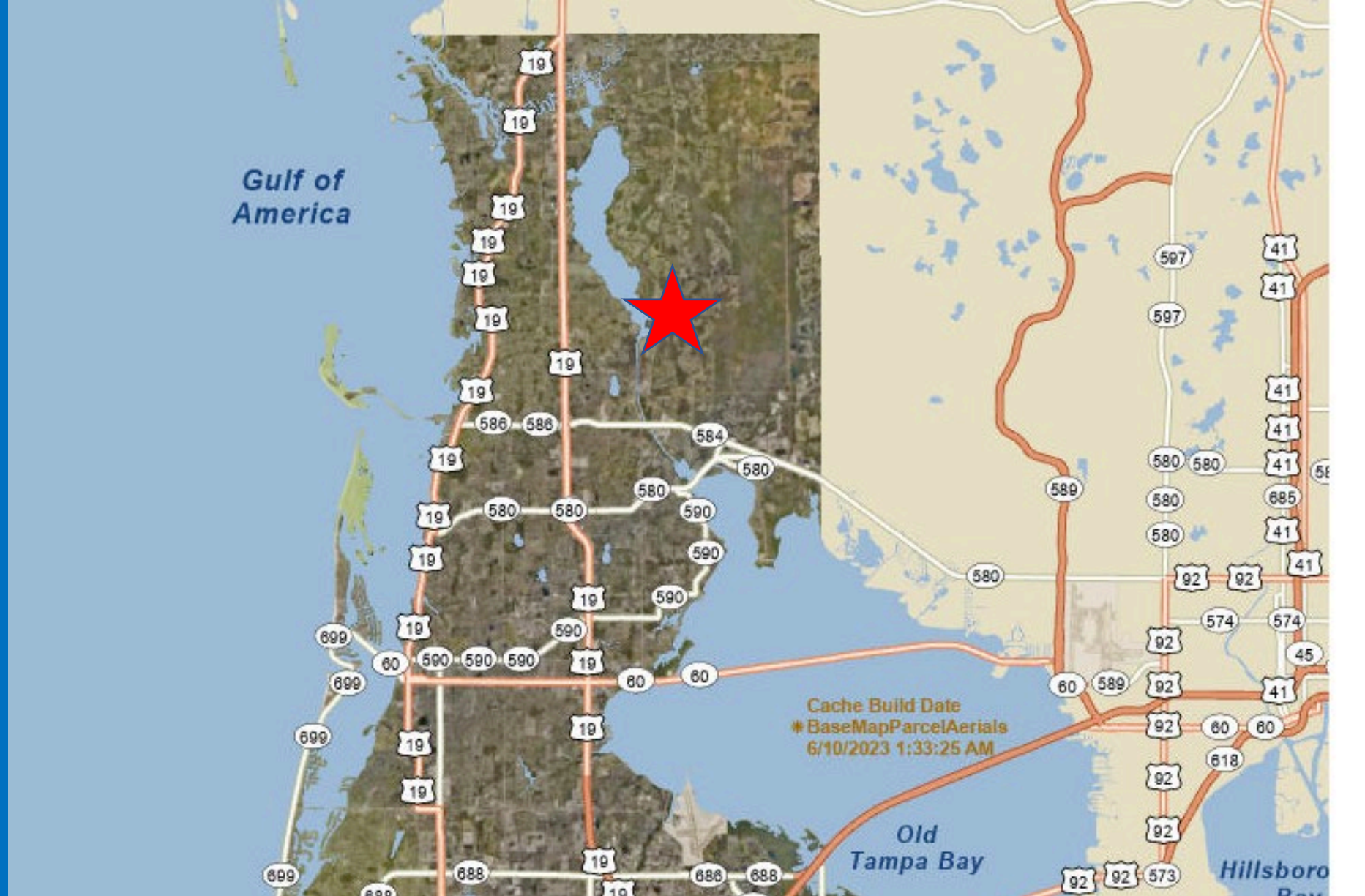


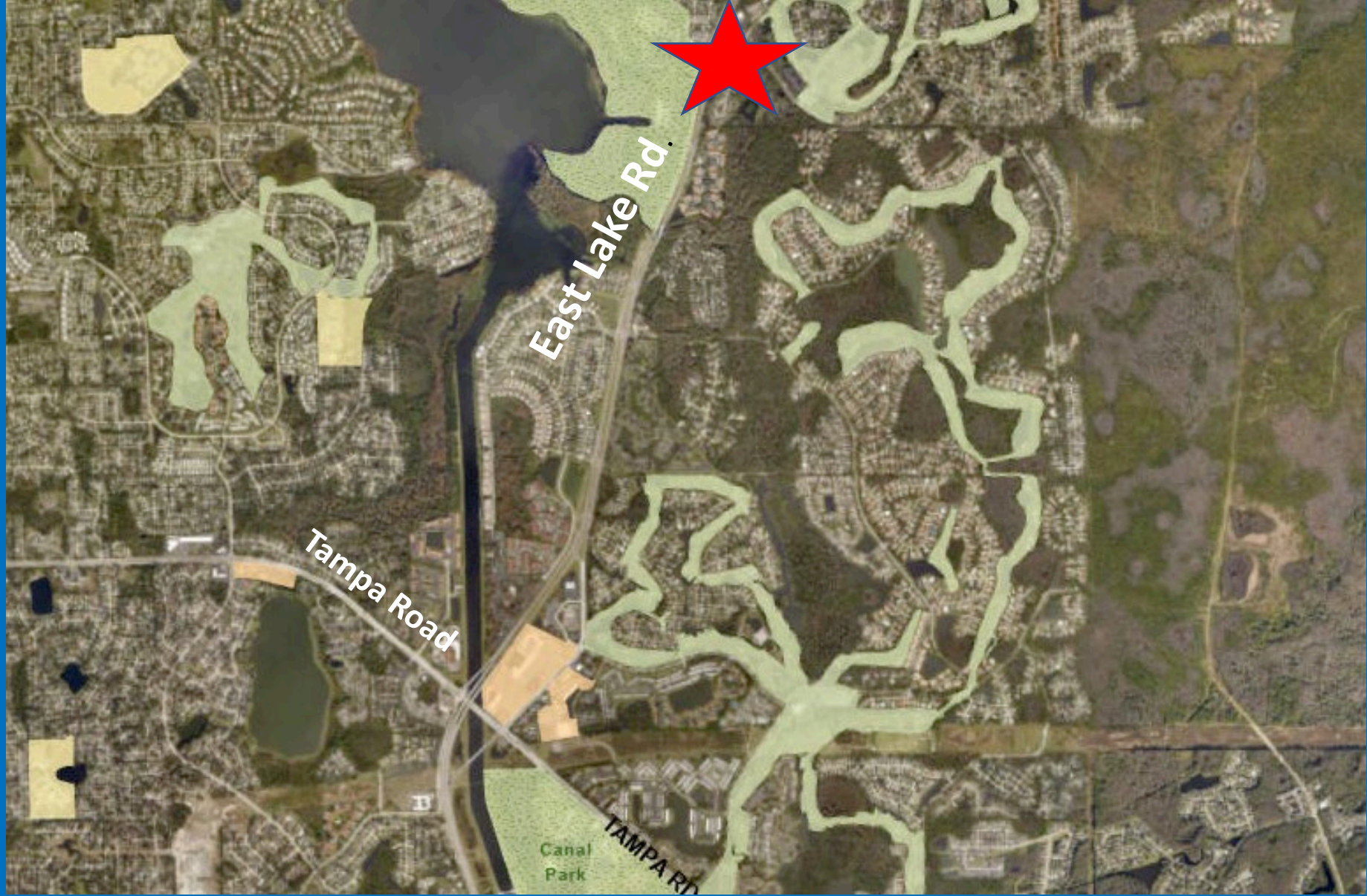
FLU-25-03 & DMP-25-01

- 1) FLU category change from R/OG, Residential Office General to CN, to Commercial Neighborhood
- 2) Modification of Tarpon Woods Master Development Plan/RPD-W from Bank to Commercial

Staff Supports

LPA Unanimously Supported







Uses





“...Mixed Use node on the Scenic/Noncommercial Corridor network, which is what allows the commercial development”

