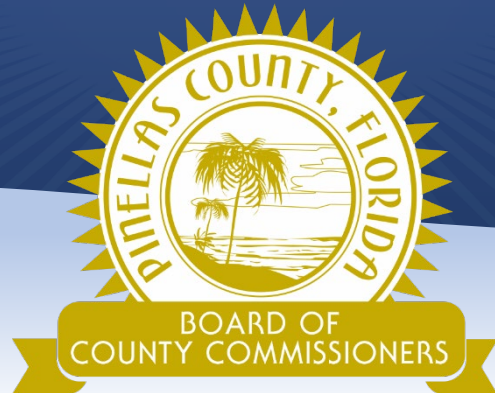


Board of County Commissioners

Case #s FLU-25-03 & DMP-25-01

July 22, 2025



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

Request



Subject Property

Approximately 1.16 acres at 2551 Tarpon Woods Blvd. in East Lake

Future Land Use Amendment

From: Residential/Office General (R/OG)

To: Commercial Neighborhood (CN)

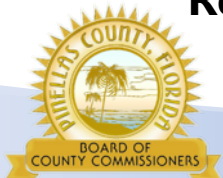
Development Master Plan Amendment (allowable use on site)

From: Bank use

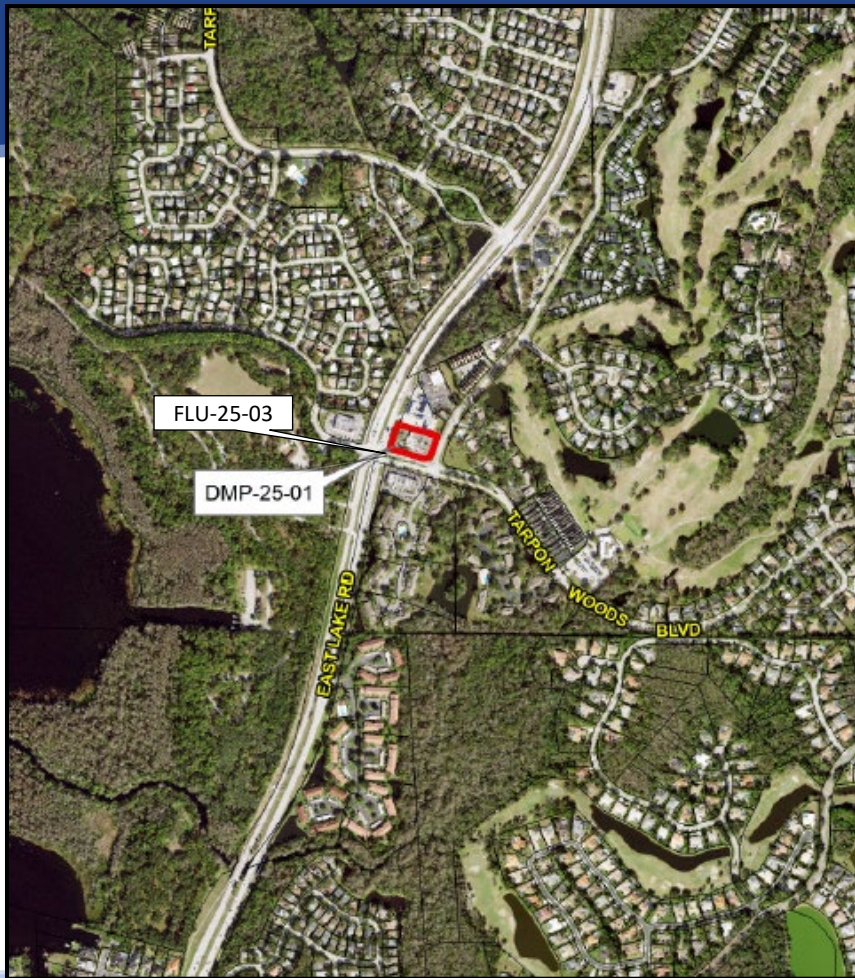
To: Commercial use(s)

Zoning (no change)

Residential Planned Development – Wellhead Protection Overlay (RPD-W)



