Board of County Commissioners

Case #s FLU-25-03 & DMP-25-01 July 22, 2025









Subject Property

Approximately 1.16 acres at 2551 Tarpon Woods Blvd. in East Lake

Future Land Use Amendment

From: Residential/Office General (R/OG)

To: Commercial Neighborhood (CN)

Development Master Plan Amendment (allowable use on site)

From: Bank use

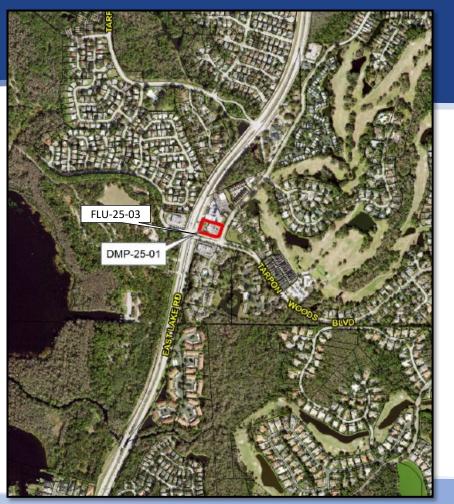
To: Commercial use(s)

Zoning (no change)

Residential Planned Development – Wellhead Protection Overlay (RPD-W)



Location

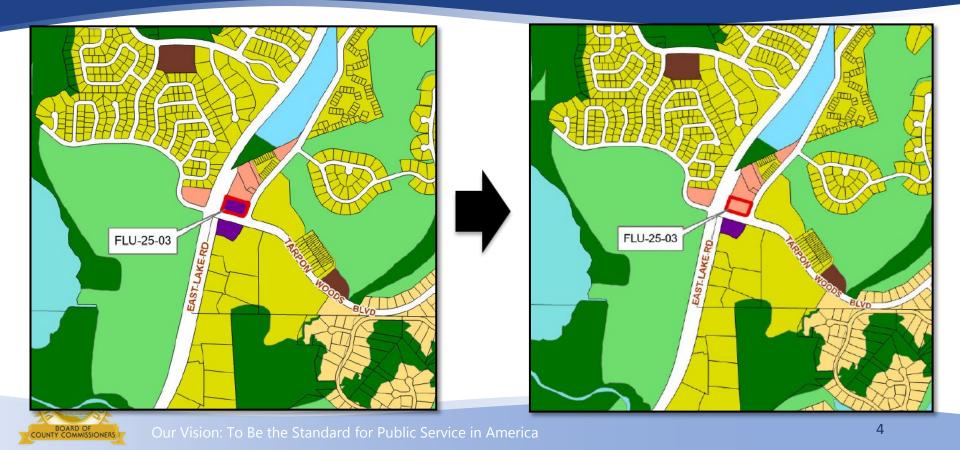






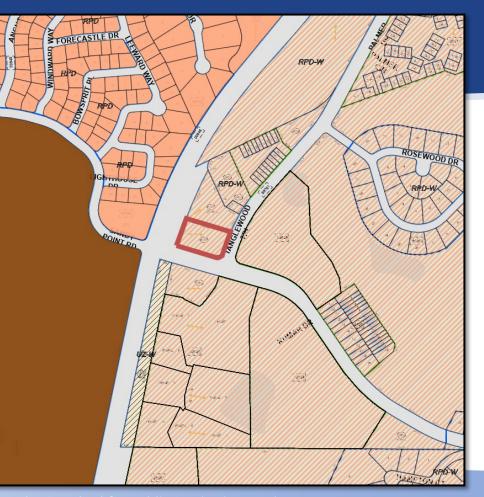
Future Land Use - Request







RD







Future Land Use



Current R/OG FLUM Category

- Allows residential, office and employment uses
- *And* ancillary non-residential, personal service/office support, manufacturing-light, institutional, transportation/utility, and recreation/open space
- Does not allow stand-alone commercial uses
- Primarily well-suited...
 - for a mixed use of a residential/office character consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas
- 10 residential units per acre (Coastal Storm Area)
- 0.5 FAR for nonresidential uses



Future Land Use



Proposed CN FLUM Category

- Allows office, personal service/office support, retail commercial, commercial business service (neighborhood-scaled)
- *And* institutional, transportation/utility, manufacturing-light, recreation/open space
- Generally appropriate...
 - to locations adjacent to and on the periphery of large, definable residential neighborhoods
- Residential land uses are not permitted
- 0.3 FAR for nonresidential uses

