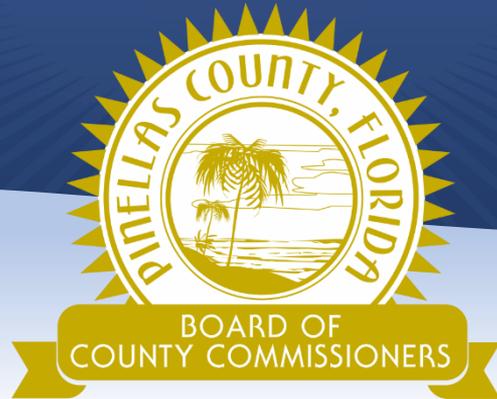


Board of County Commissioners

Case # DVA-20-2

October 20, 2020



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

Request

Subject Property

Approximately 5 acres

South side of Keystone Rd east of East Lake Rd in East Lake Tarpon

Zoning Atlas

LI-W – Limited Institutional (4.08 acres) &

PC-W – Preservation/Conservation (0.92 acre) (no change proposed)

Future Land Use Map (FLUM)

Institutional & Preservation (no change proposed)

Existing Use – vacant

Proposed Use – assisted living facility (ALF)



Development Agreement

Approved in 2015 for five years

Limits use to an assisted living facility

Maximum 80 beds (153 allowed otherwise)

Maximum height of 35 feet & one-story (50 feet otherwise)

No mental health or drug rehab services

Requesting a five-year extension

Not acted upon due to economic conditions & other factors



Location



Surrounding property owners within 750 feet were notified by mail.

Zoning/Future Land Use (no change)



Site Photos

Looking at the site from
The Trail in front of the
property.



Site Photos



Staff Recommendation



Proposed Development Agreement Extension is appropriate

Request is time extension only – no other changes

Compatible with surrounding area and supportive of residential community

Intensity and height restrictions limit the potential scale

Preservation on south end protects wetlands and provides a buffer

Consistent with the Comprehensive Plan

Staff recommends approval of the extension request

Local Planning Agency – recommended approval (vote 7-0)