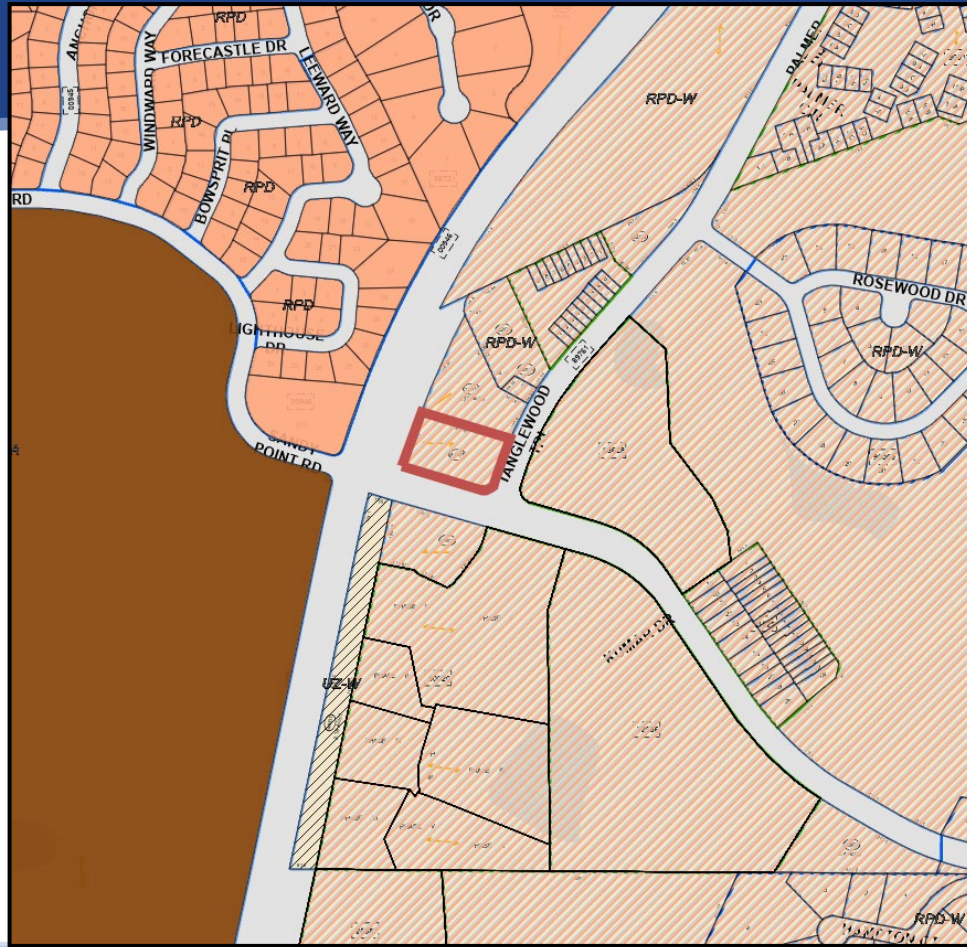
Location



Future Land Use - Request



Zoning



Future Land Use

Current R/OG FLUM Category

- **Allows residential, office and employment uses**
- *And ancillary non-residential, personal service/office support, manufacturing-light, institutional, transportation/utility, and recreation/open space*
- **Does not allow stand-alone commercial uses**
- **Primarily well-suited...**
 - *for a mixed use of a residential/office character consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas*
- **10 residential units per acre (Coastal Storm Area)**
- **0.5 FAR for nonresidential uses**

Future Land Use

Proposed CN FLUM Category

- **Allows office, personal service/office support, retail commercial, commercial business service (neighborhood-scaled)**
- *And institutional, transportation/utility, manufacturing-light, recreation/open space*
- **Generally appropriate...**
 - *to locations adjacent to and on the periphery of large, definable residential neighborhoods*
- **Residential land uses are not permitted**
- **0.3 FAR for nonresidential uses**

Additional Information

East Lake Tarpon Community Overlay District

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

Scenic Non-Commercial Corridor-Mixed Use (SNCC-Mixed Use)