Additional Information



East Lake Tarpon Community Overlay District

- Designated on the FLUM
- Comprehensive Plan includes Objectives and Policies guiding future development

Scenic Non-Commercial Corridor-Mixed Use (SNCC-Mixed Use)

 Designated in the Countywide Plan Rules and on the Countywide Plan Map



Additional Information



Potential Traffic Impacts (two methodologies)

Countywide Plan Rules Trip Generation – up to 399 additional daily trips

- Trip generation figures for Countywide Plan Map categories: Office, Retail & Services
- Note: figures assume maximum development intensity under each category, regardless of Development Master Plan limitations

ITE Trip Generation – up to 370 additional daily trips

Trip generation figures for ITE Land Use Codes: Drive-In Bank, Automated Car Wash

East Lake Road operates at a Level of Service (LOS) "F" with a Volume to Capacity Ratio (V/CR) of 1.44

Flood Risk

Property is within the Coastal High Hazard Area (CHHA) and 100-year Floodplain



Zoning Information



RPD, Residential Planned Development

- Allows a full range of residential dwelling types
- Allows complementing nonresidential uses
- Development parameters (e.g., height, lot size) are flexible
- Requires a Development Master Plan (DMP)

Wellhead Protection Overlay

 The purpose of a Wellhead Protection Overlay is to designate and protect lands that possess high quality natural groundwater aquifer recharge functions



Development Master Plan

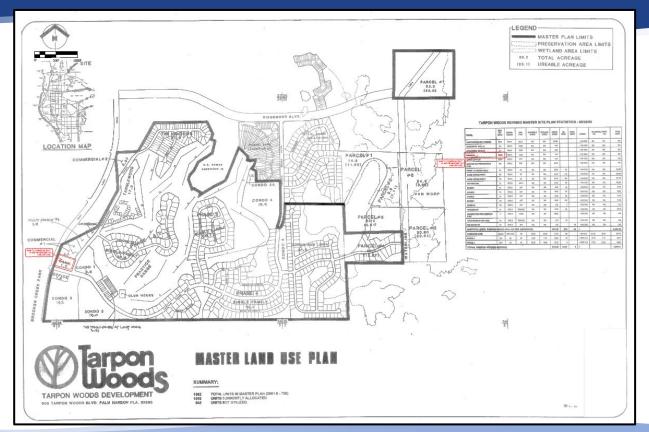


Subject site is part of Tarpon Woods Master Plan

- Covers approximately 600 acres
- Approved in 1970s Mixture of residential communities, golf course, institutional uses, and commercial/office uses along East Lake Road
- Approximately 2,600 residential units
 - Mixture of single family and multifamily homes



Development Master Plan Request



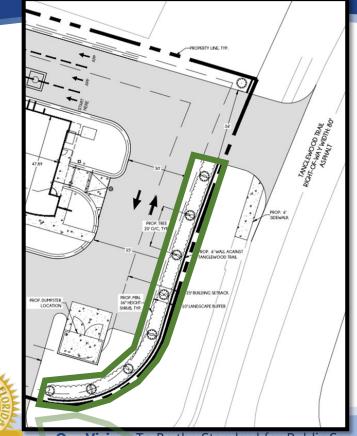
Modification to change the allowable use(s) on the site from Bank use only to **Commercial** Uses



Pinellas Countu

DMP Property Condition





Development Condition for Buffer & Screening:

- 10' wide landscape buffer
- 6' tall wall
- Trees planted 20' on center
- 3'6" continuous shrub line

Site Photos













Looking at subject property from East Lake Road



Site Photos





COUNTY COMMISSIONERS

Looking west on Tarpon Woods Blvd

Site Photos





Looking east from subject site



Recommendation



Proposed Future Land Use Map and Master Plan Amendments

- Subject property is within a neighborhood retail/commercial/office node along East Lake Road, within the East Lake community
- Surrounding uses are a mix of commercial and office
- Appropriate location for commercial uses
- Consistent with the Comprehensive Plan (including the East Lake Tarpon Community Overlay District)
- Consistent with the Countywide Plan Rules (although requires a Countywide Plan Map amendment)

Staff recommends Approval

Local Planning Agency recommended approval

Land Use Change – (Vote 7-0)

