

Countywide Planning Authority Countywide Plan Map Amendment

Case CW 25-07 – Pinellas County

October 7, 2025

Local Government Request

Subject Property

- 1.16-acre site m.o.l.
- 2551 Tarpon Woods

Existing Countywide Plan Map Category (future land use)

- Office

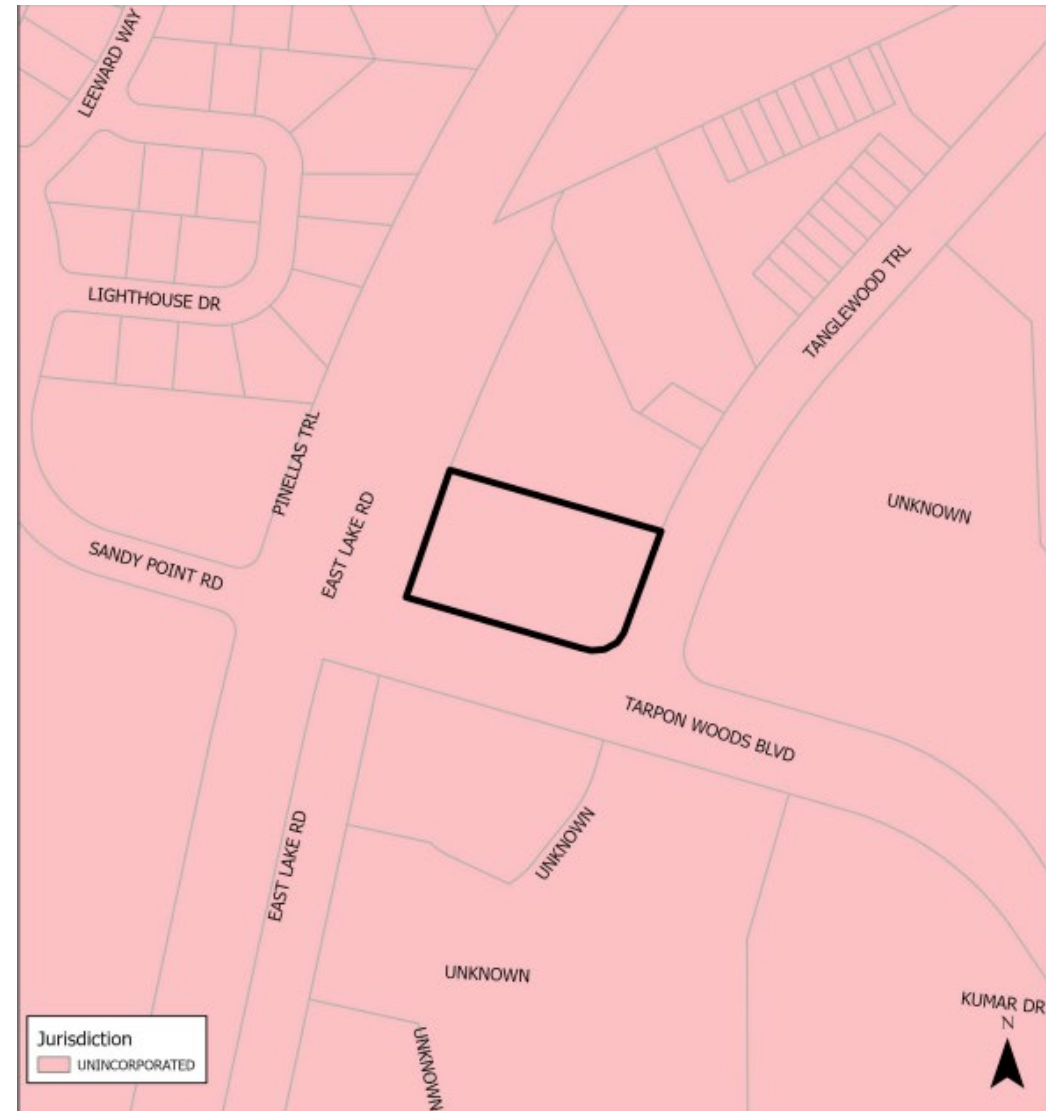
Proposed Countywide Plan Map Category (future land use)