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

Additional Information



Potential Traffic Impacts (two methodologies)

Countywide Plan Rules Trip Generation – up to 399 additional daily trips

- Trip generation figures for Countywide Plan Map categories: Office, Retail & Services
- Note: figures assume maximum development intensity under each category, regardless of Development Master Plan limitations

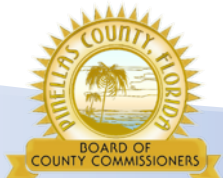
ITE Trip Generation – up to 370 additional daily trips

- Trip generation figures for ITE Land Use Codes: Drive-In Bank, Automated Car Wash

East Lake Road operates at a Level of Service (LOS) “F” with a Volume to Capacity Ratio (V/CR) of 1.44

Flood Risk

Property is within the Coastal High Hazard Area (CHHA) and 100-year Floodplain



Zoning Information

RPD, Residential Planned Development

- **Allows a full range of residential dwelling types**
- **Allows complementing nonresidential uses**
- **Development parameters (e.g., height, lot size) are flexible**
- **Requires a Development Master Plan (DMP)**

Wellhead Protection Overlay

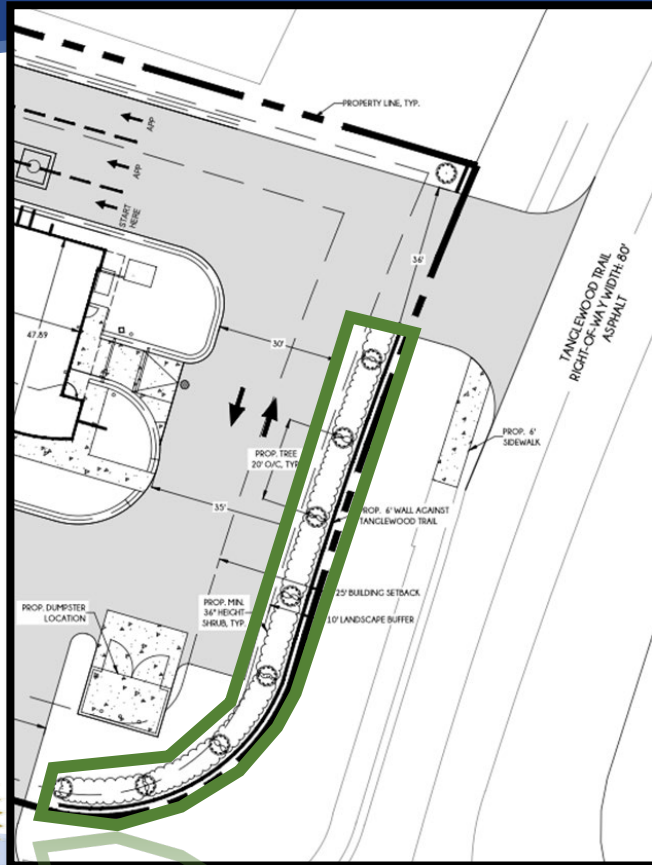
- **The purpose of a Wellhead Protection Overlay is to designate and protect lands that possess high quality natural groundwater aquifer recharge functions**

Subject site is part of Tarpon Woods Master Plan

- **Covers approximately 600 acres**
- **Approved in 1970s – Mixture of residential communities, golf course, institutional uses, and commercial/office uses along East Lake Road**
- **Approximately 2,600 residential units**
 - **Mixture of single family and multifamily homes**

[illegible]

