Community School in relation to their desire to purchase a 10 acre parcel on Keystone road to the east of East Lake Road as a permanent home for their school. They are requesting a zoning change from rural residential to an institutional zoning to allow the school on the property. After several interviews with the school management and a visit to the site plus polling of our membership we do not have any objection to the change in zoning and the construction of the school on this property.

We believe the request is in harmony with the intent of the approved Eastlake Community Overlay which was approved by the County Commission in 2012 and adopted into the County's Comprehensive Plan to identify what is unique and different about the East Lake area quality of life factors compared to the rest of the county.

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- Policy 1.22.1 "compatible with established residential development pattern". *This community of 31,000 residents has spoken in the overlay to say that they want little commercial development and prefer residential uses. We believe that this already established community school and with the size of the lot (10 acres) provided enough buffer to help it be compatible with the area.*
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We, the board of the Council of North County Neighborhoods, support this proposed land usage request.

For more information: contact John Miolla – johnm@cncnpc.org or Tim Lima timlima@outlook.com

December 7, 2015

Dear Zoning and Planning Committee

We reside down the street from the proposed site for Solid Rock Community School and we drive on Keystone Road every day. We are neighbors to the property.

We have no opposition to Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel Id's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

We fully support this move.

3458 Old Keystone Rd	Signed
3460 Old Keystone Rd	Signed
3490 Old Keystone Rd	Signed
3500 Old Keystone Rd	Signed
3502 Old Keystone Rd	Signed
3504 Old Keystone Rd	not home
3506 Old Keystone Rd	Colleen Markiewicz
3530 Old Keystone Rd	Signed
3610 Old Keystone Rd	Signed
3632 Old Keystone Rd	not home
3650 Old Keystone Rd	not home

December 7, 2015

Dear Zoning and Planning Committee

We reside down the street from the proposed site for Solid Rock Community School and we drive on Keystone Road every day. We are neighbors to the property.

We have no opposition to Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel Id's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

We fully support this move.

3686 Old Keystone Rd	Signed
3710 Old Keystone Rd	<i>Sue Jimenez</i>
3738 Old Keystone Rd	<i>vacant - foreclosure</i>
3752 Old Keystone Rd	<i>John Kline</i>
3800 Old Keystone Rd	Signed

October 26, 2015

Keystone Estate

Dear Zoning and Planning Committee

We reside down the street from the new proposed site for Solid Rock Community School and we drive on Keystone Road every day. We are **neighbors** to the property.

We have no opposition in Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

We fully support this move.

Name	Street Address	Signature
CHARLIE Ruggianti	3483 Keystone RD	[Signature]
Douglas Jones	3479 Keystone Rd	[Signature]
John Robinson	3451 Keystone RD.	[Signature]
Bryan Gergen	3425 Keystone rd	[Signature]
Nancy Hart	3610 Keystone Rd.	[Signature]
Timmie Gasky	415 LOBA LANE	Timmie Gasky
Sigler Bodin	3766 Keystone Rd	Tarpon Sp
Chris McBean	3766 KEYSTONE RR	Tarpon Springs FL
Donna Battista	3828 Louis Circle	Tarpon Springs FL
Patty Sendker	3404 Forelock Rd	Tarpon Sp FL
MITCH BATH	3460 OLD KEYSTONE RD	Tarpon Springs
Nick Schoharst	3458 OLD Keystone RD	Tarpon Springs
Bob McSparran	3490 Old Keystone Rd	TS
Shirley Miller	3500 Old " " "	" " "
Cynthia Hebert	3502 Old Keystone Rd	TS 34688
Stephanie Stefani	3610 Old Keystone Rd	TS 34688
Allen Manion	3530 Old Keystone Rd.	TS 34688
Tyler Gergen	3500 Old Keystone Rd	TS
William Paul	3655 Keystone Rd	TS 34688

Cynthia Hebert

October 26, 2015

Dear Zoning and Planning Committee,

We reside down the street from the new proposed site for Solid Rock Community School and we drive on Keystone Road every day. We are **neighbors** to the property.

We have no opposition in Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

We fully support this move!

Name	Street Address	Signature
Steven Ballen	Lora Lane, TS 974 Lora Lane TS 34688	[Signature]
Robert Kendrick	843 Lora Lane TS 34688	[Signature]
STAN RARDEN	773 CYPRESS TRAILS DR.	[Signature]
Joseph Blaznakis	779 Cypress Trails Dr TS	[Signature]
Ken Skaggs	785 Cypress Trails Dr TS	[Signature]
Nancy Batto	860 Cypress Trails Dr, TS	[Signature]
Barbara Ingoglia	868 Cypress Trails Dr	[Signature]
FRANK WALK	992 CYPRESS TRAIL DR Tarpon Springs 34688	[Signature]
Bruce Berbet	3733 QUAIL FORST Dr Tarpon Springs	[Signature]
Charles Zidar	204 Meadows Dr. Tarpon Springs	[Signature]
Kathy Jones	3686 Old Keystone Rd Tarpon Springs	[Signature]
TOM WISE	625 RANCH RD TARPON SPRINGS	[Signature]
Cheryl Puccini	391 whispering lakes Blvd TS	[Signature]

October 26, 2015

Dear Zoning and Planning Committee,

We reside down the street from the new proposed site for Solid Rock Community School and we drive on Keystone Road every day. We are **neighbors** to the property.

We have no opposition in Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

We fully support this move!

Name	Street Address	Signature
John Noack	3829 LOVELL CIRCLE T.S.	[Signature]
Lauranne Schmit	3819 Sunrise Ln TS	Lauranne Schmit
Andrew Kinnor	3840 Sunrise Ln TS	[Signature]
Sheryl Charlotte	3848 Sunrise Ln TS	[Signature]
Margery Surber	3853 Sunrise Ln TS	Margery Surber
Imma Gonzell	3856 Sunrise Ln TS	I Gonzell
Wilhelmina Artikis	423 Whispering Lakes Blvd TS	Wilhelmina
Tracy Pierquin	3869 Sunrise Lane Tarpon Springs, FL	
Joe Accotta	587 MANISHA PL T.S.	Joe Accotta
John Calcote	584 Manisha Pl T.S.	[Signature]
Georgia Madalvanos	575 Manisha Pl T.S. 3408	Georgia Madalvanos
Rodney Beck	551 MANISHA PL, T.S.	Rodney Beck
Rick Tolbensen	560 Manisha Pl	[Signature]
Sandi Brenner	501 Manisha Pl	Sandi Brenner
Kelly Nestorovich	3864 Sunrise lane	Kelly Nestorovich

October 26, 2015

Dear Zoning and Planning Committee,

We reside down the street from the new proposed site for Solid Rock Community School and we drive on Keystone Road every day. We are **neighbors** to the property.

We have no opposition in Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

We fully support this move!

Name	Street Address	Signature
Kim Hernandez	408 Whispering Lakes Blvd.	[Signature]
Greg Clark	442 Whispering Lakes Blvd.	[Signature]
Gary Guoga	550 Whispering Lakes	[Signature]
Robert P. Burns	538 Whispering Lks	[Signature]
Beth A. Magaraci	529 Whispering Lks	[Signature]
Joseph Magarty	555 Whispering Lake	[Signature]
Barbara Hennessy	641 Whispering Lakes Blvd	[Signature]
Michael Tucson	646 Whispering Lake Blvd	[Signature]
Mark Beil	3863 Oakleaf Circle T.S.	Mark Beil
DAN O'Neill	574 Whispering Lakes Blvd T.S.	[Signature]
Mary McNeice	460 Manisha Pl T.S. Fl	Mary McNeice
Chris Kakalow	474 Manisha Pl. T.S. Fl.	[Signature]
Nora Bruyn	488 MANISHA PL. TS	Nora Bruyn
Anthony Boone	471 Whispering Lakes Blvd TS	[Signature]

October 26, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County in the **Crescent Oaks Community**. We are in the **County for North Council Neighbors**.

