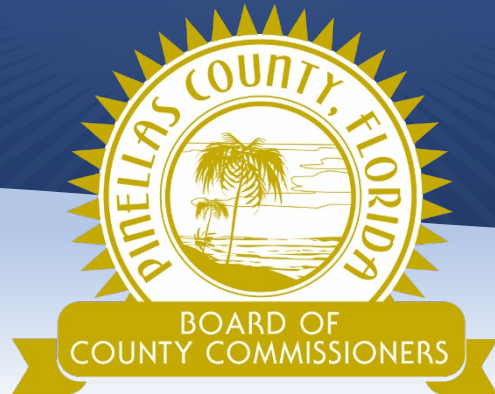


Board of County Commissioners

Case #s FLU-21-03 & ZON-21-07

January 25, 2022



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

Request

Subject Property

Approx. 2.25 acres located at 1961 East Lake Road

Future Land Use Map (FLUM) Amendment

From: RL (Residential Low) – 5 units per acre

To: R/OL (Residential/Office Limited) – 5 units per acre

Zoning Atlas Amendment

From: RPD-W, Residential Planned Dev. – Wellhead Protection Overlay

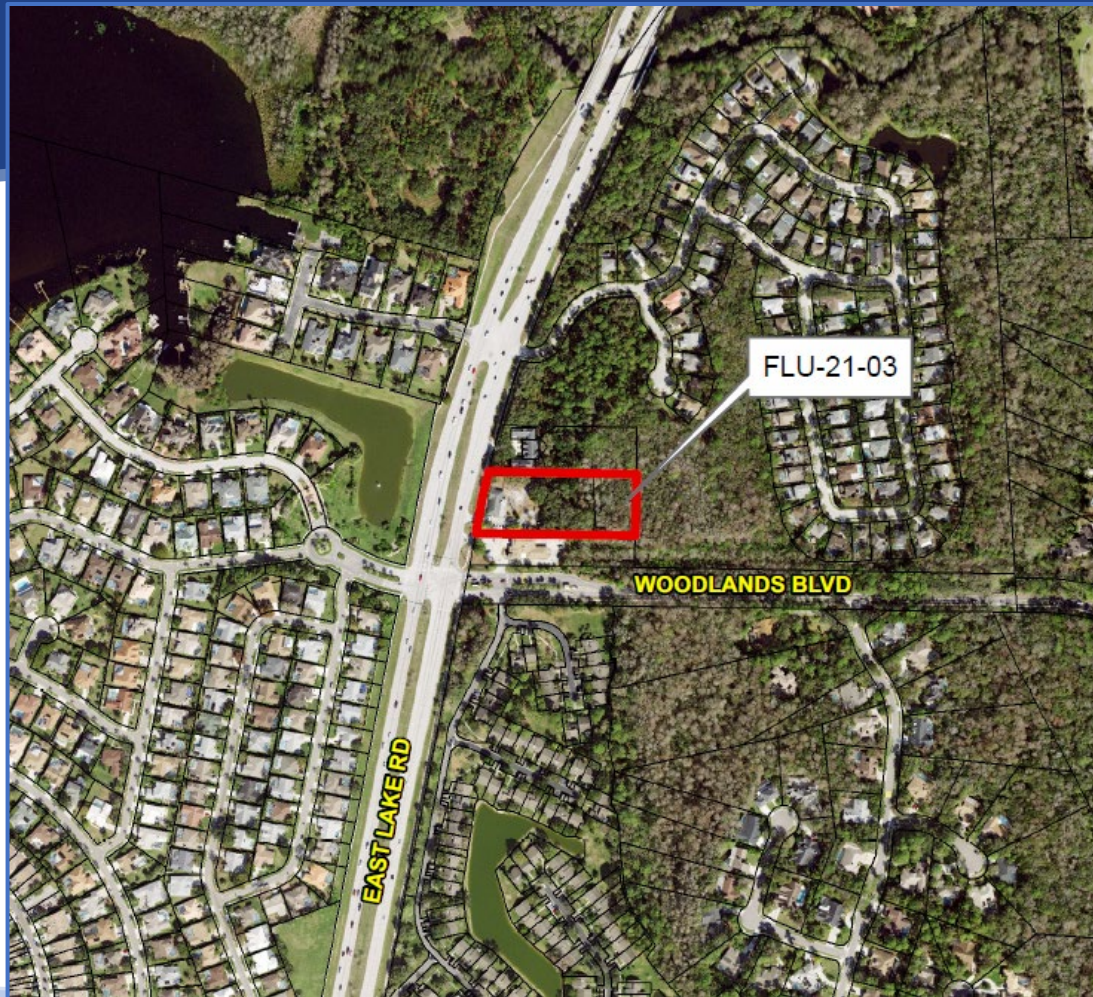
To: LO-W, Limited Office – Wellhead Protection Overlay

