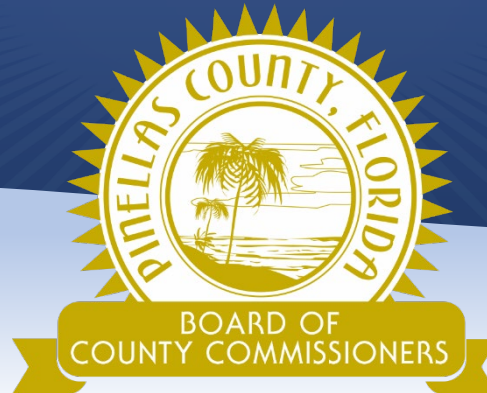


# Board of County Commissioners

**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)**

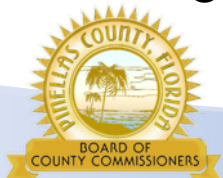
## Zoning Atlas Amendment

**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**

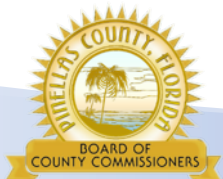


# Background Information

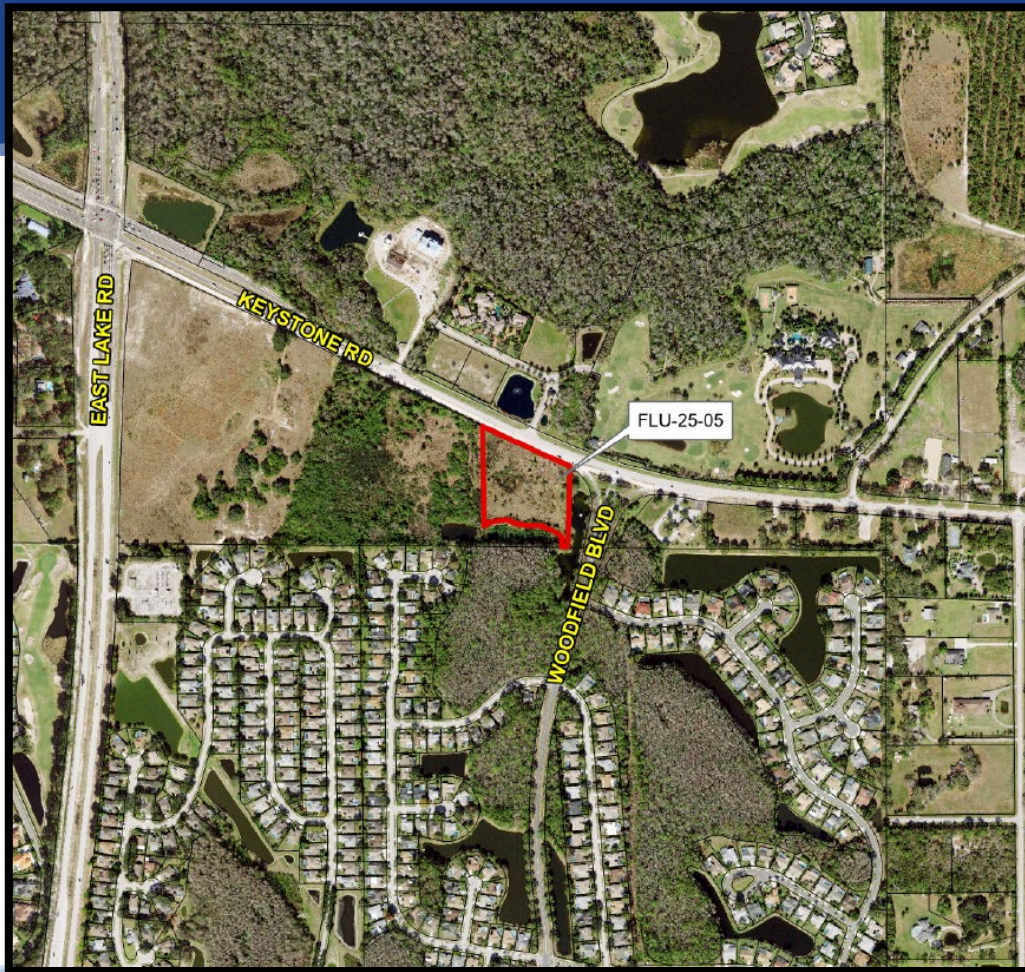


