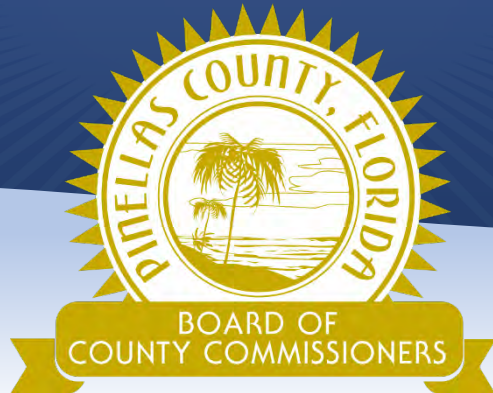


Board of County Commissioners

Keystone Road Al Rahman Case Discussion
October 27, 2026



Our Vision:
To Be the Standard for
Public Service in America.

Religious Land Use & Institutionalized Persons Act (RLUIPA)



Federal law that prevents state and local governments from:

- **Enforcing land-use laws that heavily restrict religious exercise.**
- **Treating a religious assembly or institution less favorably than a comparable non-religious assembly.**
- **Discriminating against any assembly or institution based on its specific religion or denomination.**
- **Banning religious assemblies from a jurisdiction or unreasonably limiting them within a specific area.**

Zoning Code land use terminology updated in 2019 based on RLUIPA and guidance by the County Attorney's Office .

- **'Meeting hall/community assembly facility' defined to include both religious and non-religious uses and facilities (e.g., community halls, reception halls, places of worship, etc.)**



Public Hearings and Board Actions



Hearing	Action Taken	Public Notice	Vote
Local Planning Agency — May 13, 2026	Recommended approval of the land-use and zoning changes with a Conditional Overlay.	- Mailed Notices were sent to property owners on April 20, covering both the May 13 and June 16 BCC hearings. - Newspaper notice published April 29, 2026. - Property sign posted April 16, 2026, covering both the May 13 and June 16 BCC hearings.	6–0 to recommend approval of both requests
County Commission — June 16, 2026	Approved the land-use and zoning changes with a Conditional Overlay.	- Newspaper notice published June 3, 2026. - Property Sign covered by the same property sign posted April 16, 2026, and by the mailed noticed sent on April 20.	7–0 to approve both requests
Countywide Planning Authority — October 13, 2026	The Commission, acting as the Countywide Planning Authority, considered the countywide land-use change.	- Newspaper notice published August 26, 2026. - No property sign required.	4–3 to approve



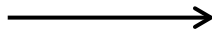
Public Notice – Property Sign

- Newspaper ads, mailed notices, and signage were proper and lawful
- County Attorney's Office found no legal defects in the process and found no basis for further proceedings



Sign was posted per Code Section 138-253(d)

- Posted on East Lake Drive, from which is the property's main access.
- Contained the same information as the mailed notice
- Placed on April 16th by County staff.
- A sign was required for both the **May 13 LPA and June 16 BCC hearings**. One sign could cover both if it included the required hearing information and met posting requirements. We posted one sign covering both hearings on April 16, 2026.



- LPA ad ran April 29th for the May 13th hearing
- BCC ad ran June 3rd for the June 16th hearing
- Countywide Plan, newspaper notice published August 26, 2026.

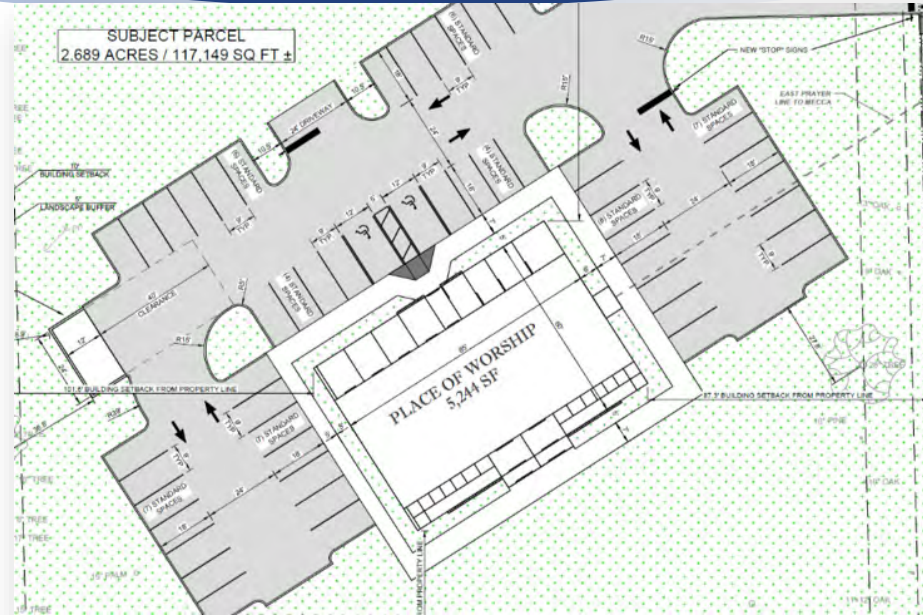


Terminology - Current Keystone Road Al Rahman Case



Current Keystone Road Al Rahman Case

- Both Local Planning Agency on May 13, 2026, and County Commission on June 16, 2026, included these attachments:
 - Copy of the application stating the use as a place of worship
 - Concept plan illustrating a place of worship
- Countywide Planning Authority (October 13, 2026) - Staff's recent application submittal to Forward Pinellas for the Countywide land use process for 2577 Keystone Road also further described it as a place of worship



While the omission of additional descriptive wording in the staff reports for the recent zoning and land use cases involving 2577 Keystone Road was an inadvertent oversight; public notices and staff reporting met the process requirements as confirmed by County Attorney review.



Keystone Road Al Rahman Case



- **Housed a place of worship beginning in the early 1990s**
- **Under current ownership since 2012 - Al Rahman**
- **Proposed redevelopment similar in size to existing building**
- **Redevelopment will improve site conditions**
 - **Better stormwater treatment and retention**
 - **Improved pedestrian and vehicle safety – removing Keystone Road access crossing Pinellas Trail**
 - **Enhanced landscaping along the Keystone Road Scenic Corridor**



Questions?