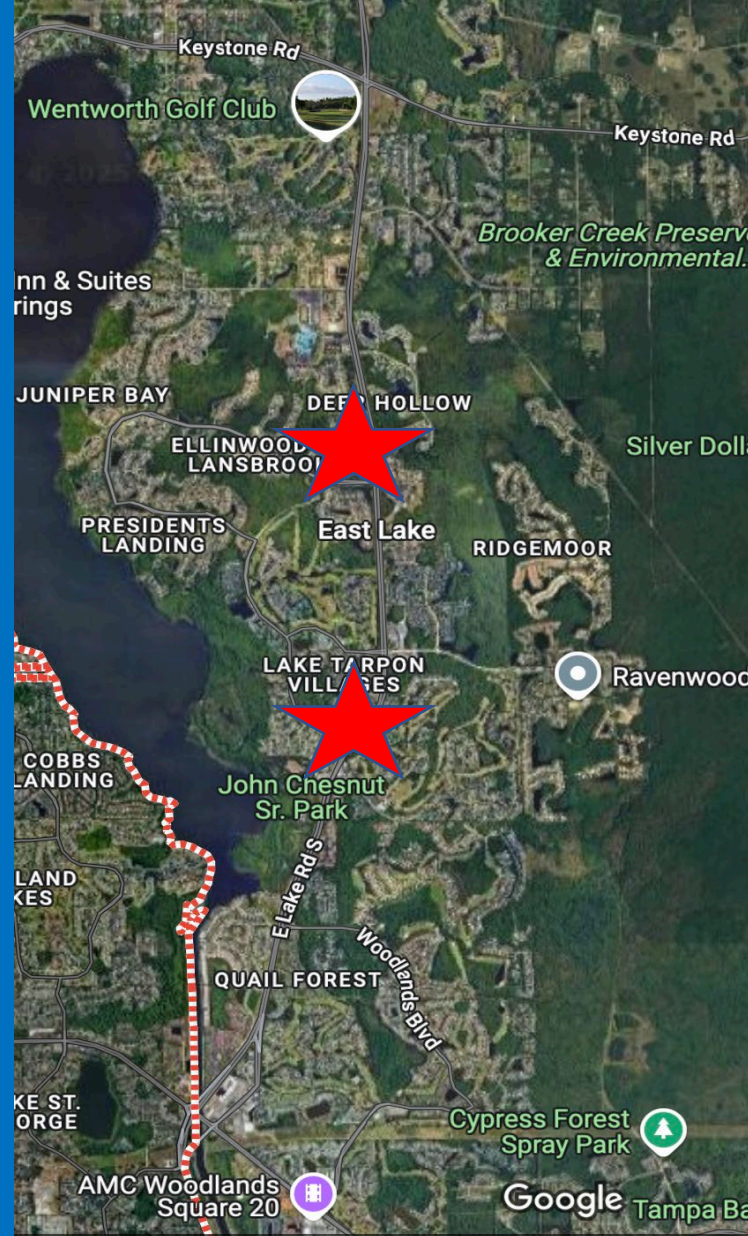
Linda Fisher, AICP
Executive Planner
Forward Pinella

Keystone Rd.

Village Center Node

Tarpon Woods Node
Applicant

Tampa Rd.