We are in full support for Solid Rock Community School to move to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

We have a child who attends Solid Rock Community School. This new proposed location is only minutes from its current location and will be a continued benefit for our community.

Sincerely,


Name: 

Address: 1209 Kingsway Lane

Tarpon Springs, FL 34688

Community/Sub-division Name: Crescent Oaks

October 26, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County in the **Crescent Oaks Community**. We are in the **County for North Council Neighbors**.

We are in full support for Solid Rock Community School to move to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

We have a child who attends Solid Rock Community School. This new proposed location is only minutes from its current location and will be a continued benefit for our community.

Sincerely,



Name: Mark Kopyciński

Address: 1209 Kingsway Lane

Tarpon Springs, FL 34688

Community/Sub-division Name: Crescent Oaks

Dear Zoning and Planning Committee

We have no opposition in Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

[illegible]

October 26, 2015

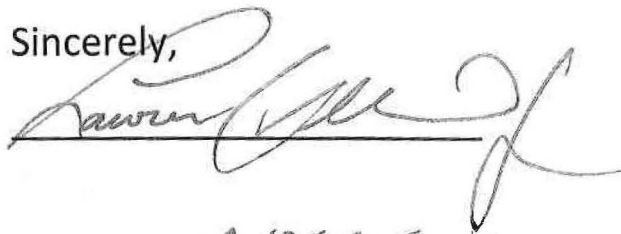
Dear Zoning and Planning Committee

My family resides in North Pinellas County in the Woodfield
Community. We are in the **County for North Council Neighbors**.

We are in full support for Solid Rock Community School to move to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

We have a child who attends Solid Rock Community School. This new proposed location is only minutes from its current location and will be a continued benefit for our community.

Sincerely,



Name: LAWRENCE HILLIARD

Address: 3323 HICKORYWOOD WAY
TARPON SPRING, FL 34688

Community/Sub-division Name (if applicable) Woodfield

GEHLSSEN
1115 Mistwood Drive
Tarpon Springs FL 34688
(727) 460-7157

October 24, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County in the **Woodfield Community**. We are in the **County for North Council Neighbors**.

We are in full support for Solid Rock Community School to move to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

We have a child who attends Solid Rock Community School. This new proposed location is only minutes from its current location and will be a continued benefit for our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anne B. Gehlsen', with a long horizontal flourish extending to the right.

Anne B. Gehlsen

October 24, 2015

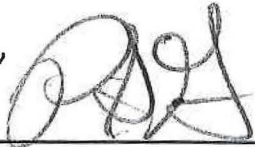
Dear Pinellas County Zoning and Planning Committee

My family resides in North Pinellas County in the Woodfield
Community. Our community is part of the **Council for North County
Neighborhoods**.

We are in full and complete **support** of Solid Rock Community School
moving to the property on Keystone Road known as Parcel ID's: 11-27-
16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-
340-0210.

We also have a child who attends Solid Rock Community School.
This new location is a perfect re-location spot, only minutes away
from its current location, for the school to continue to serve our
families.

Sincerely,



Name

Peter Gueter

Address

890 Crestridge Cir

Thon Springs FL 34688

October 26, 2015

Dear Zoning and Planning Committee

My family resides in the Tarpon Woods Subdivision on East Lake Road North, in North Pinellas County. Our community is part of the County for North Council Neighbors.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

We have a child who attends Solid Rock Community School. This new location will be a perfect spot for them to relocate within our community and continue to serve our families.

Sincerely,

A handwritten signature in black ink, appearing to read "JJ and Heather Stevens", with a long horizontal flourish extending to the right.

JJ and Heather Stevens

1200 Tarpon Woods Blvd

Palm Harbor, FL 34685

October 26, 2015

Dear Zoning and Planning Committee

My family resides in the Tarpon Woods Subdivision on East Lake Road North, in North Pinellas County. Our community is part of the County for North Council Neighbors.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

We have a child who attends Solid Rock Community School. This new location will be a perfect spot for them to relocate within our community and continue to serve our families.

Sincerely,

A handwritten signature in cursive script that reads "Linda Valentine". The ink is dark and the signature is fluid.

Linda Valentine

1200 Tarpon Woods Blvd

Palm Harbor, Fl 34685

October 26, 2015

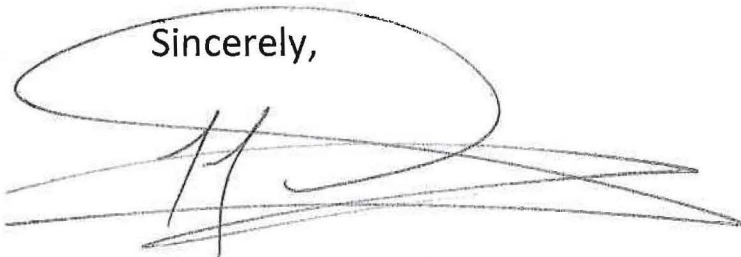
Dear Zoning and Planning Committee

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We have a child who attends Solid Rock Community School. This new location will be a perfect spot for them to relocate within our community and continue to serve our families.

Sincerely,

A handwritten signature in black ink, appearing to be "JJ and Heather Stevens", written over a large, loopy oval shape.

JJ and Heather Stevens

1200 Tarpon Woods Blvd

Palm Harbor, Fl 34685

October 24, 2015

Dear Pinellas County Zoning and Planning Committee

My family resides in North Pinellas County in the Cypress Run
Community. Our community is part of the **Council for North County**
Neighborhoods.

We are in full and complete **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

We also have a child who attends Solid Rock Community School. This new location is a perfect re-location spot, only minutes away from its current location, for the school to continue to serve our families.

Sincerely,

Jean L Dempster

Name Jean Dempster

Address 900 Royal Birkdale Dr
Tarpon Springs, FL 34688

October 24, 2015

Dear Pinellas County Zoning and Planning Committee

My family resides in North Pinellas County in the Ridgemoor
Community. Our community is part of the **Council for North County
Neighborhoods**.

We are in full and complete **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

We also have a child who attends Solid Rock Community School. This new location is a perfect re-location spot, only minutes away from its current location, for the school to continue to serve our families.

Sincerely,

Donna A. Ryan

Name Donna A. Ryan

Address 3855 Darston Street

Palm Hbr, FL 34685

October 24, 2015

Dear Zoning and Planning Committee

We live in North Pinellas County and we have a Church in North Pinellas County off Keystone Road.

We are in Full Support of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is a benefit to our community and we fully support this move.

Sincerely,

Name: Bob Ichon
Address: 3800 old Keystone Rd 3800 old Keystone Road
Tampon Springs
Tampon Springs FL 34688
Business Name: St. Athanasius Syriac Church St. Athanasius
Address: 3800 Old Keystone Rd Syriac
Tampon Springs FL 34688 Orthodox
Church

October 24, 2015

Dear Zoning and Planning Committee

We live in North Pinellas County and we have a Business in North Pinellas County off Keystone Road.

We are in Full Support of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is a benefit to our community and we fully support this move.

Sincerely,

Name: Robert Williamson 

Address: 3725 Keystone Rd.

Tarpon Springs FL 34688

Business Name: R. Williamson Landscape Contractors Inc

Address: 3725 Keystone Rd.

Tarpon Springs FL 34688

October 24, 2015


Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

This will be a perfect location for the school and we fully support this move!

Sincerely,

Name Amber Geier
Address 890 Crestridge Cir.
Tarpon Springs FL 34688


Woodfield

October 26, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

This will be a perfect location for the school and we fully support this move!

