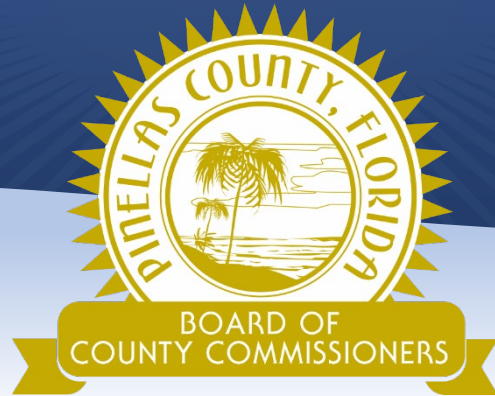


# Board of County Commissioners

Case #s FLU-21-03 & ZON-21-07

January 25, 2022



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

# Request

## Subject Property

**Approx. 2.25 acres located at 1961 East Lake Road**

## Future Land Use Map (FLUM) Amendment

**From: RL (Residential Low) – 5 units per acre**

**To: R/OL (Residential/Office Limited) – 5 units per acre**

## Zoning Atlas Amendment

**From: RPD-W, Residential Planned Dev. – Wellhead Protection Overlay**

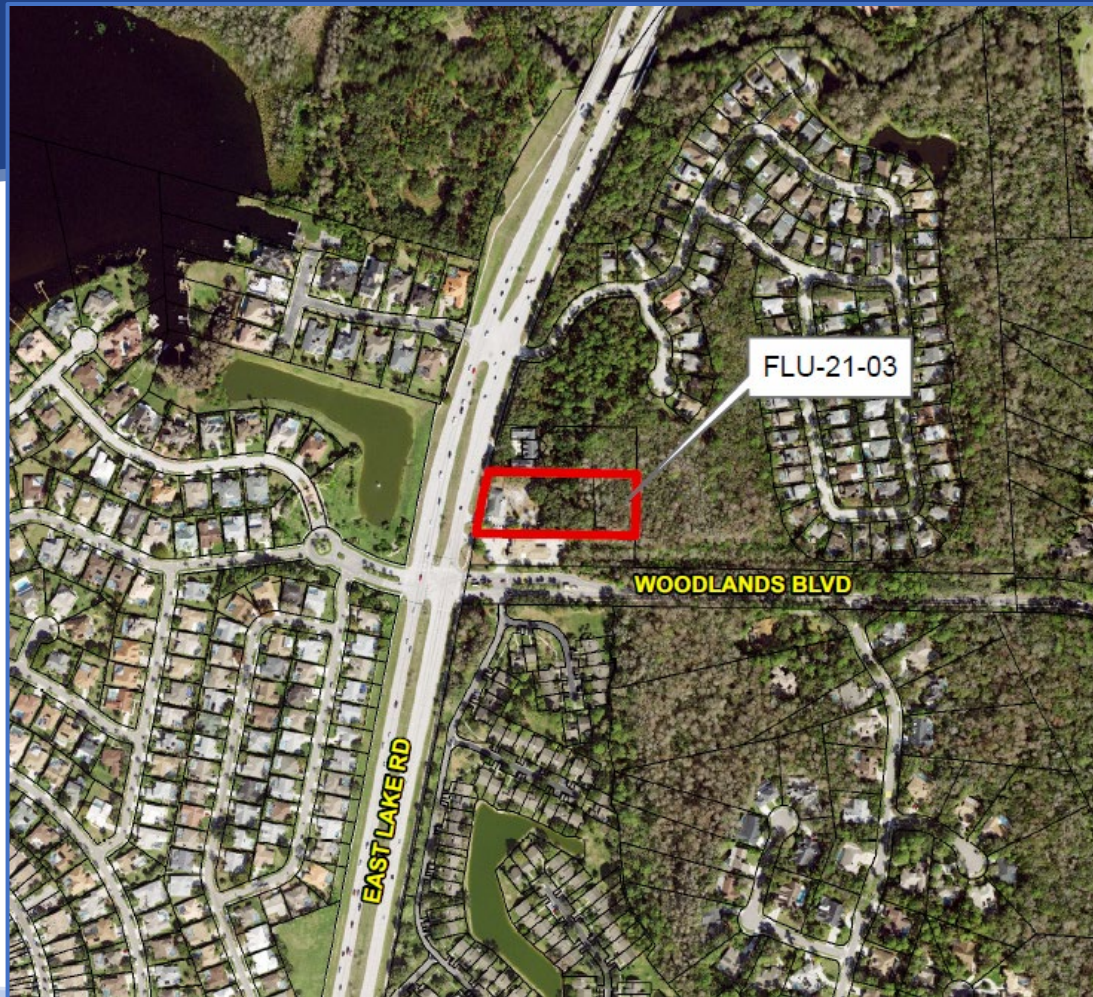
**To: LO-W, Limited Office – Wellhead Protection Overlay**

