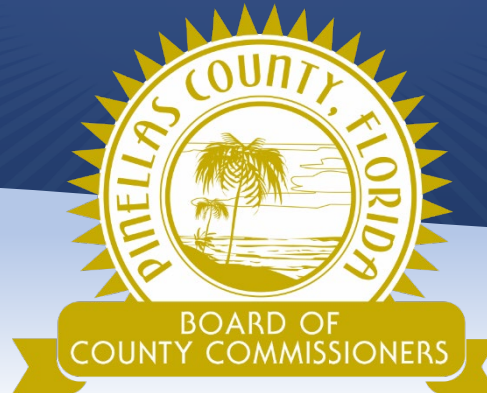


Board of County Commissioners

Case #s FLU-25-05 & ZON-25-03

October 21, 2025



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

Request



Subject Property

Approximately 4.08 acres located in the southwest corner of Keystone Road and Woodfield Boulevard in East Lake

Future Land Use Amendment

From: Institutional (I)

To: Residential Rural (RR)

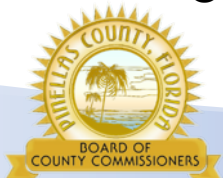
Zoning Atlas Amendment

From: LI-W, Limited Institutional - Wellhead Protection Overlay

To: R-A-W, Residential Agriculture - Wellhead Protection Overlay

Proposed Use

One or Two Single Family Homes

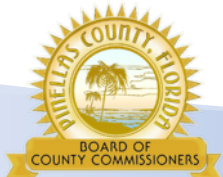


Background Information

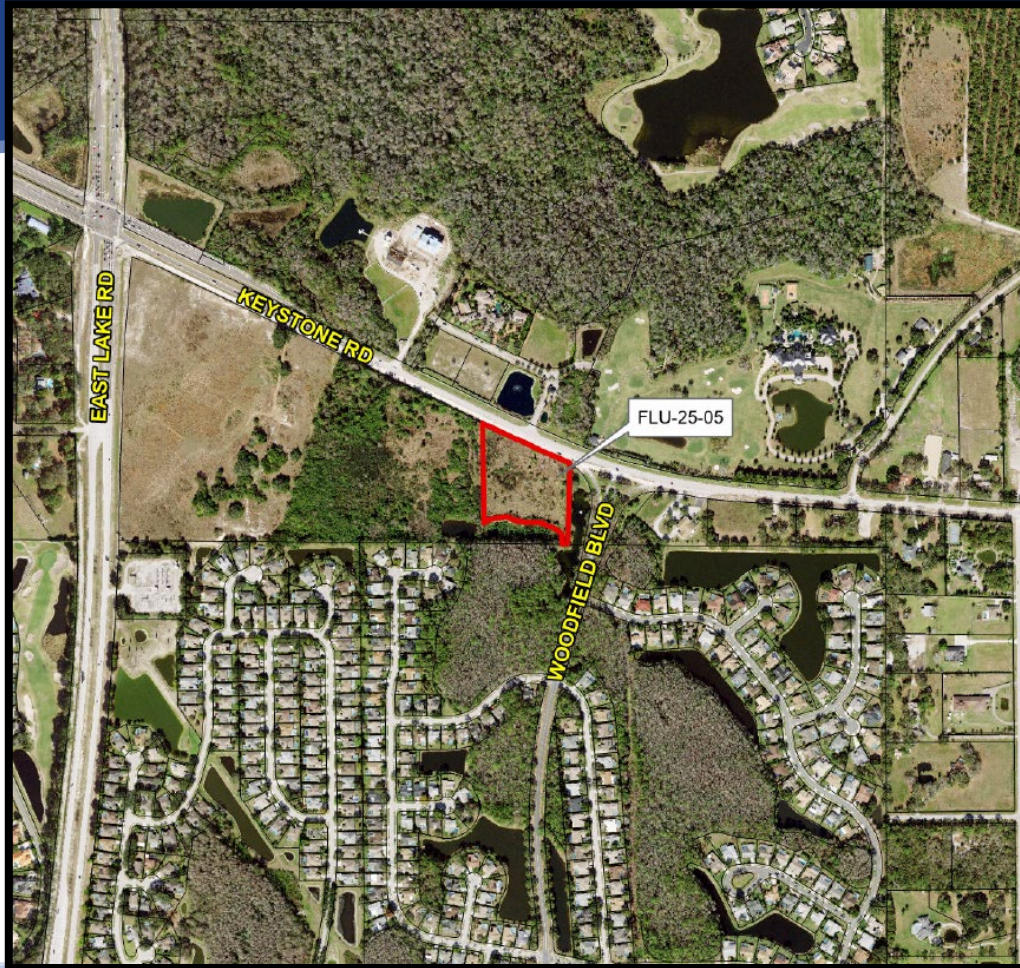


Previous Case Z/LU-14-6-15 (2015)