Existing Use: Vacant building; formerly a private school

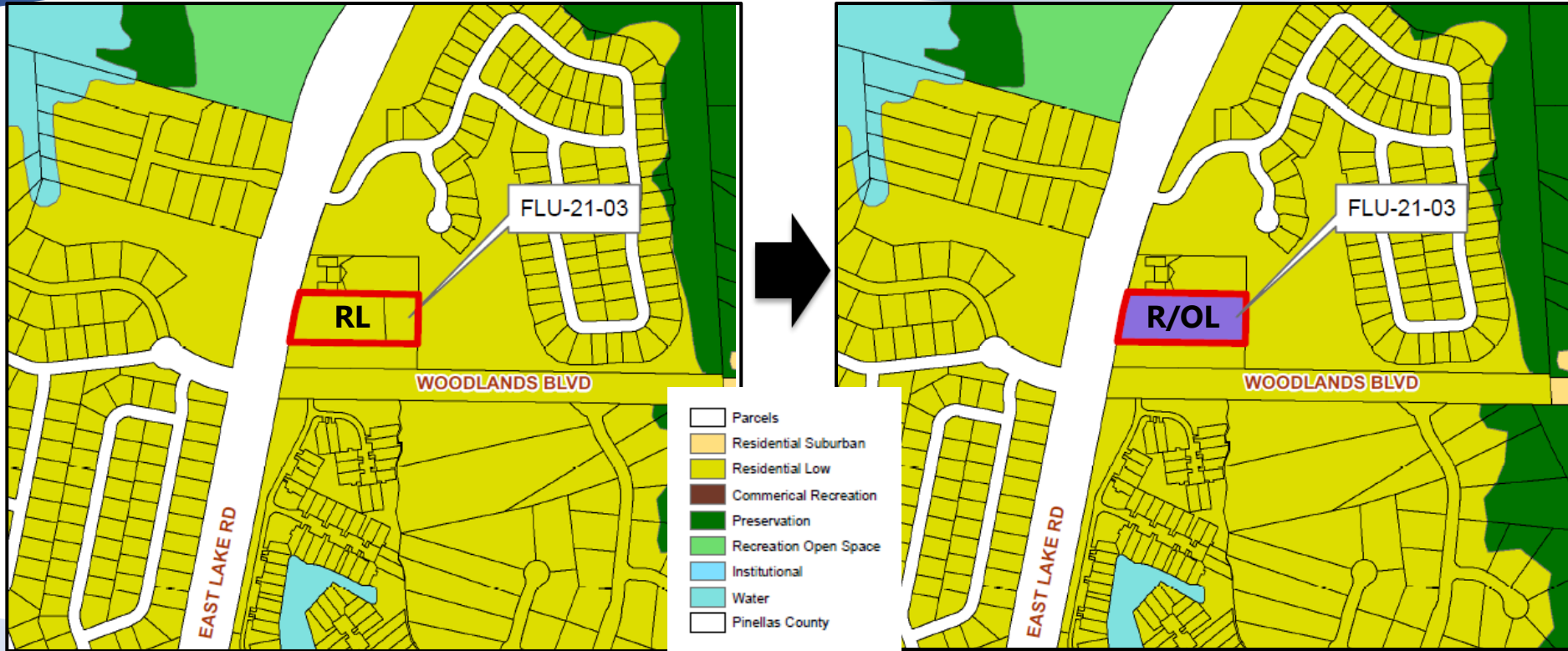