Sincerely,

Kary Papsis McDonald
727-459-4718

Friends of
Brookside Creek

Name KARY PAPSIS-McDONALD

Address P.O. Box 718

TARPON SPRINGS FL 34688

Community/sub-division name (if applicable): _____

P.S. I'm also the President of the Garden Club of Tarpon Springs which are members of ^{friend of} ~~the~~ Brookside Creek. I'm also on the board of the Jr. Spongers Football League on Jasmine Rd.

November 2, 2015

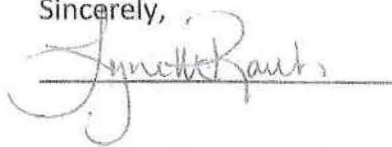
Dear Zoning and Planning Committee

I have a child that attends Solid Rock and our family resides in North Pinellas County.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

This move allows Solid Rock to stay within minutes of their current location while continuing to benefit our community families.

Sincerely,



Name: Lynette Raub

Address: 577 Vista Trail Ct.

Palm Harbor, FL 34683

Community/Sub-division Name (if applicable) OZONA TRAIL LOT 1

October 26, 2016

Dear Zoning and Planning Committee

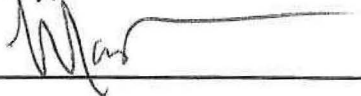
My children attend Solid Rock Community School and I reside in North Pinellas County.

I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

This is a great move for the school and the community!

Thank you.

Sincerely,



Name: Maria Aguayo

Address: 967 Pine Lake Dr
Tarpon Springs, Fl. 34688

Community/Sub-division Name (if applicable) Cypress Lakes Estates

October 24, 201

Dear Zoning and Planning Committee:

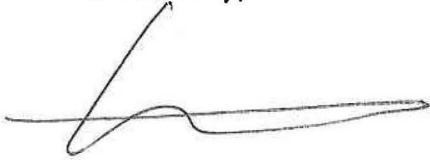
I reside in North Pinellas County in the Pointe Alexis Community with my family.

I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

I work at Solid Rock Community School and this property is a perfect relocation within the community to meet our school needs and serve our families.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karen O'Connor', with a long horizontal stroke extending to the right.

Karen O'Connor

1049 S. Pointe Alexis Dr.

Tarpon Springs, FL 34689

October 26, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County.

I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

I work at Solid Rock Community School and this property is a perfect relocation to meet our school needs while continuing to serve our families within the community.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Timothy Mathews', written over a horizontal line.

Name: Timothy Mathews

Address: 214 Palmetto Ct
Oldsmar, FL, 34677

Community/Sub-division Name (if applicable) Eastlake Woodlands

October 26, 2015

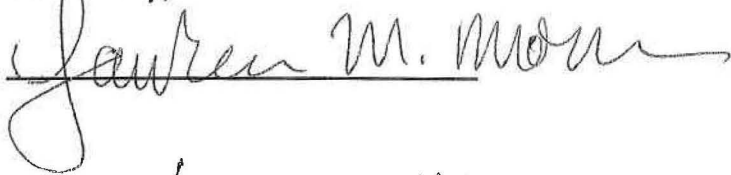
Dear Zoning and Planning Committee

My family resides in North Pinellas County.

I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

I work at Solid Rock Community School and this property is a perfect relocation to meet our school needs while continuing to serve our families within the community.

Sincerely,



Name: Lauren Mann

Address: 601 Cypress Park Ave.

Tarpon Springs, FL

Community/Sub-division Name (if applicable) _____

October 26, 2015

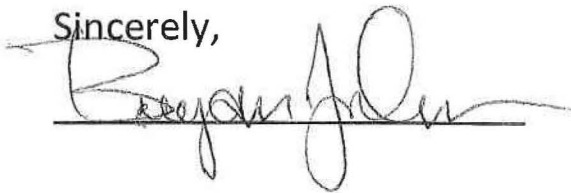
Dear Zoning and Planning Committee

My family resides in North Pinellas County.

I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

I work at Solid Rock Community School and this property is a perfect relocation to meet our school needs while continuing to serve our families within the community.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bryan Johnson", written over a horizontal line.

Name: BRYAN JOHNSON

Address: 230 AVERY AVE

CRYSTAL BEACH, FL 34681

Community/Sub-division Name (if applicable) _____

October 23, 2015

Dear Zoning and Planning Committee

My family resides in the Woodfield Community in North Pinellas County. Our community is part of the **County for North Council Neighbors**.

We have no opposition in Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

Name	Street Address
------	----------------

ANNE & WALLY GEHLEN	1115 Mistwood Dr, T.S.
Paul Ledue	1149 Mistwood Dr
George Gelay	1202 Mistwood Dr
DAVID KAPAL	3338 Laurelwood Ct TARPON FL
DAVID W. CROW	1210 MISTWOOD DR TK 34087
MASSIEL BOZAN	3331 Laurelwood Ct
MIKE DIORIO	3437 LAURELWOOD Ct
JACQUELINE IANIG	3319 LAURELWOOD CT
John Lewis	3328 Laurelwood Ct
Vel Johnson	3334 Laurelwood Ct
Bill Horn	3342 LAURELWOOD CT
Susan Pearce	3346 Laurelwood Ct
Nancy Hulmen	3354 Laurelwood Ct
THEODORE Westcott	3370 Laurelwood Ct
Charlene Bauer	3381 Laurelwood Ct
Dominique Peery	Grant Hall
Lauri Kern	3373 Laurelwood Ct
Paula Knipp	3369 Laurelwood Ct.
Thomase Kipley	3353 Laurelwood Ct

October 23, 2015

Dear Zoning and Planning Committee

My family resides in the Woodfield Community in North Pinellas County. Our community is part of the **County for North Council Neighbors**.

We have no opposition in Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

Name

Street Address

TAB WRIGHT	1203 MISTWOOD DR TARPON SPRING	TS
Randie Moran	1195 MISTWOOD DR.	TS 34688 RM
Mindy Duren	1187 MISTWOOD DR.	TS 34688 MD
Sherree Ecker	1167 MISTWOOD DR.	TS 34688 S
Mark R. Ecker	1167 MISTWOOD DR	Tarpon Springs 34688
SCOTT McIBRAE	1159 MISTWOOD DR	TS 34688 SD
JANICE WHITTAKER	1148 MISTWOOD DR	TS 34688
CARIN Brannan	1123 MISTWOOD DR	TS 34688

October 26, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

This will be a perfect location for the school and we fully support this move!

Sincerely,

Name Lesley Gerbase

Address Co2 Central Ct.

Tarpon Springs, FL 34689

Community/sub-division name (if applicable): Tarpon Springs

October 26, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

This will be a perfect location for the school and we fully support this move!

Sincerely,

Jennifer Waller

Name

Jennifer Waller

Address

*1002 Goshen Rd
Tarpon Springs, FL 34689*

Community/sub-division name (if applicable):

Haven Acres

October 26, 2015

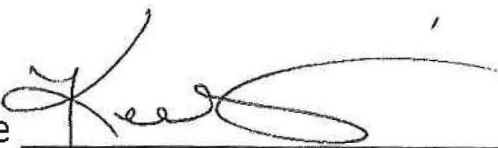
Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

This will be a perfect location for the school and we fully support this move!

Sincerely,

Name 
Address 2638 Knoll St. E
Palm Harbor, FL 34683

Community/sub-division name (if applicable): _____

October 26, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

This will be a perfect location for the school and we fully support this move!

Sincerely,

Leah Johnson

Name Leah Johnson

Address 431 E. Oakwood St.

Tarpon Springs FL 34689

Community/sub-division name (if applicable): _____

October 26, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

This will be a perfect location for the school and we fully support this move!

