



## LOCAL PLANNING AGENCY (LPA) STAFF REPORT

**Case Number:** FLU-25-03

**LPA Public Hearing:** June 11, 2025

**Applicant:** Tarpon Development Properties, LLC

**Representative:** Todd Pressman, Pressman & Assoc., Inc.

**Subject Property:** Approximately 1.16-acres located at 2551 Tarpon Woods Boulevard in East Lake

**Parcel ID(s):** 33-27-16-00000-410-0100



### **REQUEST:**

Future Land Use Map (FLUM) amendment from Residential/Office General (R/OG) to Commercial Neighborhood (CN). A companion Development Master Plan Modification (Case No. DMP-25-01) is also proposed.

### **LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:**

The LPA finds the proposed Future Land Use Map amendment consistent with the Pinellas County Comprehensive Plan and recommends approval by the Board of County Commissioners. (The vote was 7-0 in favor.)

### **Development Review Committee (DRC) RECOMMENDATION:**

- **Staff recommends** that the LPA find the proposed Future Land Use Map amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
  - **Staff further recommends** that the LPA recommend **approval** of the proposed Future Land Use Map amendment to the Pinellas County Board of County Commissioners.
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## **SUMMARY REPORT**

The Development Review Committee (DRC) reviewed this application on May 12, 2025. The DRC Staff summary discussion and analysis follows:

The subject property consists of 1.16 acres located at the northeast corner of East Lake Road and Tarpon Woods Boulevard and is part of the Tarpon Woods Development Master Plan (DMP). The Master Plan covers approximately 2,600 acres and was created in the 1970s and consists of a mix of residential housing, commercial nodes, golf course, and preservation areas. The applicant is requesting a DMP modification to amend the allowable use on the subject property from bank to commercial use(s). (Companion Development Master Plan Modification, Case No. DMP-25-01.) The applicant is proposing to redevelop the property with a carwash use. No other modifications to the Master Plan are proposed.

The subject parcel is designated Residential/Office General (R/OG) on the Pinellas County Future Land Use Map (FLUM), which does not allow commercial use, so a land use amendment to a commercial land use category will be required in addition to the modification of the DMP. The current R/OG land use category allows up to 10 residential dwelling units per acre (due to the subject property located within the Coastal Storm Area (CSA); and a non-residential Floor Area Ratio (FAR) of up to 0.5. The applicant is requesting a change to the Commercial Neighborhood (CN) FLUM classification. The proposed CN classification allows a non-residential FAR of up to 0.3. The classification does not permit residential land uses.

The subject property and surrounding neighborhood is located within the East Lake Tarpon Community Overlay District, as designated on the FLUM. The Overlay District includes Objectives and Policies to guide the future development of the community which recognize this existing commercial node along East Lake Road. Also, East Lake Road at the intersection with Tarpon Woods Boulevard is designated as a Scenic Non-Commercial Corridor-Mixed Use (SNCC-Mixed Use) on the Countywide Plan Map. The Countywide Plan Rules place additional review criteria for amendments to properties along SNCC's.

### **Surrounding Uses, Land Use Designations and Zoning**

The entire Tarpon Woods development is zoned RPD-W, Residential Planned Development-Wellhead Protection Overlay, which requires a DMP. No Zoning Atlas changes are needed or being sought as part of the applicant's overall proposal. The RPD zoning district applied to the subject property is inherently flexible and provides for a wide variety of housing types and complementing non-residential uses where appropriate.

Much of the land surrounding the subject parcel is within the Tarpon Woods DMP. The subject parcel is separated from the nearest residential housing by Tarpon Woods Boulevard on the south and Tanglewood Trail on the east. It is part of the commercial node of activity in the northeast quadrant of East Lake Road and Tarpon Woods Boulevard, all of which is classified as CN on the FLUM. Property directly to the south across Tarpon Woods Boulevard is designated R/OG and improved with a mix of commercial and office uses. Property directly across East Lake Road to the west is designated CN and improved with commercial uses. Property to the southwest is designated Recreation Open Space (ROS) and is part of John

Chestnut Sr. Park. Properties to the east and southeast are designated are Residential Low (RL) and include residential condominiums.

### Flood Risk

The subject property, as well as the surrounding area, is within the Coastal High Hazard Area (CHHA), which is the area defined by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) model to be inundated from a category one hurricane, as reflected in the most recent Regional Evacuation Study, Storm Tide Atlas. Additionally, the property and the surrounding area is within the 100-year floodplain. Redevelopment of the property will be subject to meeting Pinellas County stormwater management requirements and possibly floodplain mitigation.

### Conclusion

Staff is of the opinion that the proposed land use amendment is appropriate for the subject property. The property is part of a neighborhood commercial/office node of activity along the East Lake Road corridor at the Tarpon Woods Boulevard intersection. Adjacent property to the north and directly to west are designated CN on the FLUM; and property directly to the south is designated R/OG and improved with a mix of commercial and office uses. 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.

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### **SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Residential/Office General (R/OG)	RPD-W	Bank
<b>Adjacent Properties:</b>			
<b>North</b>	Commercial Neighborhood (CN)	RPD-W	Commercial
<b>South</b>	Residential/Office General (R/OG)	RPD-W	Office/Commercial
<b>East</b>	Residential Low (RL)	RPD-W	Condominiums
<b>West</b>	Commercial Neighborhood (CN)	RPD	Commercial

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### **IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN**

Staff finds that the proposed amendment is consistent with the following adopted goals, objectives, policies, and strategies of the Pinellas County Comprehensive Plan:

#### **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.

Policy 1.2.1: Utilize the Land Development Code to regulate the use, intensity and design of (re)development in a manner consistent with the Future Land Use Categories and FLUM.

## **SURFACE WATER MANAGEMENT ELEMENT**

Goal Three: Reduce risk to life, property, and natural resources through surface water and floodplain management.

Objective 3.1: Manage surface water runoff and preserve and manage the storage value and purpose of natural floodplains to reduce risk to life and property.

Policy 3.1.2: (Re)development must meet the established levels of service for surface water management and flood risk reduction.

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## **COUNTY DEVELOPMENT REGULATIONS**

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

**PROPOSED BCC HEARING DATE:** July 22, 2025, at 6:00 p.m.

**CORRESPONDENCE RECEIVED TO DATE:** Four letters of support.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:** Three residents from the community, two of which came in objection. (Comments primarily pertained to the companion case: modification of a Development Master Plan, DMP-25-01.)

**ATTACHMENTS:** Case Maps, Impacts Analysis, Transportation Analysis, Application