## Previous Case Z/LU-14-6-15 (2015)

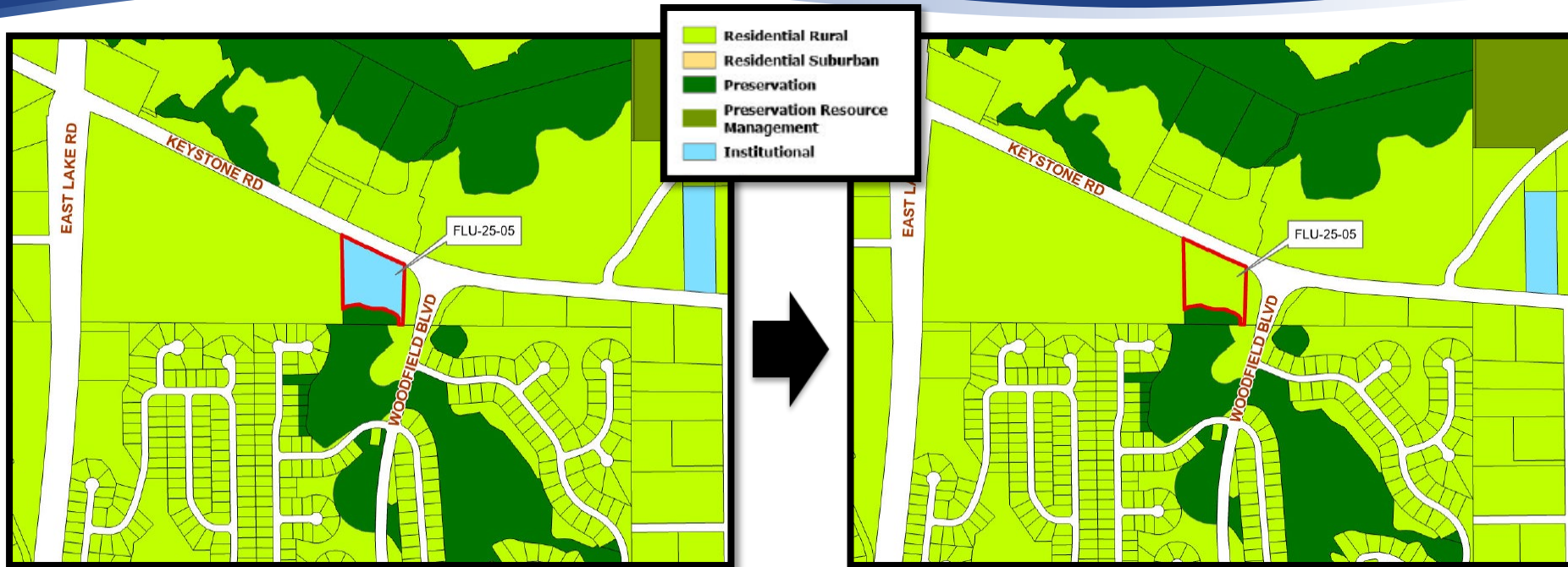
- **Future Land Use Map (FLUM) change**
  - From Residential Rural (RR) (5 acres)
  - To Institutional (I) (4.08 acres); and Preservation (P) (0.92 acre)
- **Zoning change**
  - From A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay (5 acres)
  - To IL-W, Institutional Limited-Wellhead 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



