



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: DMP-25-01

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:

The modification of a Development Master Plan (DMP) on an RPD-W, Residential Planned Development-Wellhead Protection Overlay, zoned property to change the allowable use(s) on the subject parcel from Bank to Commercial. A companion Future Land Use Map Amendment (Case No. FLU-25-03) is also proposed.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed modification of a Development Master Plan (DMP) is consistent with the Pinellas County Comprehensive Plan and recommends approval of the request with the following development condition added for this property: A 10-foot wide landscape buffer along the rear of the site (east) containing a 6-foot tall wall, trees spaced 20 feet on center and a continuous hedge that is 3'6" tall. (The vote was 7-0, in favor).

Development Review Committee (DRC) RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Development Master Plan modification **consistent** with the Pinellas County Comprehensive Plan, based on this report.

- **Staff further recommends** that the LPA recommend **approval** of the proposed Development Master Plan modification to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

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

The subject parcel 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 Development Master Plan modification to amend the allowable use on the subject parcel from bank to commercial use(s). No other modifications to the Master Plan are proposed. The applicant is proposing to redevelop the property with a carwash use. The subject parcel is designated Residential/Office General 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. As such, there is a companion land use amendment request (case # FLU-25-03) running concurrently with this DMP modification application.

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 by Tarpon Woods Boulevard on the south and Tanglewood Trail on the east. To the north are commercial uses. To the east, across Tanglewood Trail, and to the southeast are Condominiums. To the south, across Tarpon Woods Boulevard is a mix of commercial and office uses. To the west, across East Lake Road, is commercial.

The 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.

Staff is of the opinion that the proposed Development Master Plan modification is appropriate, pending approval of the companion land use case. The location of proposed commercial use(s) is also in keeping with historical RPD development patterns within Pinellas County. In general, the proposal is compatible with the surrounding uses and is consistent with the Pinellas County Comprehensive Plan.

SURROUNDING ZONING AND LAND USE FACTS:

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

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed modification 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.

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 citizens from the neighborhood, two of which came in objection.

ATTACHMENTS: Case Maps, Proposed Development Master Plan, Application.