Proposed Use: Office



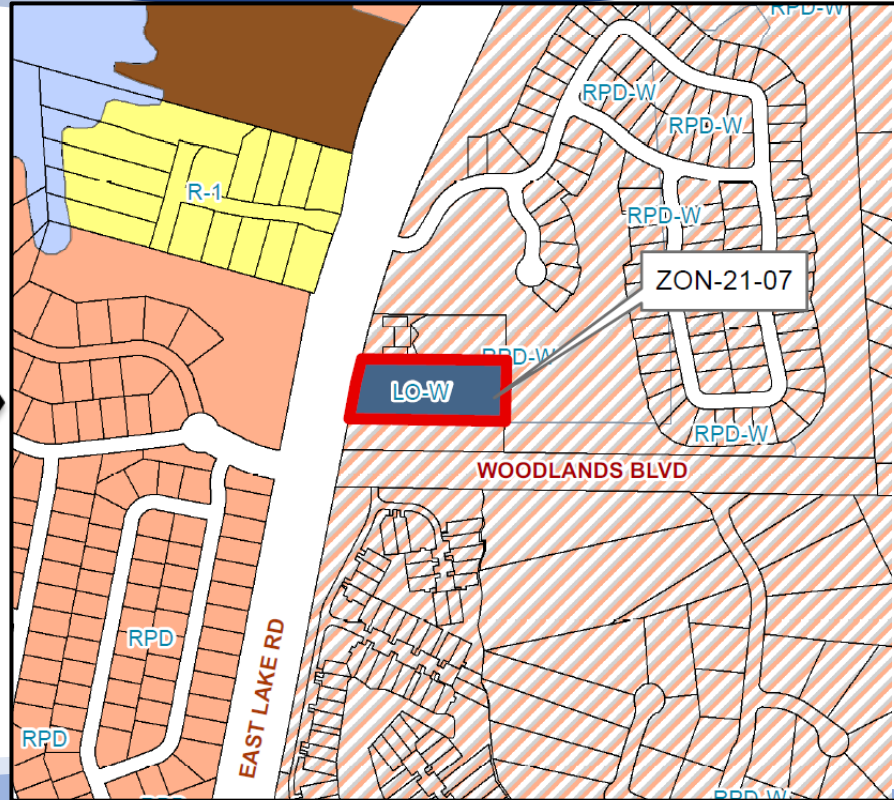
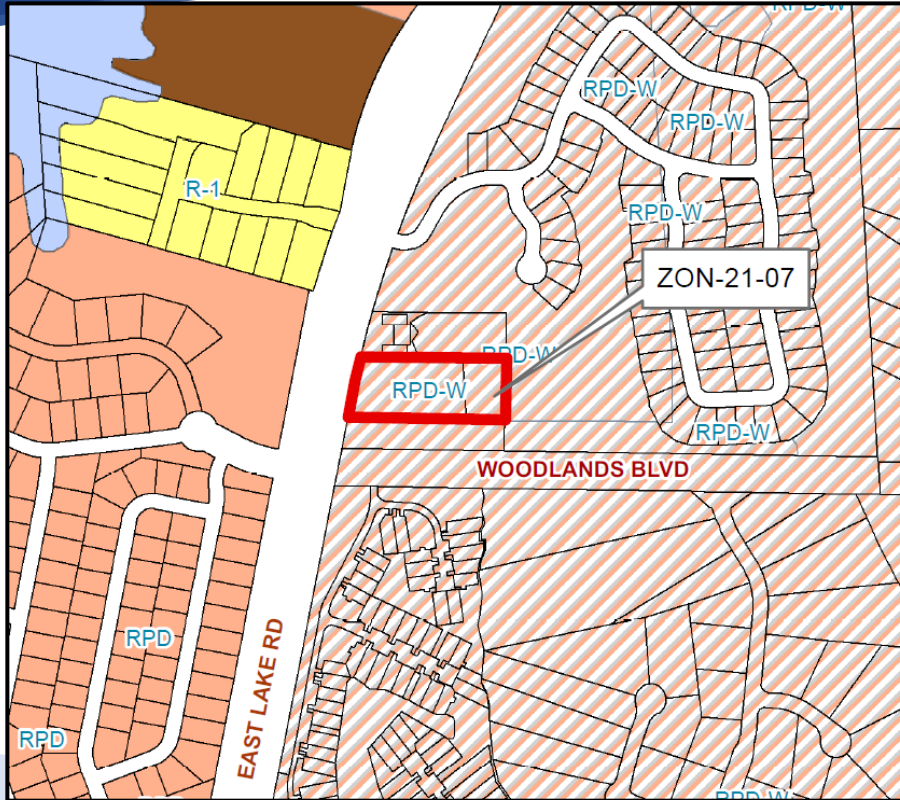
Location