- Retail & Services

Existing Use(s): Vacant Bank

Proposed Use(s): Car Wash

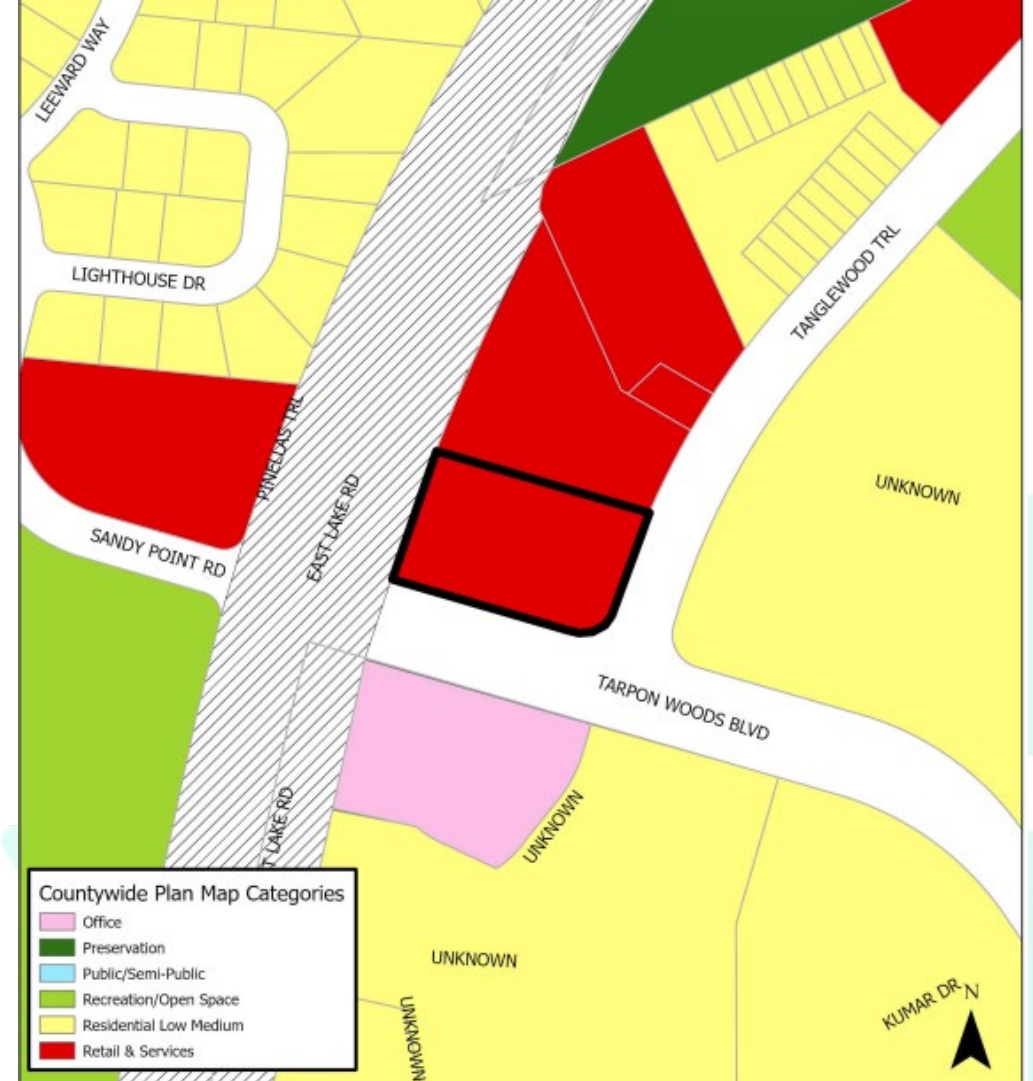
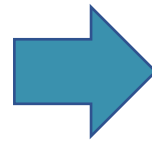
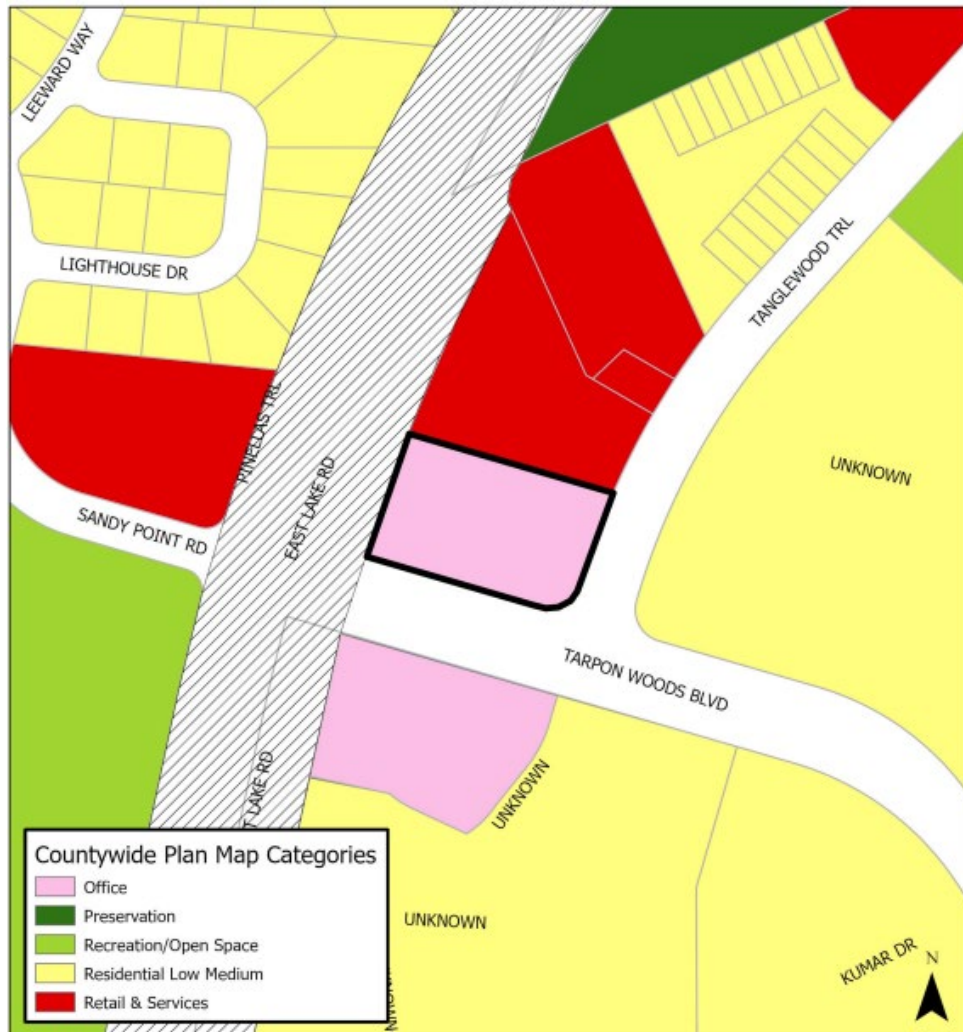
Location