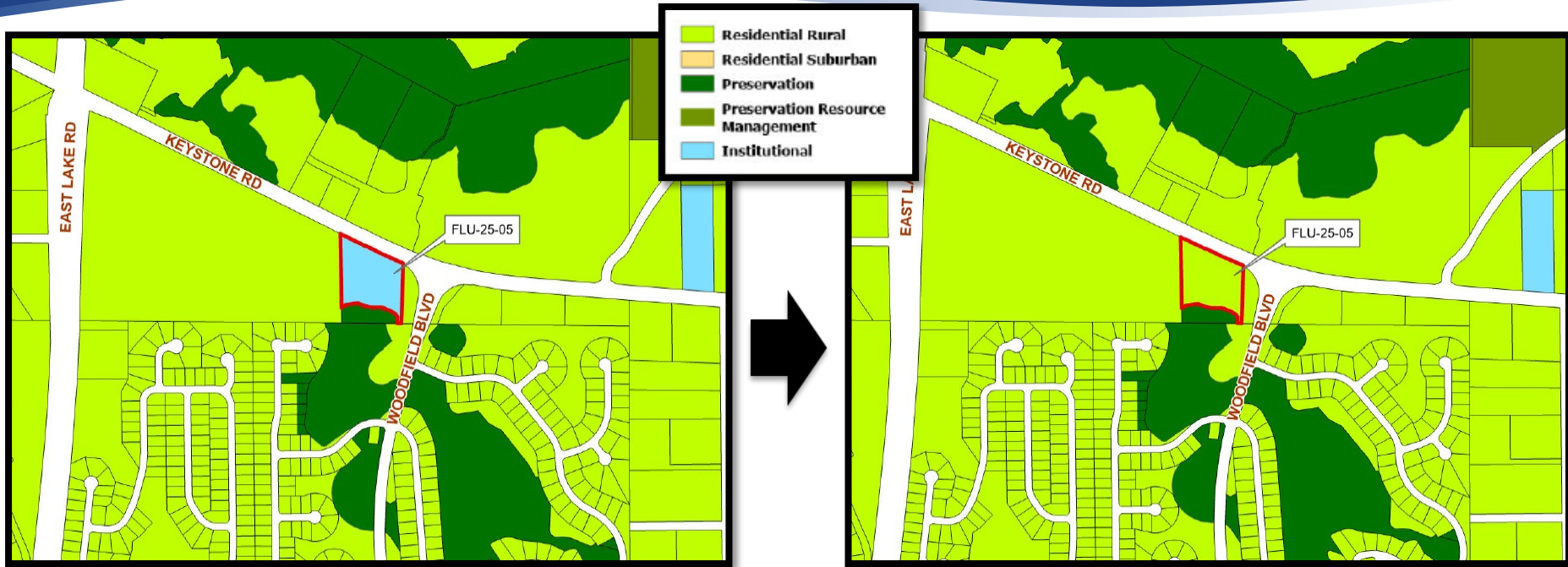
- **Future Land Use Map (FLUM) change**
 - From Residential Rural (RR) (5 acres)
 - To Institutional (I) (4.08 acres); and Preservation (P) (0.92 acre)
- **Zoning change**
 - From A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay (5 acres)
 - To IL-W, Institutional Limited-Wellhead Protection Overlay (4.08 acres); and P/C-W, Preservation Conservation-Wellhead Protection Overlay (0.92 acre)
- **Parking Variance**
- **Development Agreement (DA) to allow the construction of an 80-bed Assisted Living Facility**
 - Five-year agreement; extended in 2020; expires in August 2025
 - Property required to revert to original Zoning and FLUM designation if DA expires
 - Applicant does not wish to extend the DA again



