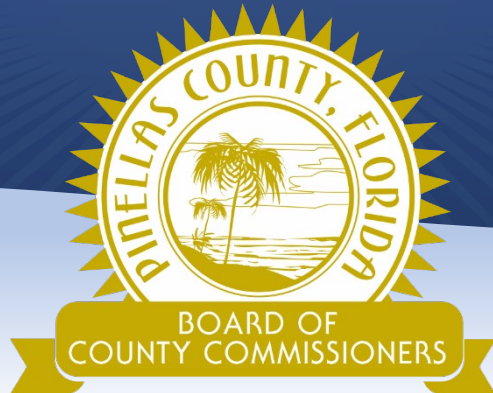


Ridgemoor Master Association, Inc.

Case No. FLU-22-07

March 28, 2023



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

Request



Subject Property

0.116-acre (approx. 5,053 sq. ft.) portion of a 6.5-acre parcel located along the west side of Ridgemoor Drive N in East Lake Tarpon

Future Land Use Map (FLUM) Amendment

From: Recreation/Open Space (R/OS)

To: Transportation/Utility (T/U)

East Lake Community Overlay – Comprehensive Plan

Zoning Atlas: RPD-W, Residential Planned Development

Existing Use: Recreation – community park

Proposed Use: Add a 150-foot monopole telecommunication tower



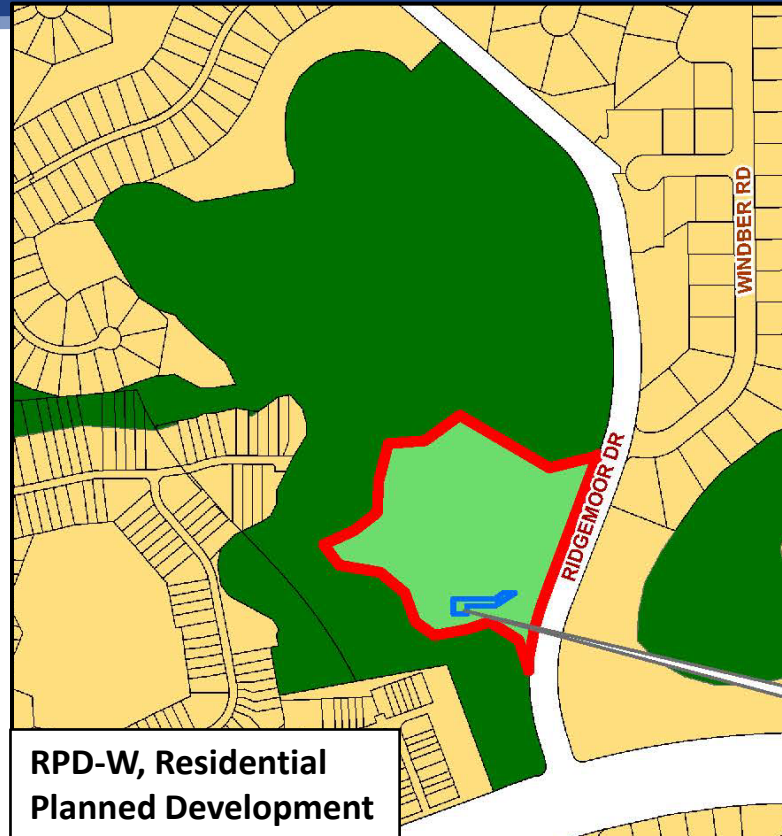
Location



Future Land Use Map (FLUM)



Zoning Atlas



**RPD-W, Residential
Planned Development**

Site Photos



Looking northeast – driveway into park

Site Photos



Sign posting – park at dusk

Additional Information – Land Use

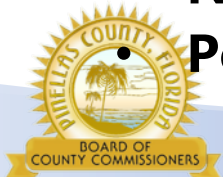
Current R/OS Land Use

- Public/private open spaces and recreation facilities, golf courses and club houses
- 0.25 Floor Area Ratio (FAR)
- No residential uses permitted

Proposed T/U Land Use

- Transport, public/private utility services, storage/warehouse uses
- Recreation/open space (secondary use)
- 0.7 Floor Area Ratio (FAR)
- No residential uses permitted

- Potential traffic impacts, nil



Additional Information - Zoning

Current RPD-W Zoning

- **Wellhead Protection Overlay (W)**
 - Additional steps during site plan review to ensure groundwater is not impacted
- **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)**
 - Ridgemoor Planned Development

No proposed change in zoning



Additional Information

Use Characteristics

- **6.5-acre community park with basketball and tennis courts, playground equipment, and associated parking**
- **0.116-acre subject property – south of parking lot, opposite of park amenities**
- **Desire to construct a 150-foot monopole telecommunications tower**
 - Specific proposed use is not guaranteed

Flood Risk

- **Subject property is outside the Coastal High Hazard Area (CHHA) and the Coastal Storm Area (CSA)**
- **Subject property is outside of wetland area**

Communications Tower Zoning Regulations

- **Allowed up to 20 feet above normal max height of zoning district**
- **Camouflaged towers can be up to 75 feet tall**
 - Examples: trees, palms, flag poles, etc.
- **Required setback to residential property lines is the tower's height**
- **Towers must have a neutral, non-glare color or finish**
- **Tower compound must be enclosed by security fencing**

Recommendation – Land Use (FLU-22-07)



Proposed Land Use Amendment (R/OS to T/U)

- **Existing community park and recreation facilities will remain intact**
- **Telecommunications towers permitted under current zoning**
 - Desired tower height requires Type-2 Use approval (including public hearing)
- **Anticipated public facility impacts nil (e.g., water, sewer, traffic)**
- **Setback distances from residential properties far exceed requirements**
- **Consistent with the Comprehensive Plan**

Development Review Committee staff recommends Approval

Local Planning Agency recommends Approval (vote 6-0)