Future Land Use Map



Zoning Atlas



Site Photos



Site Photos



Looking east at existing building from East Lake Road

Site Photos



Looking south at adjacent fire station and nearby intersection

Site Photos



Looking north along East Lake Road



Looking west from subject property interior

Additional Information – Land Use

Current RL Land Use

- **Allows residential, institutional, trans/utility, rec/open space**
- **5.0 residential units per acre maximum**
- **0.4 Floor Area Ratio (FAR) for nonresidential uses**

Proposed R/OL Land Use

- **Same uses as RL plus office and personal service**
- **5.0 residential units per acre maximum along SNCCs**
- **0.2 FAR for nonresidential uses**
- **Would reduce potential traffic impacts (14 fewer daily trips)**

Additional Information - Zoning

Current RPD-W Zoning

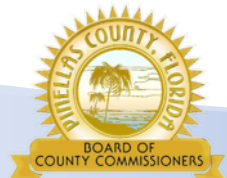
- **Allows a full range of residential dwelling types**
- **Maximum building height is flexible**
- **Not part of a development master plan**

Proposed LO-W Zoning

- **Allows general and medical offices and professional services**
- **Does not allow residential**
- **45-foot maximum building height**

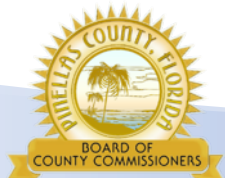
East Lake Road is a Scenic/Non-Commercial Corridor

- **Low density residential (0-5 upa) is normally preferred**
- **Certain nonresidential uses are appropriate at certain locations**
 - Adjacent fire station makes residential less than ideal
 - Site is very close to signalized intersection
 - Site has a history of nonresidential use
 - R/OL category and LO district intended for SNCCs as appropriate



Subject Property is within the East Lake Tarpon Community Overlay

- **Emphasis on maintaining low density residential character, open spaces and limited commercial**
- **Proposal meets the intent of the Overlay**
 - Logical transition between fire station and residential to the north
 - Proximity to signalized intersection
 - Allows office-type uses only at a low FAR
 - Could serve and be supportive of the surrounding residential community

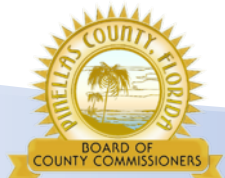


Property is within a Wellhead Protection Overlay Area

- **Area between East Lake Road and the Hillsborough County Line**
 - Aquifer recharge area
 - Additional development controls as part of site plan review

Flood Risk

- **Property is within the Coastal Storm Area and floodplain, and wetlands exist on its eastern side**
 - Proposal would remove the potential for residential uses
 - Wetlands are to be avoided



Recommendation – Land Use (FLU-21-03)

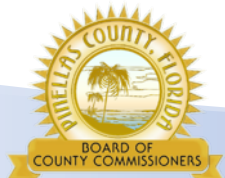


Proposed Land Use Amendment (RL to R/OL)

- Provides a transition between the fire station and residential
- Near signalized intersection
- Does not increase residential density in the CSA
- Consistent with the Comprehensive Plan
- Consistent with the East Lake Tarpon Community Overlay
- Consistent with the SNCC criteria

Development Review Committee staff recommends Approval

Local Planning Agency – recommended Approval (6-0 vote)



Recommendation – Zoning (ZON-21-07)



Proposed Zoning Amendment (RPD-W to LO-W)

- Provides a transition between the fire station and residential
- Removes residential from the CSA
- Consistent with the Comprehensive Plan
- Consistent with the East Lake Tarpon Community Overlay
- Consistent with the SNCC criteria

Development Review Committee recommends Approval

Local Planning Agency – recommended Approval (6-0 vote)