**Existing Use: Vacant building; formerly a private school**

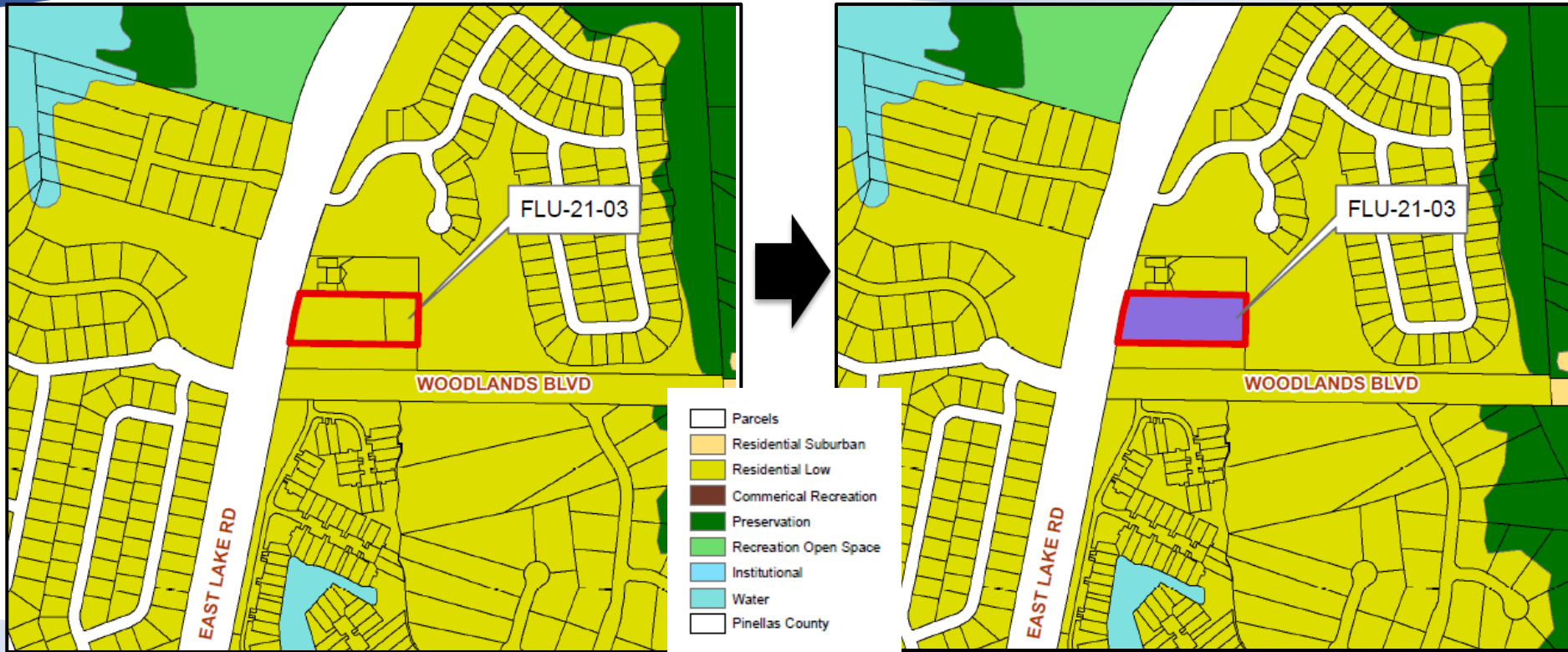
**Proposed Use: Office**



# Location

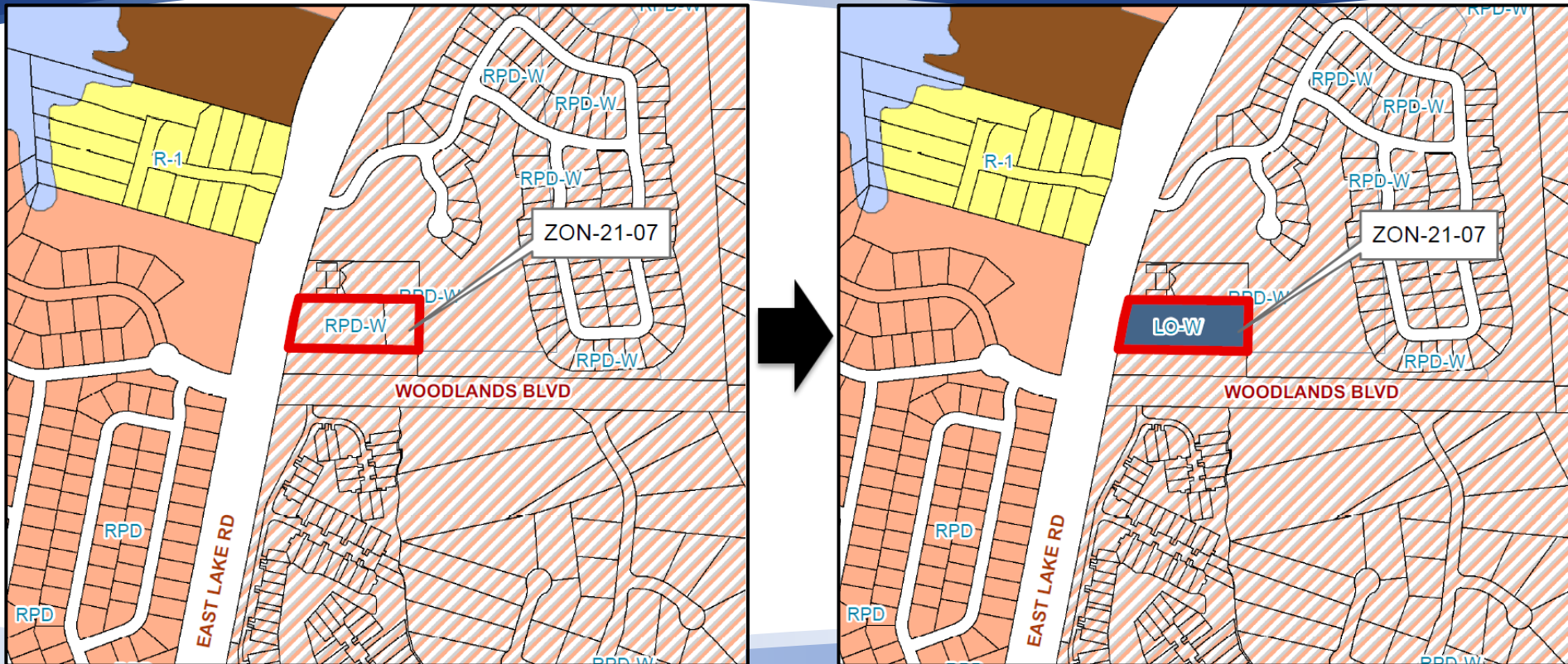


# Future Land Use Map





# Zoning Atlas



# Site Photos





# Site Photos



**Looking east at existing building from East Lake Road**

# Site Photos



**Looking south at adjacent fire station and nearby intersection**



# Site Photos



**Looking north along East Lake Road**



**Looking west from subject property interior**

# Additional Information – Land Use

## Current RL Land Use

- **Allows residential, institutional, trans/utility, rec/open space**
- **5.0 residential units per acre maximum**
- **0.4 Floor Area Ratio (FAR) for nonresidential uses**

## Proposed R/OL Land Use

- **Same uses as RL plus office and personal service**
- **5.0 residential units per acre maximum along SNCCs**
- **0.2 FAR for nonresidential uses**
- **Would reduce potential traffic impacts (14 fewer daily trips)**



# Additional Information - Zoning

## Current RPD-W Zoning

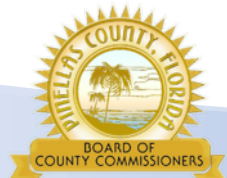
- **Allows a full range of residential dwelling types**
- **Maximum building height is flexible**
- **Not part of a development master plan**