Sincerely,

Name LaDonna O'Brien

Address 503 Whispering Oak Dr,
Tarpon Springs, FL 34689

Community/sub-division name (if applicable): Oak Lake Village

October 26, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

This will be a perfect location for the school and we fully support this move!

Sincerely,

Name

Address

[Signature]
506 Whispering Oak Dr
Tarpon Springs FL 34689

Community/sub-division name (if applicable):

Oakleaf Village

October 26, 2015

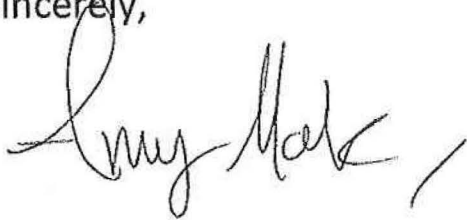
Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

This will be a perfect location for the school and we fully support this move!

Sincerely,



Name

Amy Mohr

Address

350 George St. North
Tarpon Springs, FL 34688

Community/sub-division name (if applicable):

October 26, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

This will be a perfect location for the school and we fully support this move!

Sincerely,

Name CHRISTY LEWE

Address 818 CALLISTA CAY LANE
T/S, #1 34184

Community/sub-division name (if applicable): CALLISTA CAY

October 26, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

This will be a perfect location for the school and we fully support this move!

Sincerely,



Name Merlynn Yount

Address 3130 Glenridge Dr
Palm Harbor, FL 34685

Community/sub-division name (if applicable): Glenridge

October 26, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

This will be a perfect location for the school and we fully support this move!

Sincerely,

Name Trish Jacobs

Address 2906 Silver Bell Ct.

Palm Harbor, FL 34684

Community/sub-division name (if applicable): Strathmore Gate

October 26, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

This will be a perfect location for the school and we fully support this move!

Sincerely,

Name Paula Gourdine
Address 2620 Ridge Lane
Palm Harbor FL 34684

Community/sub-division name (if applicable): _____

October 26, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

This will be a perfect location for the school and we fully support this move!

Sincerely,

Name ATLAI Malki

Address 284 Peninsula ave
TARPON SPRINGS, FL 34689

Community/sub-division name (if applicable): _____

October 26, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County.

I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

I work at Solid Rock Community School and this property is a perfect relocation to meet our school needs while continuing to serve our families within the community.

Sincerely,

Nichole Bell

Name: Nichole Bell

Address: 1488 Pinebrook Dr.

Clearwater, FL 33755

Community/Sub-division Name (if applicable) _____

October 24, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

This will be a perfect location for the school and we fully support this move!

Sincerely,

Eva Giabelis

Name Eva Giabelis

Address 1842 Briland St.

Tarpon Springs, FL 34689

Grassy Pointe
Sub-Division

October 23, 2015

Dear Zoning and Planning Committee

I reside in North Pinellas County.

I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

I work at Solid Rock Community School and this property is a perfect relocation within the community to meet our school needs and serve our families.

Sincerely,

Barbara H. Stokes

Barbara H. Stokes

36750 US. Hwy 19. N
Palm Harbor, FL
34684
Innisbrook

October 23, 2015

Dear Zoning and Planning Committee

I reside in North Pinellas County.

I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

I work at Solid Rock Community School and this property is a perfect relocation within the community to meet our school needs and serve our families.

Sincerely,

Kristen Schwerdtfeger

Kristen Schwerdtfeger

1801 East Lake Rd

Apt 10 H

Palm Harbor Fl 34685

El Pasado

October 23, 2015

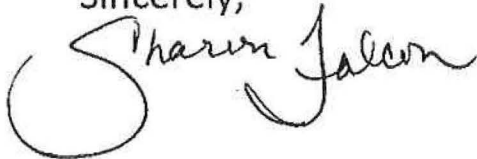
Dear Zoning and Planning Committee

I reside in North Pinellas County.

I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

I work at Solid Rock Community School and this property is a perfect relocation within the community to meet our school needs and serve our families.

Sincerely,

A handwritten signature in cursive script that reads "Sharon Falcoln". The signature is written in black ink and is positioned below the word "Sincerely,".

Sharon Falcoln

2284 Portofino Place

#195

Palm Harbor FL 34683

Tuscany at Innisbrook

October 24, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have children who attend Solid Rock Community School.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

This will be a perfect location for the school and we fully support this move!

Sincerely,



Name Christine Salvati
Address 1204 E Court St
Tarpon Springs Fl 34689

November 6, 2015

Dear Zoning and Planning Committee

My child(ren) attend Solid Rock Community School. We live in North Pinellas County.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is a benefit to our community and we fully support this move.

Sincerely,



Name: Bridget Panzer Maske

Address: 1201 Castle Ter

Largo Spring FL 34609

Community/Sub-division Name (if applicable) _____

November 6, 2015

Dear Zoning and Planning Committee

My child(ren) attend Solid Rock Community School. We live in North Pinellas County.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

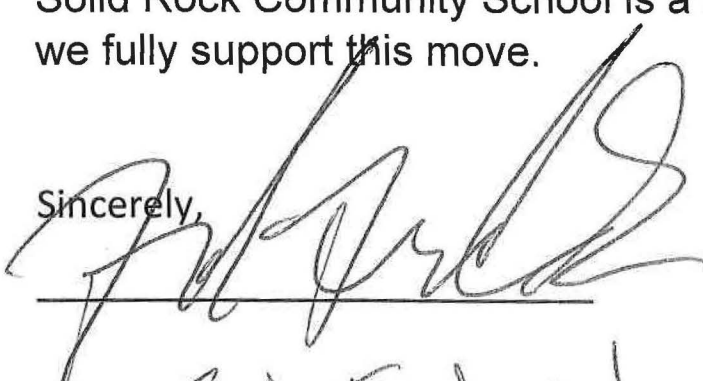
Solid Rock Community School is a benefit to our community and we fully support this move.

Sincerely,

Name:

Address:

Community/Sub-division Name (if applicable)



FRANK Frederick

2706 Richard Rd

TARPON SPRING FL. 34689

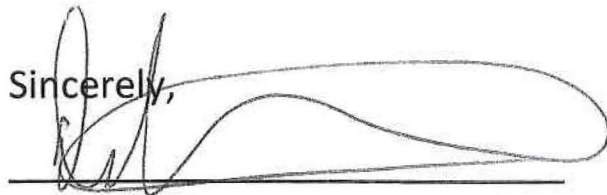
November 6, 2015

Dear Zoning and Planning Committee

My child(ren) attend Solid Rock Community School. We live in North Pinellas County.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is a benefit to our community and we fully support this move.

Sincerely, 

Name: David DesChones

Address: 1411 Lonesome Pine Lane

Tarpon Springs FL

Community/Sub-division Name (if applicable) _____

November 6, 2015

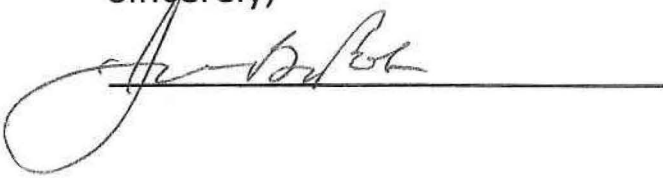
Dear Zoning and Planning Committee

My child(ren) attend Solid Rock Community School. We live in North Pinellas County.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is a benefit to our community and we fully support this move.

Sincerely,



Name: James B Rottle

Address: 28 Summit Ln

Safety Harbor, FL 34697

Community/Sub-division Name (if applicable) Baywoods

November 6, 2015

Dear Zoning and Planning Committee

My child(ren) attend Solid Rock Community School. We live in North Pinellas County.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is a benefit to our community and we fully support this move.

Sincerely,

Deitry Williams

Name: Deitry Williams

Address: 625 40th Place N.