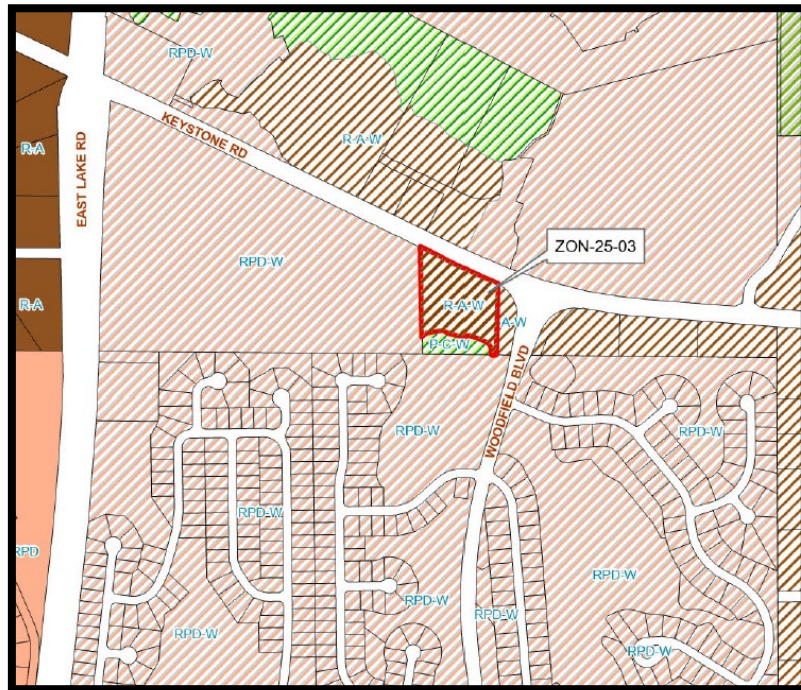
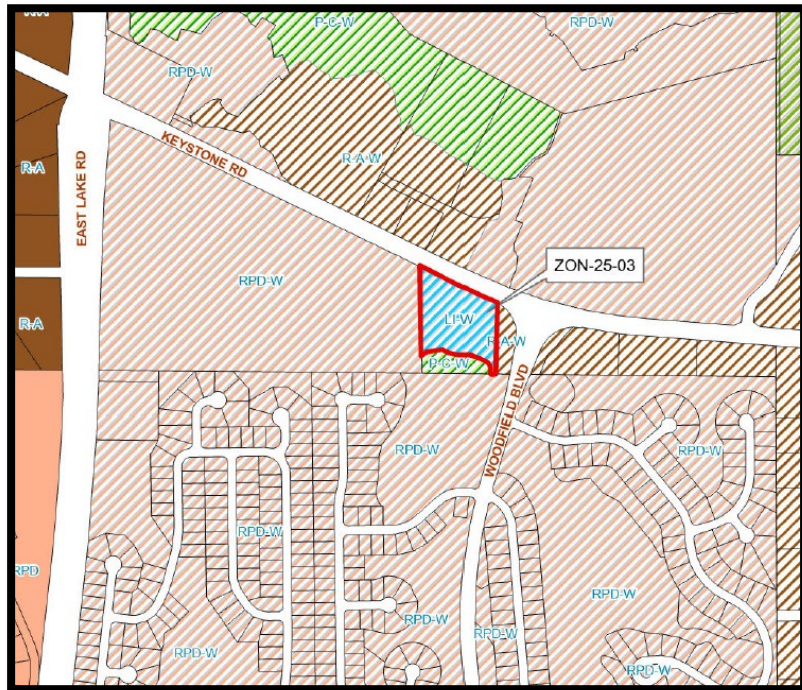
# Location



# 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

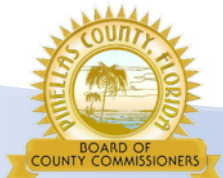
- **Designated in the Countywide Plan Rules and on the Countywide Plan Map**

## 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**