## Proposed LO-W Zoning

- **Allows general and medical offices and professional services**
- **Does not allow residential**
- **45-foot maximum building height**

## East Lake Road is a Scenic/Non-Commercial Corridor

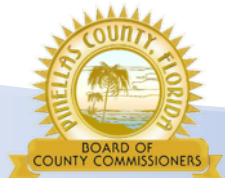
- **Low density residential (0-5 upa) is normally preferred**
- **Certain nonresidential uses are appropriate at certain locations**
  - Adjacent fire station makes residential less than ideal
  - Site is very close to signalized intersection
  - Site has a history of nonresidential use
  - R/OL category and LO district intended for SNCCs as appropriate





## Subject Property is within the East Lake Tarpon Community Overlay

- **Emphasis on maintaining low density residential character, open spaces and limited commercial**
- **Proposal meets the intent of the Overlay**
  - Logical transition between fire station and residential to the north
  - Proximity to signalized intersection
  - Allows office-type uses only at a low FAR
  - Could serve and be supportive of the surrounding residential community

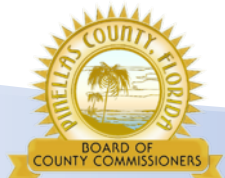


## Property is within a Wellhead Protection Overlay Area

- **Area between East Lake Road and the Hillsborough County Line**
  - Aquifer recharge area