Safety Harbor Fla, 34695

Community/Sub-division Name (if applicable) Lincoln Island Sub.

October 23, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full and complete **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

This is a perfect location for the school and we fully support this move.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Dalia Buoniello', written over a horizontal line.

Name Dalia Buoniello

Address 2087 N. Pte. Alexis Dr.

Tarpon Springs, Florida 34689

Harborwatch Subdivision,

October 23, 2015

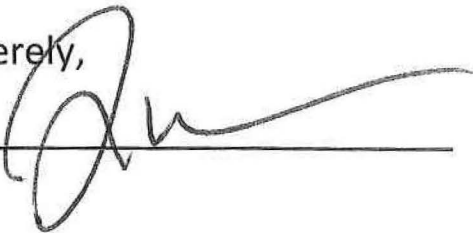
Dear Zoning and Planning Committee

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We are in full and complete **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

This is a perfect location for the school and we fully support this move.

Sincerely,



Name

Joseph V Brancato Jr

Address

2080 N Pt Alafia Drive
Thonon Springs FL 34689
"HARDWARE WATCH"

October 23, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full and complete **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

This is a perfect location for the school and we fully support this move.

Sincerely,

Amy Putnam

Name Amy Putnam

Address 3990 Stone Hollow
Palm Harbor FL 34684

Lakes of Palm Harbor

October 23, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full and complete **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

This is a perfect location for the school and we fully support this move.

Sincerely,

Sharon Jones

Name Sharon Jones

Address 1801 East Lake Rd 7C
Palm Harbor, FL 34885
El Pasado

October 23, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full and complete **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

This is a perfect location for the school and we fully support this move.

Sincerely,



Name KIRSTEN KISSINGER

Address 1566 HILLVIEW LN
TARPON SPRINGS FL 34689

BECKETT WAY
TOWN HOMES

October 23, 2015

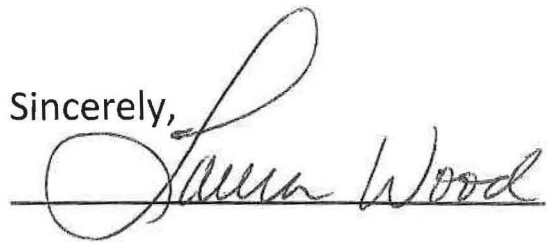
Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have ^{2 children} ~~a child~~ who attends Solid Rock Community School.

We are in full and complete **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

This is a perfect location for the school and we fully support this move.

Sincerely,

A handwritten signature in cursive script that reads "Laura Wood". The signature is written over a horizontal line.

Name Laura Wood

Address 1817 Sea Oats St.

Tarpon Springs, FL

34689

October 23, 2015


Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full and complete **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

This is a perfect location for the school and we fully support this move.

Sincerely,



Name Rosalie Ferren

Address 119 E. Center St.

Tampa Springs, FL 34689

October 23, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full and complete **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

This is a perfect location for the school and we fully support this move.

Sincerely,

Cheryl Puccini

Name Cheryl Puccini

Address 391 Whispering Lakes Blvd
Tarpon Springs, FL 34688

Whispering Lakes Subdiv.

October 23, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full and complete **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

This is a perfect location for the school and we fully support this move.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rene Wrigley', written over a horizontal line.

Name Rene Wrigley

Address 205 Katherine Blvd Apt 1201
Palm Harbor FL 34684

October 23, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full and complete **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

This is a perfect location for the school and we fully support this move.

Sincerely,

Kim Ross

Name Kim Ross

Address 1670 Oak Spring Dr.
Tarpon Springs, FL 34689

"Harbor Oaks"

October 23, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full and complete **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

This is a perfect location for the school and we fully support this move.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jamie Hatzman", written over a horizontal line.

Name Jamie Hatzman

Address 638 Bellingham Pl.
Palm Harbor FL, 34684

October 23, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full and complete **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

This is a perfect location for the school and we fully support this move.

Sincerely,



Name Deanna Nasr

Address 1011 Riverside Ridge Rd
Tampon Spgs FL 34688

October 23, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full and complete **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

This is a perfect location for the school and we fully support this move.

Sincerely,



Name Howard Wryke

Address 1288 Bay Harbor Dr. APT 308

Palm Harbor FL. 34684

October 24, 2015

Dear Zoning and Planning Committee

We reside in North Pinellas County on East Lake Road North, in the Grey Oaks subdivision with our family.

We are in full and complete **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Three of our children have graduated from Solid Rock and one is currently attending. The school is a blessing for the community and helps many children. We are excited for Solid Rock to have their own permanent home within the community they have resided/rented for over six years.

Sincerely,

A handwritten signature in black ink, appearing to read 'ME' followed by a long horizontal stroke.

Michele and Eric Fasnacht

2979 Grey Oaks Blvd.

Tarpon Springs, FL 34688

October 26, 2016

Dear Zoning and Planning Committee

I have a child that attends Solid Rock and our family resides in North Pinellas County.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

This move allows Solid Rock to stay within minutes of their current location while continuing to benefit our community families.

Sincerely,

Clementine L Conde

Name: Clementine L. Conde

Address: 204 Old Mill Pond Rd.

Palm Harbor , Fl. 34683

Community/Sub-division Name (if applicable) Gleneagles Subdivision

October 24, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County and we have a child who attends Solid Rock Community School.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Regal Estates (Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210).

This will be a perfect location for the school and we fully support this move!

Sincerely,



Name Mildred Rodriguez

Address 411 E. Lime St. Apt. A

Tarpon Springs, Fl. 34189

Oak Ridge Estates

November 2, 2015

Dear Zoning and Planning Committee

I am a resident of North Pinellas County. I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is already a benefit to the community and this proposed property offers them a permanent home for their school and students while keeping them within minutes of their current location.

Sincerely,



Name: Patricia HYLEEN

Address: 300 PROMENADE DR. #206
DUNEDIN, FLA 34698

Community/Sub-division: COUNTRY LAKES

October 26, 2016

Dear Zoning and Planning Committee

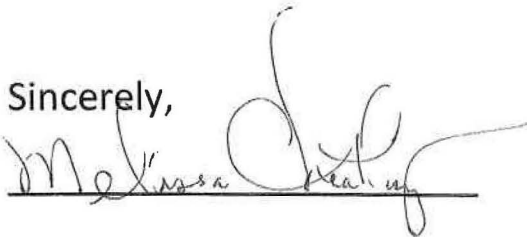
My ^{nephews} ~~children~~ attend Solid Rock Community School and I reside in North Pinellas County.

I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

This is a great move for the school and the community!

Thank you.

Sincerely,



Name: Melissa Cheatley

Address: 14998 113th Ave N
LARGO FL 33774

Community/Sub-division Name (if applicable) N/A

October 24, 2015

Dear Zoning and Planning Committee

I am a resident of North Pinellas County. I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is already a benefit to the community and this proposed property offers them a permanent home for their school and students while keeping them within minutes of their current location.

Sincerely,

Charlotte Mora

Name: Charlotte Mora

Address: 4908 Klosterman Oaks Blvd

Palm Harbor, FL 34683

Community/Sub-division: Klosterman Oaks

October 24, 2015

Dear Zoning and Planning Committee

I am a resident of North Pinellas County. I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is already a benefit to the community and this proposed property offers them a permanent home for their school and students while keeping them within minutes of their current location.

Sincerely,



Name: Kristen Hachmeister

Address: 1285 Salt Lake Drive

Tarpon Springs, FL 34689

Community/Sub-division: North Lake

October 24, 2015

Dear Zoning and Planning Committee

I am a resident of North Pinellas County. I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is already a benefit to the community and this proposed property offers them a permanent home for their school and students while keeping them within minutes of their current location.

