Board of County Commissioners

Case # FLU-21-04

January 25, 2022

Pinellas County

PINELLAS COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

Request

Subject Property

Approximately 2.86 acres located at 2669 St. Andrews Blvd. in East Lake

Two vacant 1.43-acre amendment areas – Cypress Run golf course

Future Land Use Map (FLUM) Amendment – south amendment area

From: **R/OS (Recreation/Open Space)**

To: **R/R (Residential Rural)**

FLUM Amendment – north amendment area

From: **RR**

To: **R/OS**

Proposed Use: Two single-family detached homes on south amendment area

Location

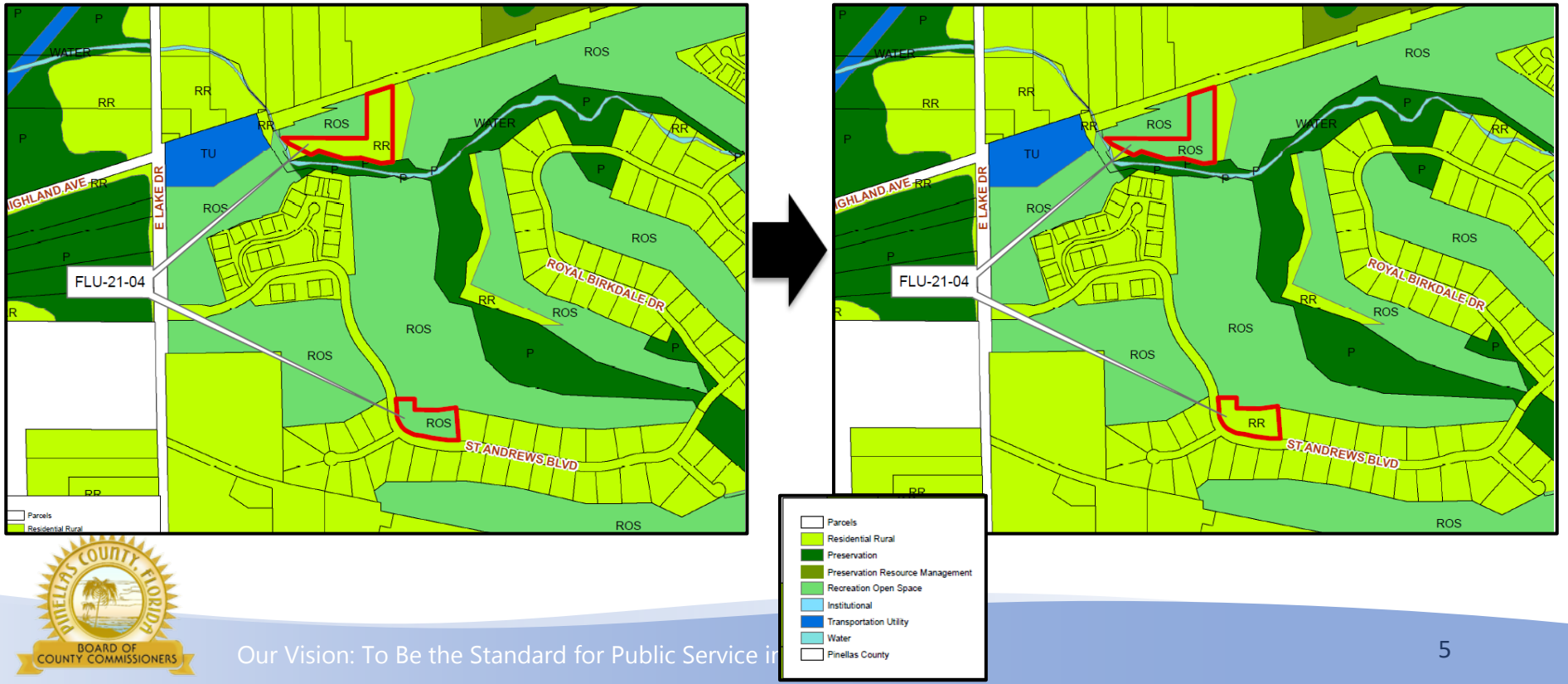
N HIGHLAND AVE
E LAKE DR
FLU-21-04
RR
ROS
ROYAL BIRKDALE DR
ST ANDREWS BLVD

Additional Information – Cypress Run

Master Planned Community

- **Dates from the early 1980s**
- **Zoned RPD, Residential Planned Development**
- **Approved for 164 residential units – 161 built**
- **Applicant wishes to build two of the unused units**
- **Must meet Master Plan's setback and height requirements**

Future Land Use Map



Site Photos – south amendment area

Site Photos – north amendment area

Site Photos

South Amendment Area

Site Photos

South Amendment Area

Additional Information – Land Use

South amendment area more appropriate than north for residential

- **Located on St. Andrews Boulevard**
- **Near tennis courts and clubhouse**
- **Adjacent to other single-family homes**
- **Would not impact the golf course**
- **Less flood risk**
- **Less environmentally-sensitive**
- **North area near a creek and not connected to a roadway**

Recommendation

Proposed Land Use Amendment

- Moves residential land use to a more appropriate location
- No net loss of Recreation/Open Space
- Provides no additional density – unused existing master plan units
- No additional infrastructure impacts
- Consistent with the Comprehensive Plan
- Will require Countywide Plan review

Development Review Committee staff recommends Approval

Local Planning Agency – recommended Approval (4-0 vote)