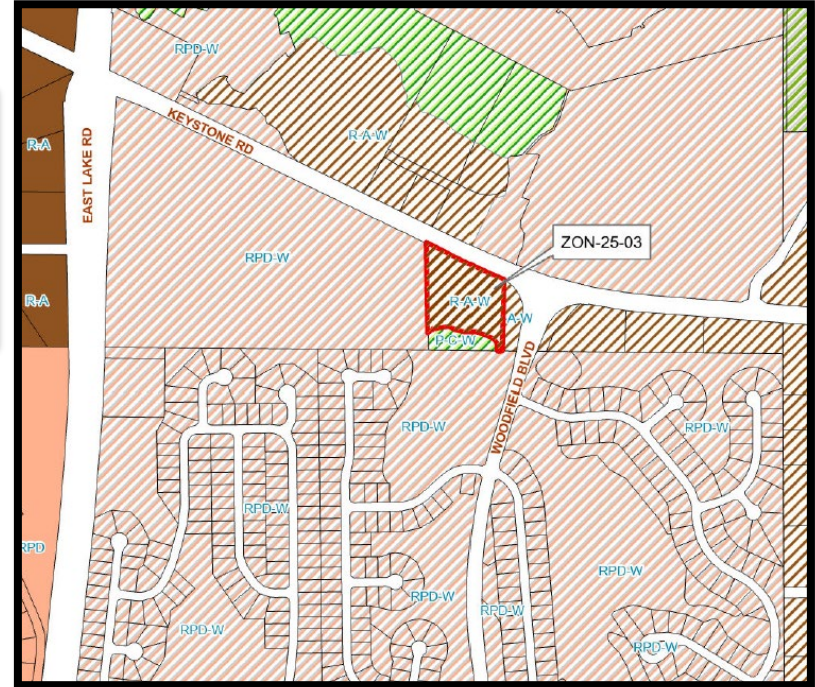
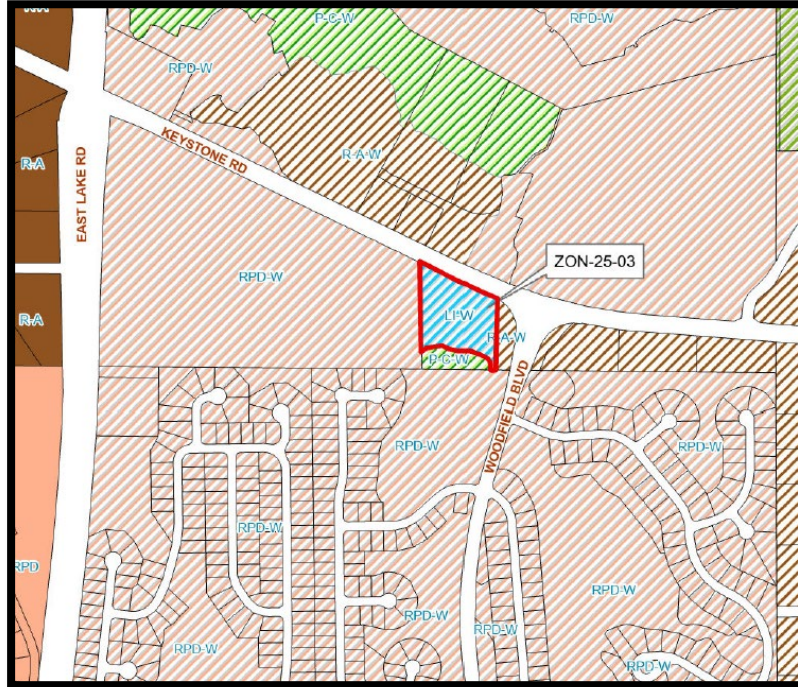
Location



Future Land Use



Zoning



Site Photos



Looking south at subject property from Keystone Road

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

Site Photos



Site Photos



Looking east at subject property from Keystone Road

Future Land Use

Current I FLUM Category

- **Allows schools, medical, community/civic, day care, and public service uses, etc.**
- ***And* residential and recreation/open space**
- **Primarily well-suited...**
 - *to those locations where educational, health, public safety, civic, religious and like institutional uses are required to serve the community*
- **12.5 residential units per acre**
- **0.65 FAR for nonresidential uses**

Future Land Use

Proposed RR FLUM Category

- **Allows residential and agricultural uses**
- ***And institutional, transportation/utility, ancillary nonresidential and recreation/open space***
- **Generally appropriate...**
 - *in areas where use and development characteristics are rural in nature; and in areas where environmental features are linked to the protection of natural resources such as aquifer recharge areas, groundwater resource areas, and the 100-year floodplain*
- **0.5 residential units per acre**
- **0.3 FAR for nonresidential uses**

From LI-W, Limited Institutional – Wellhead Protection Overlay to R-A-W, Rural Agriculture – Wellhead Protection Overlay

- **FLUM, Zoning and DA approved in 2015 to allow a 60-bed Assisted Living Facility on the property**
- **Per the DA, property will revert to original (2015) R-A-W zoning designation (f/k/a A-E-W zoning)**
- **R-A-W zoning district generally permits large-lot residential, agriculture, and recreation/open space**

East Lake Tarpon Community Overlay District

- **Designated on the FLUM**
- **Comprehensive Plan includes Objectives and Policies guiding future development**

Scenic Non-Commercial Corridor-Rural Open Space

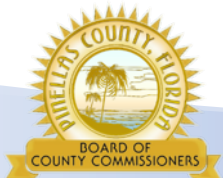
- **Designated in the Countywide Plan Rules and on the Countywide Plan Map**

Potential Traffic Impacts

- **Property currently has a DA allowing up to 80 beds within an Assisted Living Facility**
- **A change to the RR FLUM category would amount to a significant decline in average daily trips**

Flood Risk

- **Property is neither within the Coastal Storm Area nor the Coastal High Hazard Area**
- **A portion of the property lies within Flood Zone 'A'**



Recommendation

Proposed Land Use and Zoning amendments

- **Surrounding area is a mix of mostly RR and P FLUM categories, and single-family and agricultural zoning districts**
- **Requests are compatible with surrounding development**
- **Consistent with the Comprehensive Plan**
- **Consistent with the Countywide Plan Map**

Staff recommends Approval

Local Planning Agency recommended Approval (vote 5-0) at the August 13, 2025, meeting