Sincerely,



Name: Emily Gosche

Address: 506 Summerwood Ct

Tarpon Springs, FL 34689

Community/Sub-division: Oakleaf Village

October 24, 2015

Dear Zoning and Planning Committee

My family resides in in North Pinellas County.

We have no opposition in Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Sincerely,

Ronald Kissinger

Name: RONALD KISSINGER

Address: 1720 HUNTER LANE

TARPON SPRINGS, FL 34689

October 24, 2015

Dear Zoning and Planning Committee

We live in North Pinellas County and we have a Business in North Pinellas County off Keystone Road.

We are in Full Support of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is a benefit to our community and we fully support this move.

Sincerely,

Name: Andrea Posusta

Address: EAST Lake Ranch

Business Name: Brooker Creek Ranch

Address: 3415 Keystone Rd.

Tarpon Springs, FL 34688

October 24, 2015

Dear Zoning and Planning Committee

We live in North Pinellas County and we own a business in North Pinellas County.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is a benefit to our community and we fully support this move.

Sincerely,

M B Hall

Name: MAY B. HALL

Address: 3790 Keystone Rd

TARPON SPRINGS FL 34688

Community/Sub-division Name (if applicable) _____

Business Name: KEYSTONE KENNELS

Address: 3790 Keystone Rd.

TARPON SPRINGS FL 34688

October 24, 2015

Dear Zoning and Planning Committee

My family resides in in North Pinellas County.

We have no opposition in Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. M. Haynes", written over a horizontal line.

Name: J. M. Haynes

Address: 563 E. Spruce St.

Tampon Springs, FL 34689

October 25, 2015

Dear Zoning and Planning Committee

My family resides down the street from the new proposed site for Solid Rock Community School and we drive on Keystone Road every day.

We are about ---- feet from the proposed site and will be neighbors.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Sincerely,



Name: Julia Orsi Vitale

Address: 3178 Burberry St.

Tarpon Springs FL 34688

Community Name (if applicable): Winslow Park

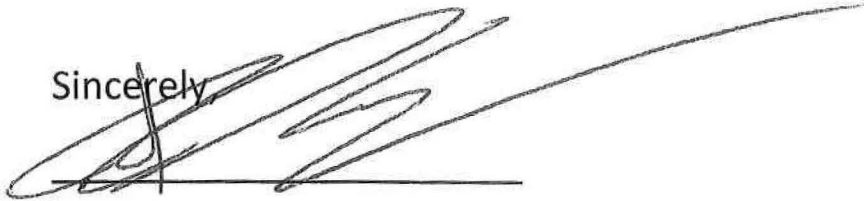
October 24, 2015

Dear Zoning and Planning Committee

My family resides down the road from the new proposed site for Solid Rock Community School, in Odessa. We are about one mile away and drive this road every day.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Paul Eckley', written over a horizontal line.

Name: Paul Eckley

Address: 12973 Tyler Run Ave.
Odessa FL, 33556

November 6, 2015

Dear Zoning and Planning Committee

I am a resident of North Pinellas County. I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is already a benefit to the community and this proposed property offers them a permanent home for their school and students while keeping them within minutes of their current location.

Sincerely,



Name: Arthur Sokolowski

Address: 799 E Klosterman Rd # 19
Tampa Springs FL 34688

Community/Sub-division: _____

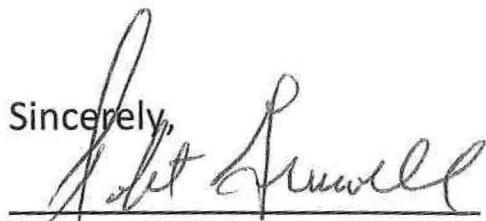
November 6, 2015

Dear Zoning and Planning Committee

I am a resident of North Pinellas County. I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is already a benefit to the community and this proposed property offers them a permanent home for their school and students while keeping them within minutes of their current location.

Sincerely,



Name: Robert Gruwell

Address: 2569 Stony Brook CN

Clearwater, FL 35761

Community/Sub-division: Brookfield

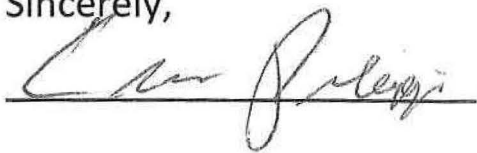
November 6, 2015

Dear Zoning and Planning Committee

I am a resident of North Pinellas County. I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is already a benefit to the community and this proposed property offers them a permanent home for their school and students while keeping them within minutes of their current location.

Sincerely,



Name: Chris Pileggi

Address: 1751 Ramen Rd

Tarpon Springs FL 34689

Community/Sub-division: _____

November 6, 2015

Dear Zoning and Planning Committee

I am a resident of North Pinellas County. I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is already a benefit to the community and this proposed property offers them a permanent home for their school and students while keeping them within minutes of their current location.

Sincerely,

Lisa Heyveld

Name: Lisa Heyveld

Address: 4723-98th LANE

St. Pete FL 33709

Community/Sub-division: _____

November 6, 2015

Dear Zoning and Planning Committee

I am a resident of North Pinellas County. I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is already a benefit to the community and this proposed property offers them a permanent home for their school and students while keeping them within minutes of their current location.

Sincerely,

Robert Wright

Name: Robert Wright

Address: 4459 Harbor Woods

Palm Harbor FL

Community/Sub-division: _____

November 6, 2015

fx# 787 934 0933
michele@solidrockcs.org
Deadline 11/11/15

Dear Zoning and Planning Committee

I am a resident of North Pinellas County. I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is already a benefit to the community and this proposed property offers them a permanent home for their school and students while keeping them within minutes of their current location.

Sincerely,

Danica Clifford

Name: DANICA CLIFFORD

Address: 243 W CANAL DR.
PALM HARBOR, FL

Community/Sub-division: LAKE SHORE ESTATES

October 24, 2015

Dear Zoning and Planning Committee

We live in North Pinellas County and we own a business in North Pinellas County.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is a benefit to our community and we fully support this move.

Sincerely,

W. Timothy Sondgerath

Name: W. Timothy Sondgerath

Address: 1799 Dixie Hwy.

Tarpon Springs FL 34689

Community/Sub-division Name (if applicable) Alta Vista Sub Blk Lots 29-34

Business Name: High Tech Pest Management

Address: 1799 Dixie Hwy

Tarpon Springs FL

October 26, 2015

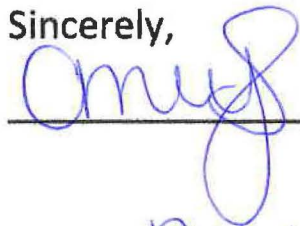
Dear Zoning and Planning Committee

My family resides in North Pinellas County.

I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

I work at Solid Rock Community School and this property is a perfect relocation to meet our school needs while continuing to serve our families within the community.

Sincerely,



Name: Amy Skulas

Address: 1815 Dixie Hwy.

Tarpon Springs, FL 34689

Community/Sub-division Name (if applicable) _____

October 24, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is a benefit to our community and we fully support this move.

Sincerely,



Name: JEFFREY SKULAS

Address: 1336 ROLLINGWOOD CT

TARPON SPRINGS, FLORIDA 34689

Community/Sub-division Name (if applicable) OAKLEAF VILLAGE

October 24, 2015

Dear Zoning and Planning Committee

My family resides in North Pinellas County.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is a benefit to our community and we fully support this move.

Sincerely,

A. BINDER

Name: AYDEN BINDER

Address: 1380 RAINVILLE ROAD

TARPON SPRINGS, FLORIDA 34684

Community/Sub-division Name (if applicable) _____

October 24, 2015

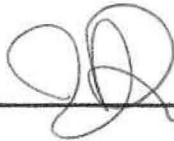
Dear Zoning and Planning Committee

My family resides in North Pinellas County.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Solid Rock Community School is a benefit to our community and we fully support this move.