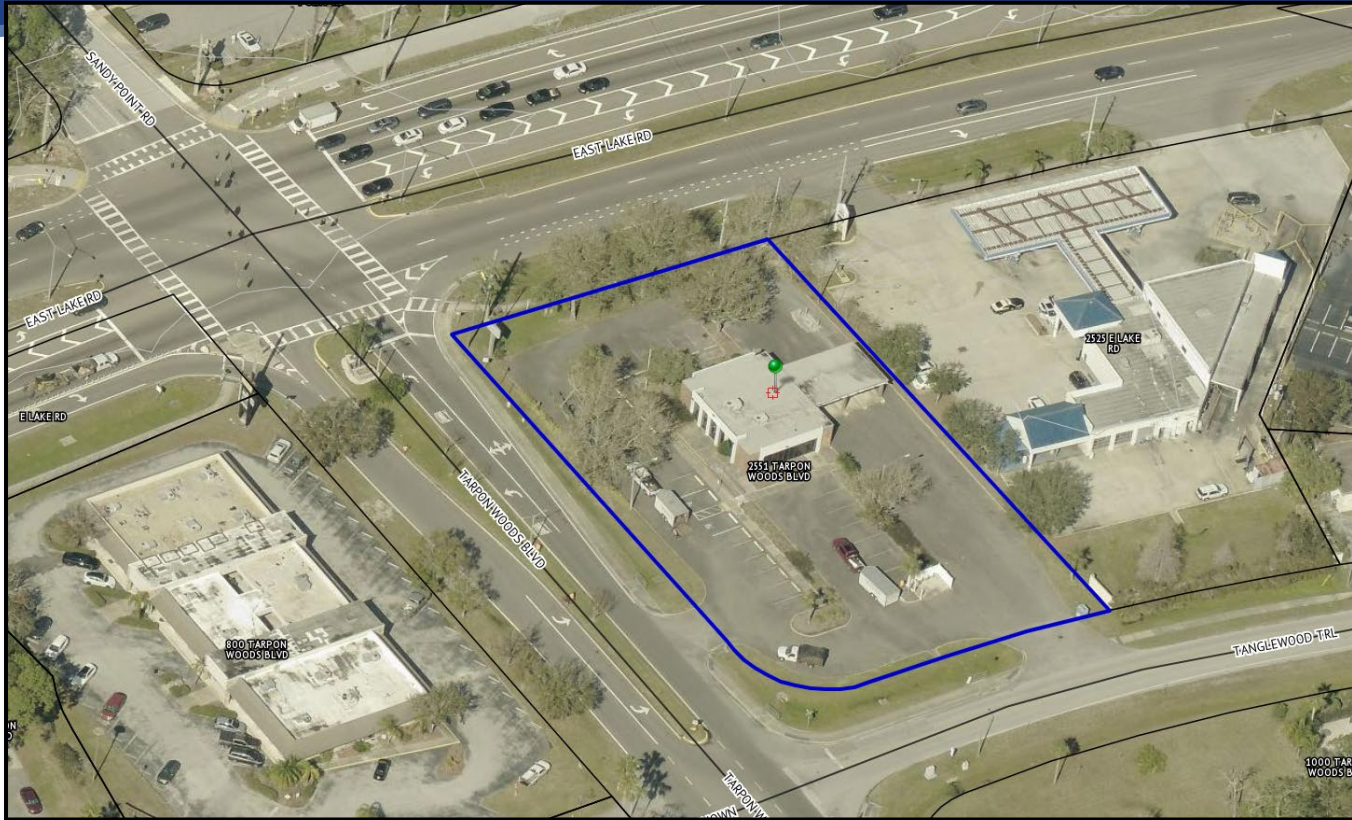
DMP Property Condition



Development Condition for Buffer & Screening:

- 10' wide landscape buffer
- 6' tall wall
- Trees planted 20' on center
- 3'6" continuous shrub line

Site Photos



Site Photos



**Looking at subject
property from
East Lake Road**

Site Photos



Looking west on Tarpon Woods Blvd

Site Photos



**Looking
east from
subject site**

Recommendation

Proposed Future Land Use Map and Master Plan Amendments

- **Subject property is within a neighborhood retail/commercial/office node along East Lake Road, within the East Lake community**
- **Surrounding uses are a mix of commercial and office**
- **Appropriate location for commercial uses**
- **Consistent with the Comprehensive Plan (including the East Lake Tarpon Community Overlay District)**
- **Consistent with the Countywide Plan Rules (although requires a Countywide Plan Map amendment)**

Staff recommends Approval

Local Planning Agency recommended approval

Land Use Change – (Vote 7-0)

DMP Modification – (Vote 7-0)