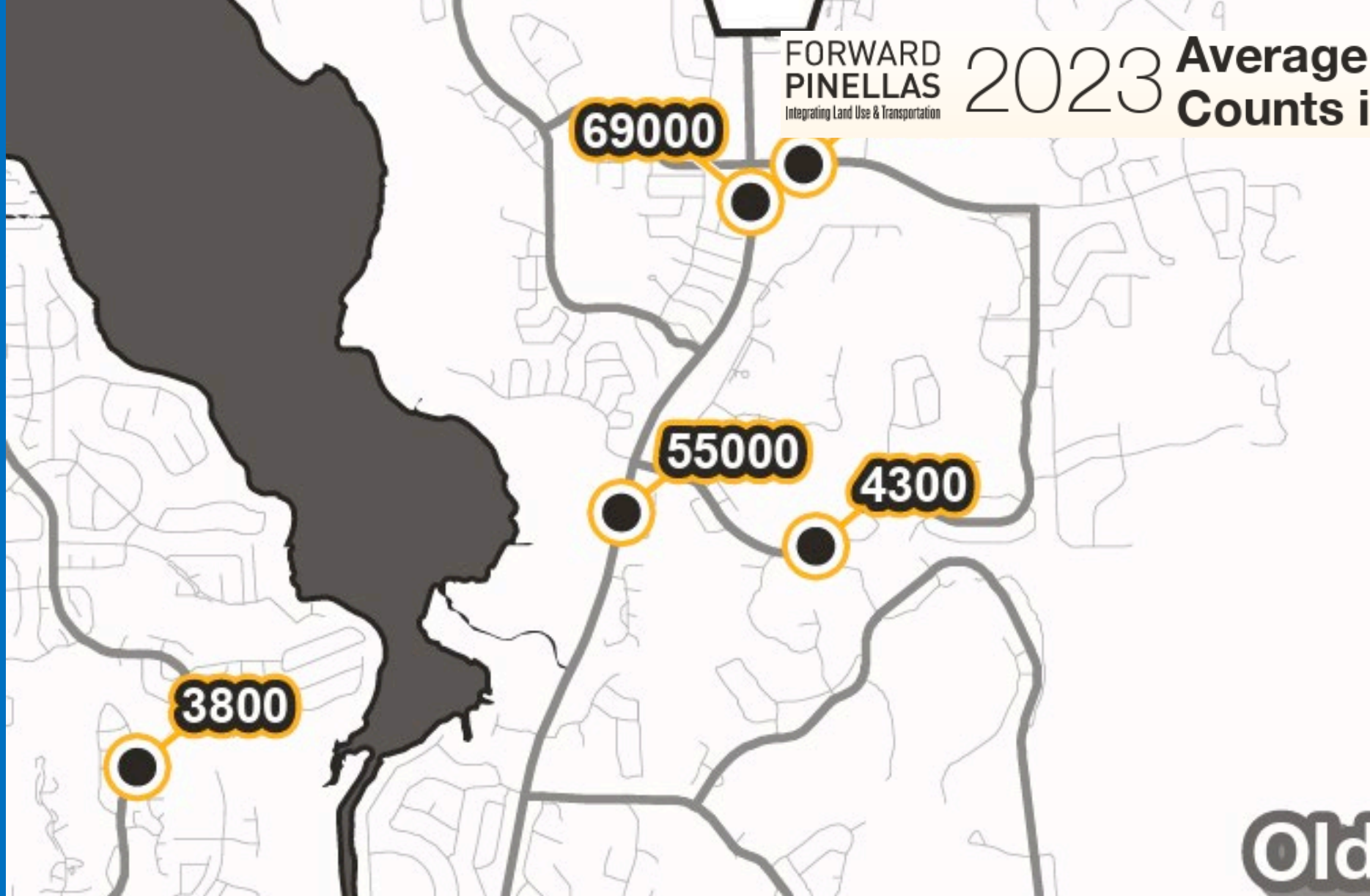


Very Limited
Commercial
Nodes

6 Miles



2023 Average Annual Daily Traffic Counts in Pinellas County



55,000 vehicles/day
East Lake

4,300 vehicles/day
Tarpon W.

Pinellas County Truck Route Plan



Current Site



County Transportation Report

1) Bank is high generator, 279 daily trips, 29 peak

2) Distributes to 2 roadways

3) .19% of current traffic















Comprehensive Plan

The map displays a residential and commercial area in Tarpon Springs, Florida. Key streets include Sandy Point Rd, Lighthouse Dr, Pinellas Trail - East Lake Rd, E Lake Rd, Tarpon Woods Blvd, and Brook Creek Way. Several lots are numbered, and some are color-coded: orange for 'CN' (Community Neighborhood) and purple for 'SITE' (Office & Commercial Uses). The map also shows a green area on the left and a yellow area on the right.

CN

SITE

Office & Commercial Uses

Category/Symbol – Commercial Neighborhood (CN)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a manner to provide local, neighborhood scale convenience commercial goods and services; and to recognize such areas as primarily well-suited for neighborhood commercial use consistent with the need, scale, and character of adjoining residential areas which they serve.

Use Characteristics – Those uses appropriate to and consistent with this category include: • Primary Uses – Office, Personal Service/Office Support; Retail Commercial; Commercial/Business Service as appropriate for neighborhood-scale activity.