Sincerely,



Name: Jessica Todd

Address: 1389 Rainville Rd.

Jupiter Springs, FL 34089

Community/Sub-division Name (if applicable) _____

October 25, 2015

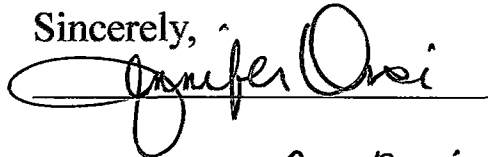
Dear Zoning and Planning Committee

My family resides down the street from the new proposed site for Solid Rock Community School and we drive on Keystone Road every day.

We are about ---- feet from the proposed site and will be neighbors.

We are in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Sincerely,



Name: Jennifer Orsi

Address: 813 Winslow Park Blvd.

Tarpon Springs, FL 34688

Community Name (if applicable): Winslow Park.

October 26, 2015

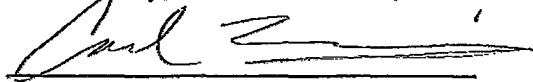
Dear Zoning and Planning Committee

My family resides in North Pinellas County.

I am in full **support** of Solid Rock Community School moving to the property on Keystone Road known as Parcel ID's: 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

I work at Solid Rock Community School and this property is a perfect relocation to meet our school needs while continuing to serve our families within the community.

Sincerely,



Name: Carl Williams

Address: 2518 W. Knollwood St.

Tampa, Fl. 33614

Community/Sub-division Name (if applicable) _____

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.





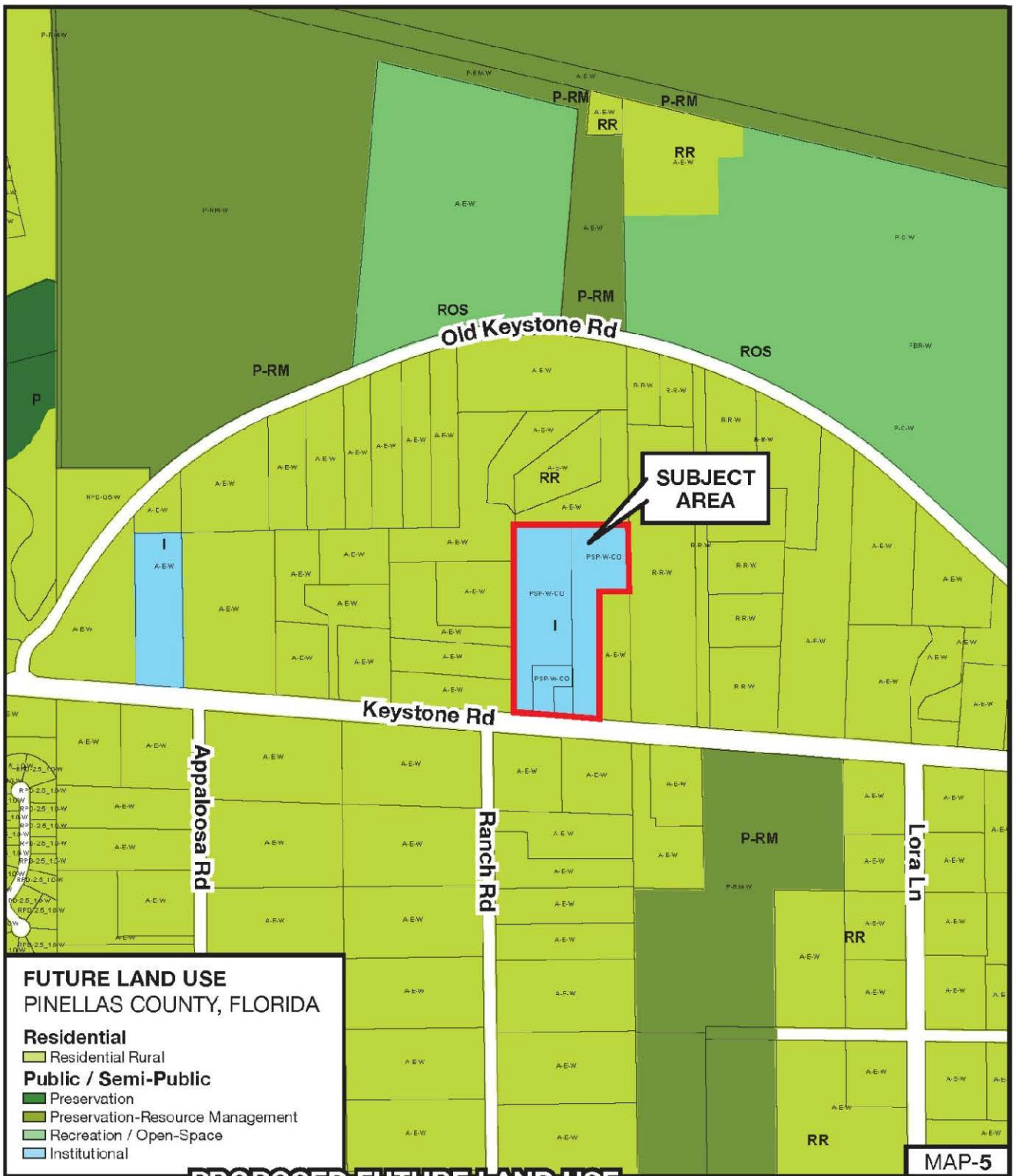
Z/LU-1-1-16

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

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.





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

PROPOSED AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP AND ZONING ATLAS

The Pinellas County Board of County Commissioners proposes to adopt the following amendments to the Pinellas County Future Land Use Map and Zoning Atlas. A public hearing on the Resolutions and Ordinances will be held **February 23, 2016 at 6:00 p.m.** in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater FL 33756.

Interested parties may appear at the hearing and be heard regarding the proposed Resolutions and Ordinances:

A. PROPOSED RESOLUTIONS AND ORDINANCES AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS

1. Q Z-33-12-15 (Final Adoption)

Resolution changing the Zoning classification of approximately 10.3 acres located at 29582 US Highway 19 North in the unincorporated area of Dunedin; Page 609 of the Zoning Atlas, as being in Section 19, Township 28, Range 16; from A-E, Agricultural Estate Residential to PSP, Public/Semi-Public; upon application of Pinellas County through Gordon Beardslee, Planning Department, Representative.

2. Q Z/LU-34-12-15

Resolution changing the Zoning classification of approximately 2.5 acres located 680 feet north of Union Street on the west side of McMullen Booth Road in the unincorporated area of Clearwater (street addresses being: 2159, 2167, and 2175 McMullen Booth Road); Page 638 of the Zoning Atlas, as being in Section 33, Township 28, Range 16; from A-E, Agricultural Estate Residential & R-R, Rural Residential to IL-CO, Institutional Limited-Conditional Overlay with a Conditional Overlay limiting the use of the property to an assisted living facility with a maximum of 60 beds, inclusive of services defined by the State as independent living, assisted living care, skilled nursing care, extended congregate care, long-term care and/or memory care, and including physical rehabilitative and physician support services for occupants of the 60 beds of the facility; provided, however, that no such services shall be provided for external patients who are not occupants of the 60 beds of the facility; upon application of Kamran & Dori Rouhani & Parviz Rouhani, A. E. C. 2159 LLC, and Emerald Garden Real Estate, Inc. through Kamran Rouhani, Representative, and

an Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 2.5 acres located 680 feet north of Union Street on the west side of McMullen Booth Road in the unincorporated area of Clearwater (street addresses being: 2159, 2167, and 2175 McMullen Booth Road) located in Section 33, Township 28, Range 16; from Residential Suburban to Institutional, providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties; and providing an effective date.

