



Tarpon Woods Golf Course Project Overview

No application has been filed for this project.

Project Summary

- **Property:** Tarpon Woods Golf Course, a 168.4-acre site.
- **Intended Use:** Closure of the existing golf course to create private open space for establishing a wetland mitigation bank. No zoning change or Future Land Use (FLU) modification is required. Private open space is an allowable use.

Density Information

- **Golf Course Property:** No available density for residential use.
- **Adjoining Property:** Density (approximately 320 units) available on an adjoining property (same ownership, separate parcel ID) but constrained by a regulated floodway. Transferring this density to the golf course property would require:
 - **Master Plan Modification:** Quasi-judicial (QJ) process.
 - **Future Land Use Map Amendment:** Legislative process to change from Recreation/Open Space to a residential category.
- **Current Status:** No action has been taken on this consideration.

Zoning & Future Land Use

For the Golf Course Property (Parcel ID: 34-27-16-00000-140-0000)

- **Zoning:** is RPD-W (Residential Planned Development – Wellhead Protection Overlay)
- **Future Land Use:** R/OS (Recreation/Open Space), P (Preservation), RS (Residential Suburban), CR (Commercial Recreation), and East Lake Overlay

Access and Agreements

- **Public Access:** No public access would be allowed on the golf course property under standard mitigation bank terms with the Southwest Florida Water Management District (SWFWMD).
- **Reclaimed Water Use Agreement:** Requires modification with the County due to necessary easement vacations for wetland construction and closure of the golf course.

Status Updates

- **Pre-Application Meeting:** Presented to the Development Review Committee (DRC) on July 1, 2024 (meeting record # DRM-24-00066). A Concept Master Plan exhibit was used for a summary of the proposed scope of work. This meeting was voluntary, though pre-applications are highly encouraged.
- **Site Plan Application:** No specific timeline for the formal site plan application. Significant engineering documentation and modeling are required. A site plan has not been submitted.
- **Public Outreach:** As of August 21st, 2024, we have been informed that the owner will be holding a public meeting to discuss plans for the property on August 28th, 2024, 5pm-10pm, at the Tarpon Woods Club House.
- **SWFWMD Permits:**
 - **Conceptual Approval Permit:** Pending for converting the golf course to a wetland mitigation bank. Construction will not be permitted with this permit.
 - **Environmental Resource Permit (ERP):** Will follow the Concept Phase if the Conceptual Approval Permit is issued.