LOCATION MAP

TARPON WOODS DEVELOPMENT

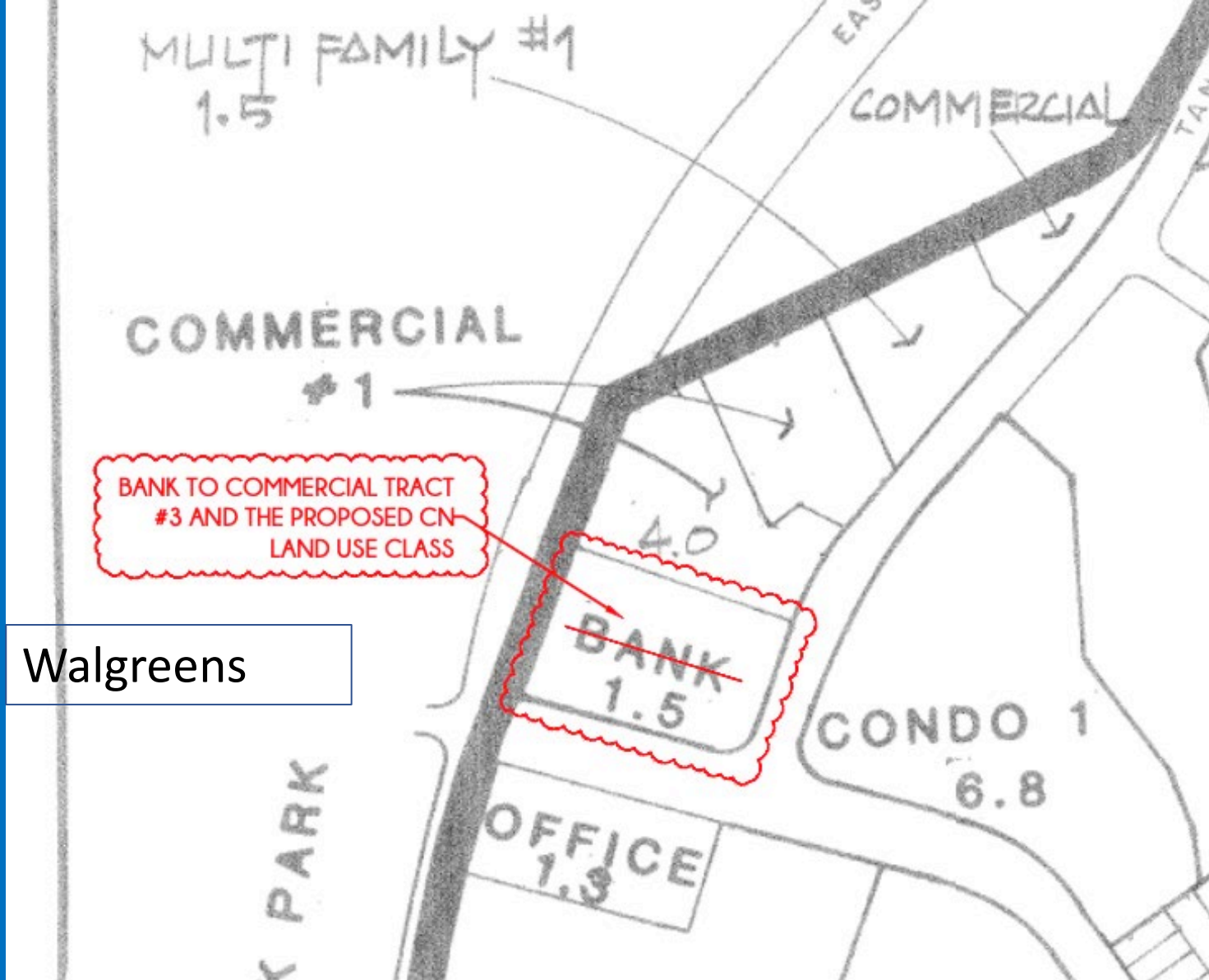
MASTER LAND USE PLAN

SUMMARY:

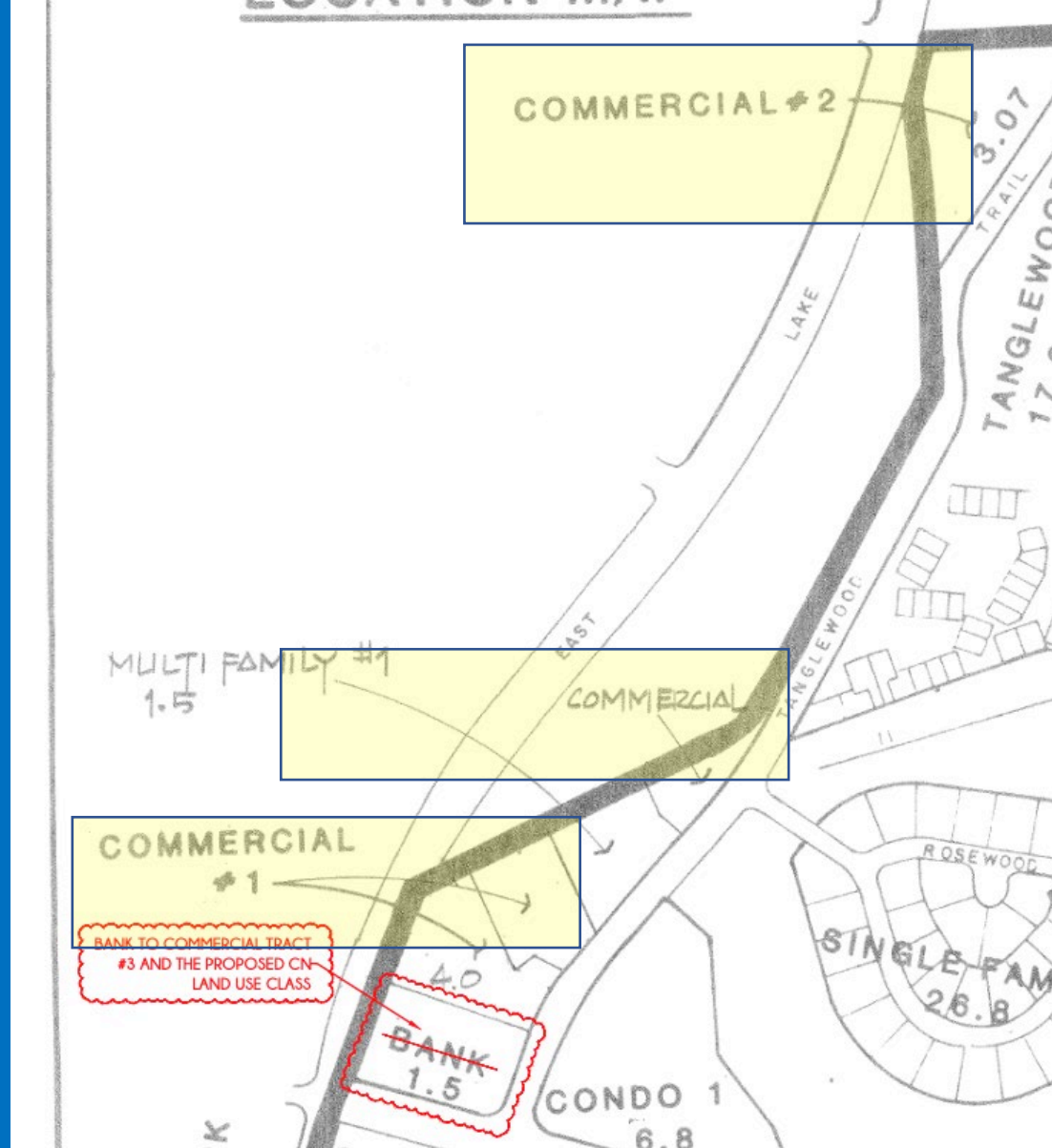
2661.8 TOTAL UNITS IN MASTER PLAN (2661.8 - 700) UNITS CURRENTLY ALLOCATED

1962	TOTAL UNITS IN MASTER PLAN (2661.8 - 700)
1019	UNITS CURRENTLY ALLOCATED

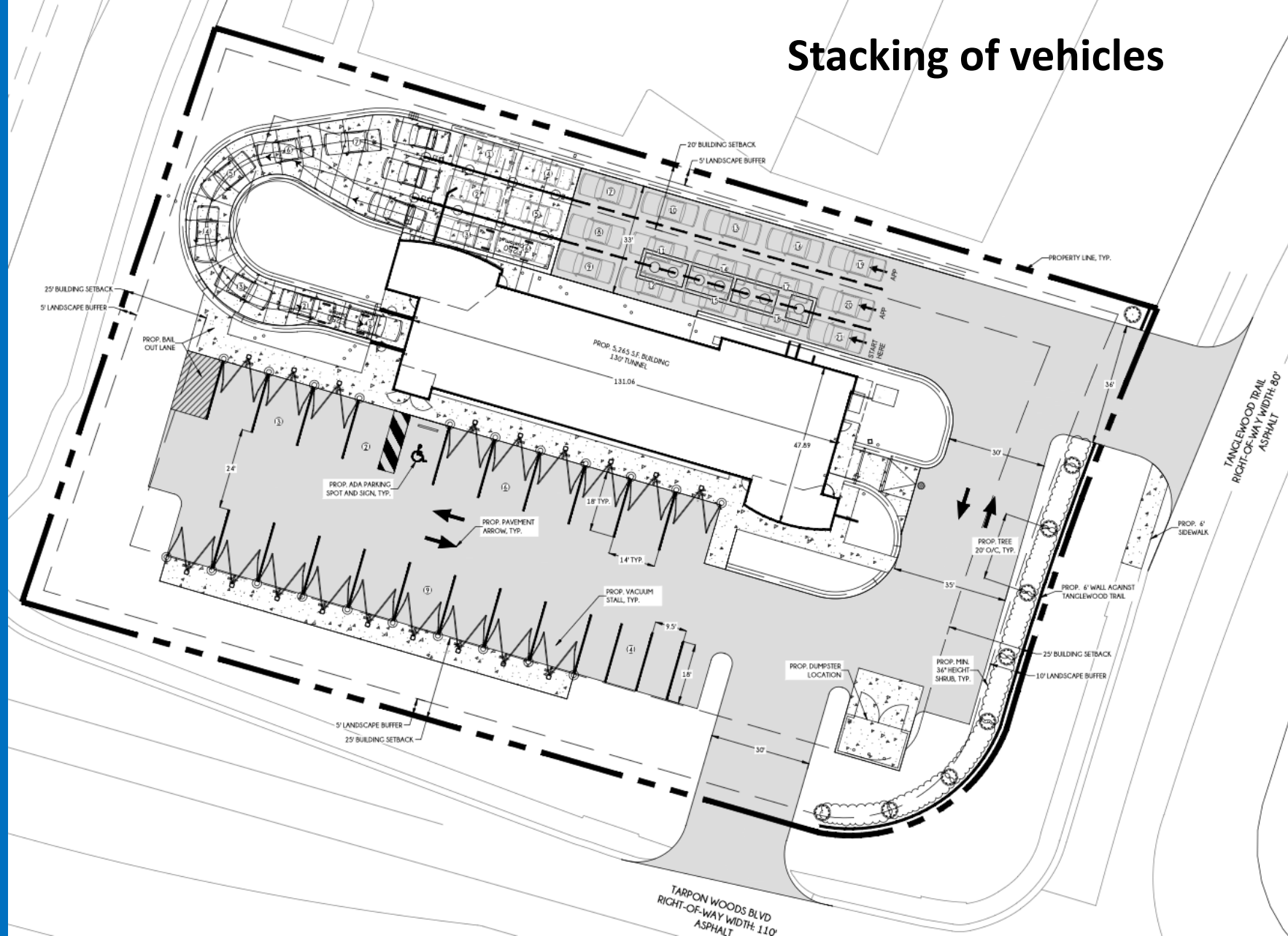
Tarpon Woods Revised Master Plan



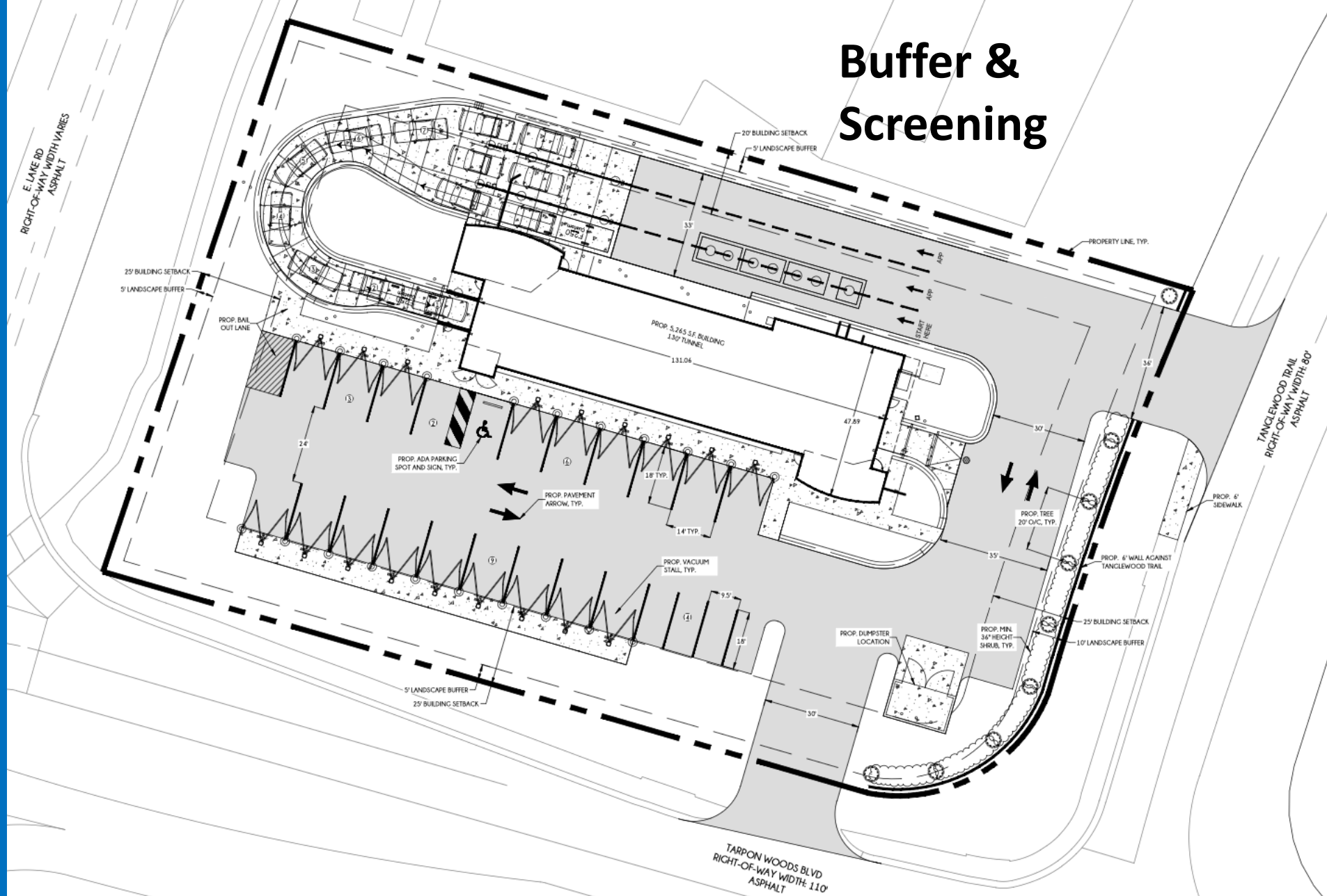
LOCATION MAP

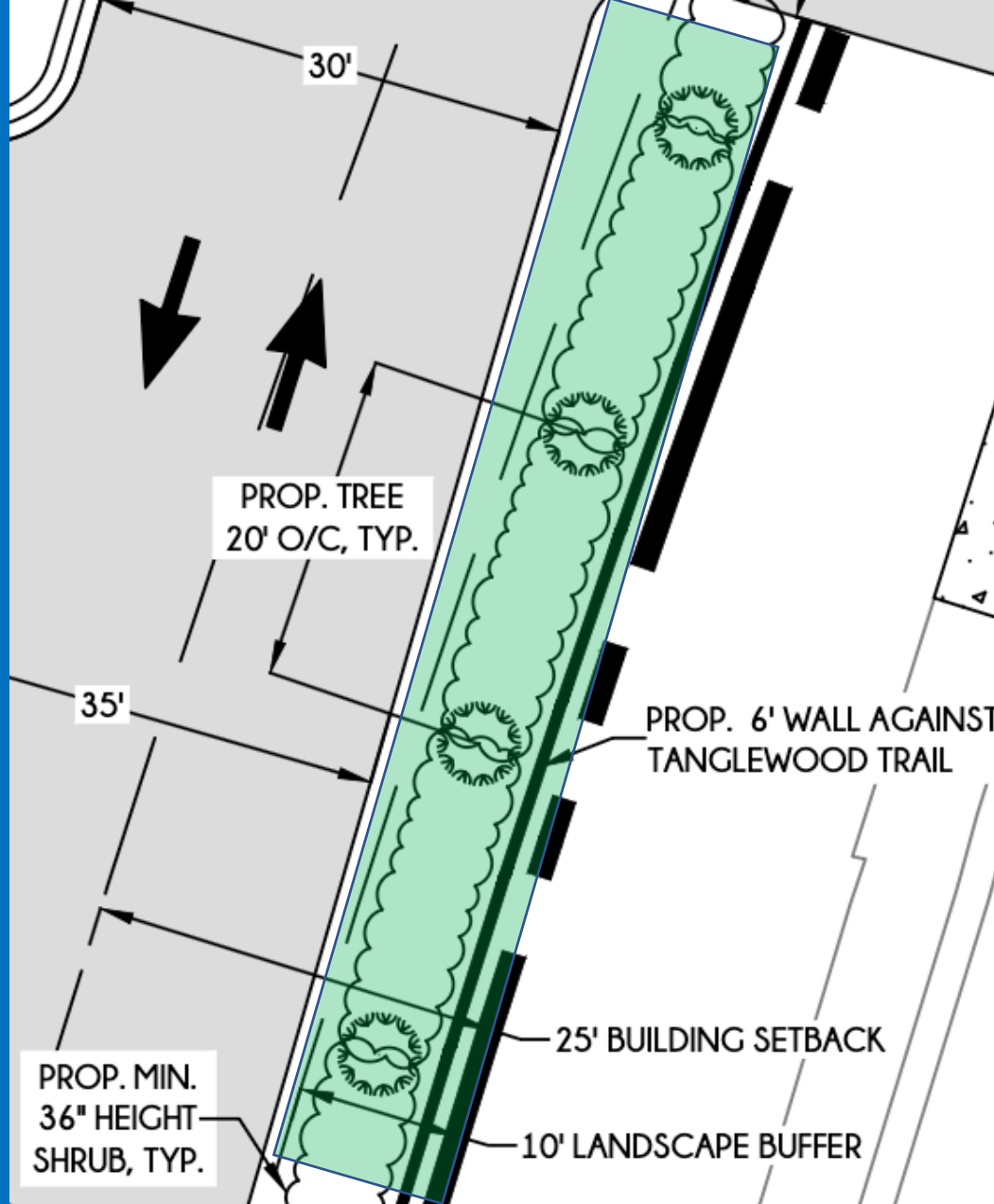


Stacking of vehicles



Buffer & Screening





Condition for Buffer & Screening to rear:

- 10' landscape buffer
- 6' wall
- Code required trees 20' on center
- 3'6" shrub line





**PUBLIC NOTICE: 179
addresses certified
mailed within 500'
radius**

FUTURE LAND USE ELEMENT

Goal One: Provide a variety of land use character areas to meet the needs of a diverse population and support thriving, resilient, quality communities.

Objective 1.2: Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.

Staff Report/Recommendation:

“This land use amendment would support the companion DMP amendment that would allow for the property to be redeveloped with a commercial use different than a bank. In general, **the proposal is compatible with the surrounding uses and is consistent with the Pinellas County Comprehensive Plan**”.

“The location of proposed commercial use(s) is also in keeping with historical RPD development patterns within Pinellas County”.