3. Q Z/LU-1-1-16

Resolution changing the Zoning classification of approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon; page 522 of the Zoning Atlas, as being in Section 11, Township 27, Range 16; from A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay to PSP-W-CO, Public/Semi-Public-Wellhead Protection Overlay-Conditional Overlay with a 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; upon application of C & K Safety Harbor, LLC & Outbidya, Inc., through Richard J. Marcel or Jason D. Boyd, The Sustainability Group, LLC, Representative, and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon, located in Section 11, Township 27, Range 16, from Residential Rural to Institutional Providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties and providing an effective date.

4. Q Z-2-1-16

Resolution changing the Zoning classification of approximately 4.8 acres located on the east side of US Highway 19 N, 600 feet north of SR-580 in the unincorporated area of Clearwater; page 631 of the Zoning Atlas, as being in Section 30, Township 28, Range 16, from CP-1, Commercial Parkway to CP-2, Commercial Parkway, upon application of Fitzgerald Motors, Inc., through Richard J. Marcel or Jason D. Boyd, The Sustainability Group, LLC, Representative.

5. Q Z-3-1-16

Resolution changing the Zoning classification of approximately 0.7 acre located on the west side of US Highway 19 Alternate, 300 feet south of Brevard Street in Palm Harbor; page 51 of the Zoning Atlas, as being in Section 26, Township 27, Range 15, from R-4, One, Two & Three Family Residential to C-3, Commercial, Wholesale, Warehousing & Industrial Support, upon application of Providence Storage, LLC through Rod Collman, A. I. A., SDG Architecture, Representative.

Any written arguments, evidence, explanations, studies, reports, petitions or other documentation that an applicant, proponent or opponent wishes to be provided to the Board of County Commissioners for their consideration in support of, or in opposition to, any of the applications proposed above should be submitted to the attention of the Pinellas County Zoning Manager, 440 Court Street, Fourth Floor, Clearwater, Florida 33756. Materials must be submitted at least one week (7 days) in advance of the advertised hearing. Hard copy written comments must be submitted on 8½ × 11-inch paper.

The proposed Resolutions and Ordinances amending the Zoning Atlas and the Future Land Use Map can be inspected by the public in the Pinellas County Planning Department; Land Use and Zoning Division located at the address above, or at the Pinellas County Board Records located at 315 Court Street, Fifth Floor, Clearwater, Florida 33756. You can contact the Zoning Division at (727) 464-5047 with any questions, or email them at zoning@pinellascounty.org.

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 SOUTH FORT HARRISON AVENUE, SUITE 500, CLEARWATER, FLORIDA 33756 (727) 464-4880 (VOICE) (727) 464-4062 (TDD).

KEN BURKE, CLERK TO THE
BOARD OF COUNTY COMMISSIONERS
By Norman D. Loy, Deputy Clerk

REQUEST FOR ADVERTISING FORM

Phone No. 464-8200

Fax No. 464-8201

To: Board Records

FROM: Tammy Swinton, Planning Department (February 23, 2016 BCC Hearing)

DATE: February 2, 2016

AD COPY ATTACHED: Yes X No WITH MAP

REQUIRES SPECIAL HANDLING: Yes No X

NEWSPAPER: St. Petersburg Times X

DATE(S) TO APPEAR: **February 12, 2016**

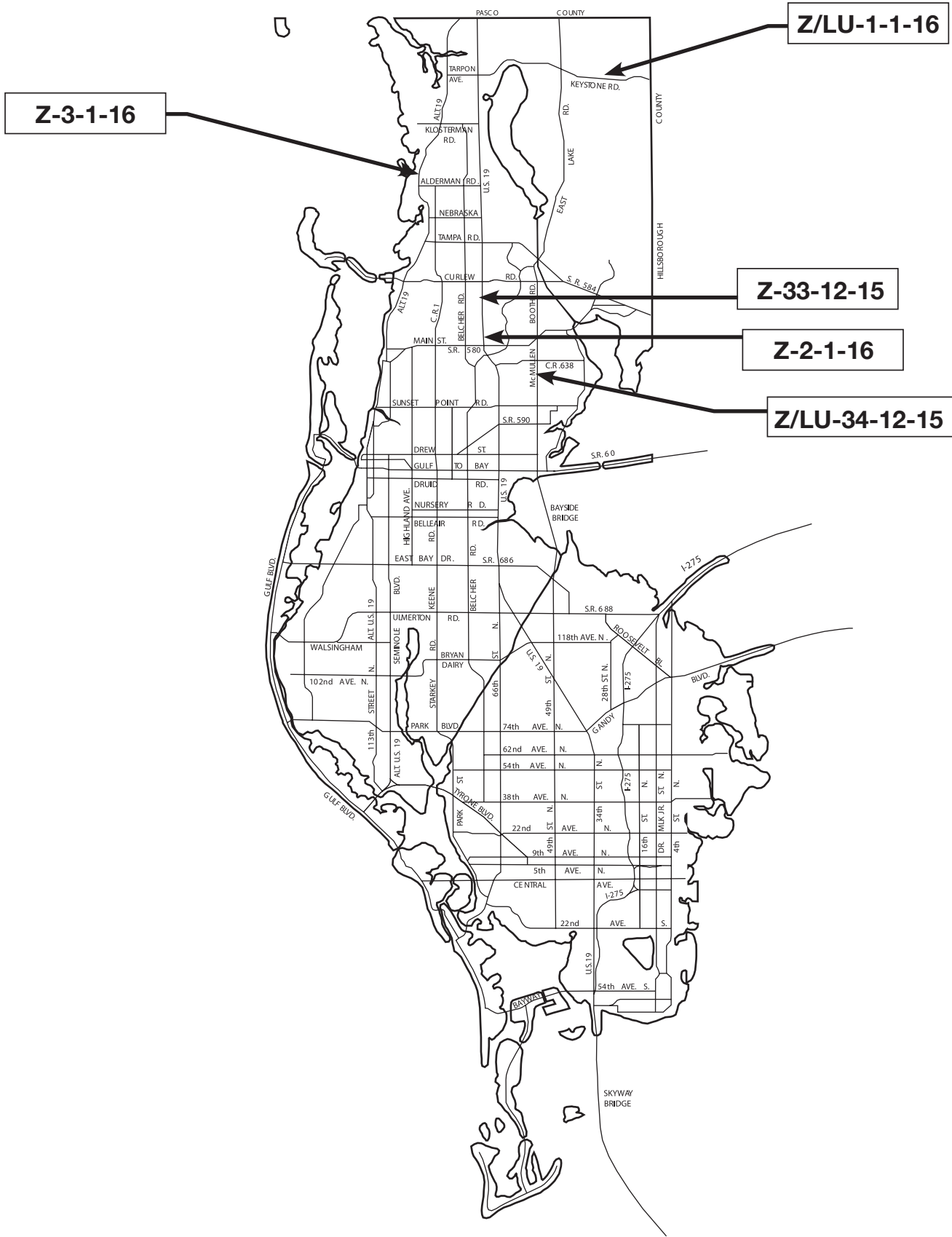
SIZE OF AD: **2 COLUMN BY 10 INCH AD (or quarter-page ad if necessary for legibility)**

SIZE OF HEADER: **18 Point Header**

SIZE OF PRINT: **N/A**

SPECIAL INSTRUCTIONS: **Do Not Print in Legal/Classified Section**

cc: Glenn Bailey, Planning Department
Gordon Beardslee, Planning Department
Tammy Swinton, Planning Department



PINELLAS COUNTY
PLANNING DEPARTMENT ZONING DIVISION