  - Additional development controls as part of site plan review

## Flood Risk

- **Property is within the Coastal Storm Area and floodplain, and wetlands exist on its eastern side**
  - Proposal would remove the potential for residential uses
  - Wetlands are to be avoided





# Recommendation – Land Use (FLU-21-03)

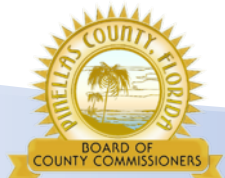


## Proposed Land Use Amendment (RL to R/OL)

- Provides a transition between the fire station and residential
- Near signalized intersection
- Does not increase residential density in the CSA
- Consistent with the Comprehensive Plan
- Consistent with the East Lake Tarpon Community Overlay
- Consistent with the SNCC criteria

**Development Review Committee staff recommends Approval**

**Local Planning Agency – recommended Approval (6-0 vote)**



# Recommendation – Zoning (ZON-21-07)



## Proposed Zoning Amendment (RPD-W to LO-W)

- Provides a transition between the fire station and residential
- Removes residential from the CSA
- Consistent with the Comprehensive Plan
- Consistent with the East Lake Tarpon Community Overlay
- Consistent with the SNCC criteria

**Development Review Committee recommends Approval**

**Local Planning Agency – recommended Approval (6-0 vote)**