Surrounding Uses

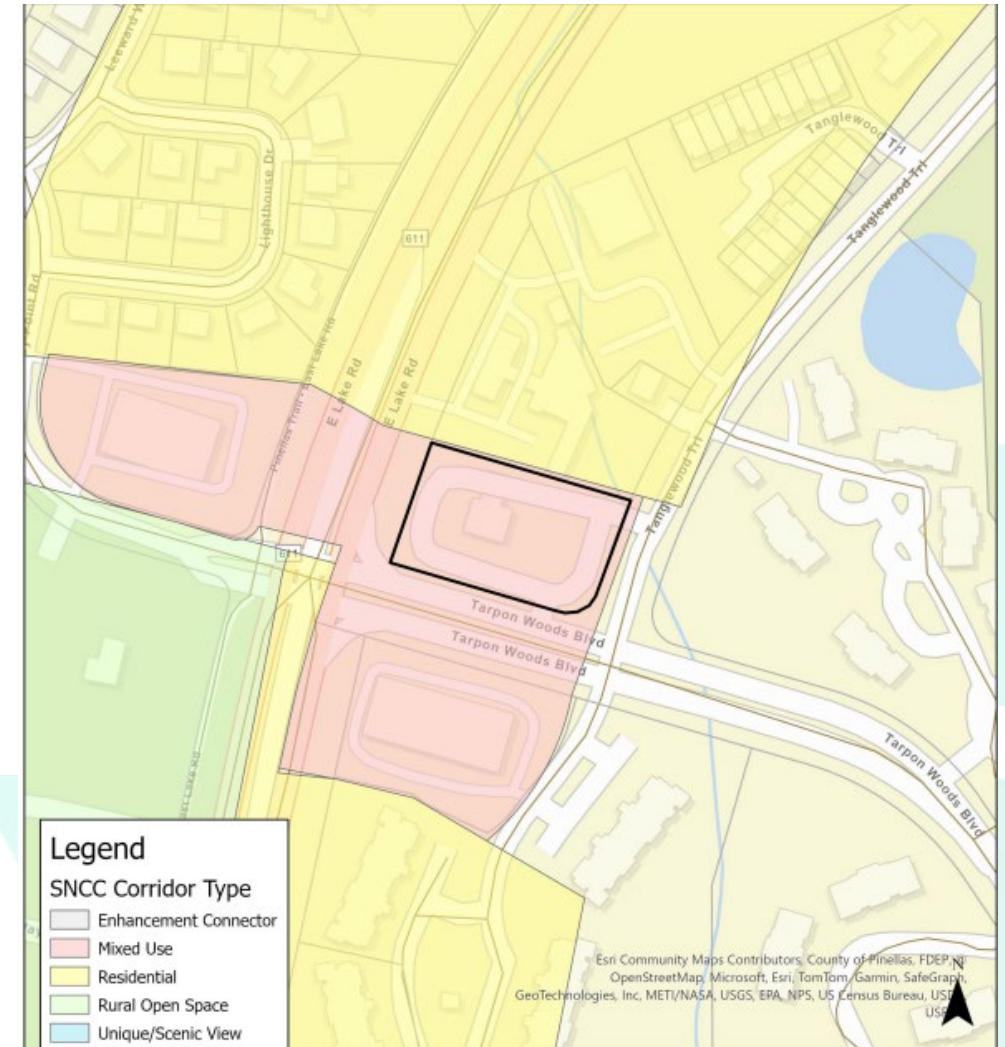


Countywide Plan Map Designation



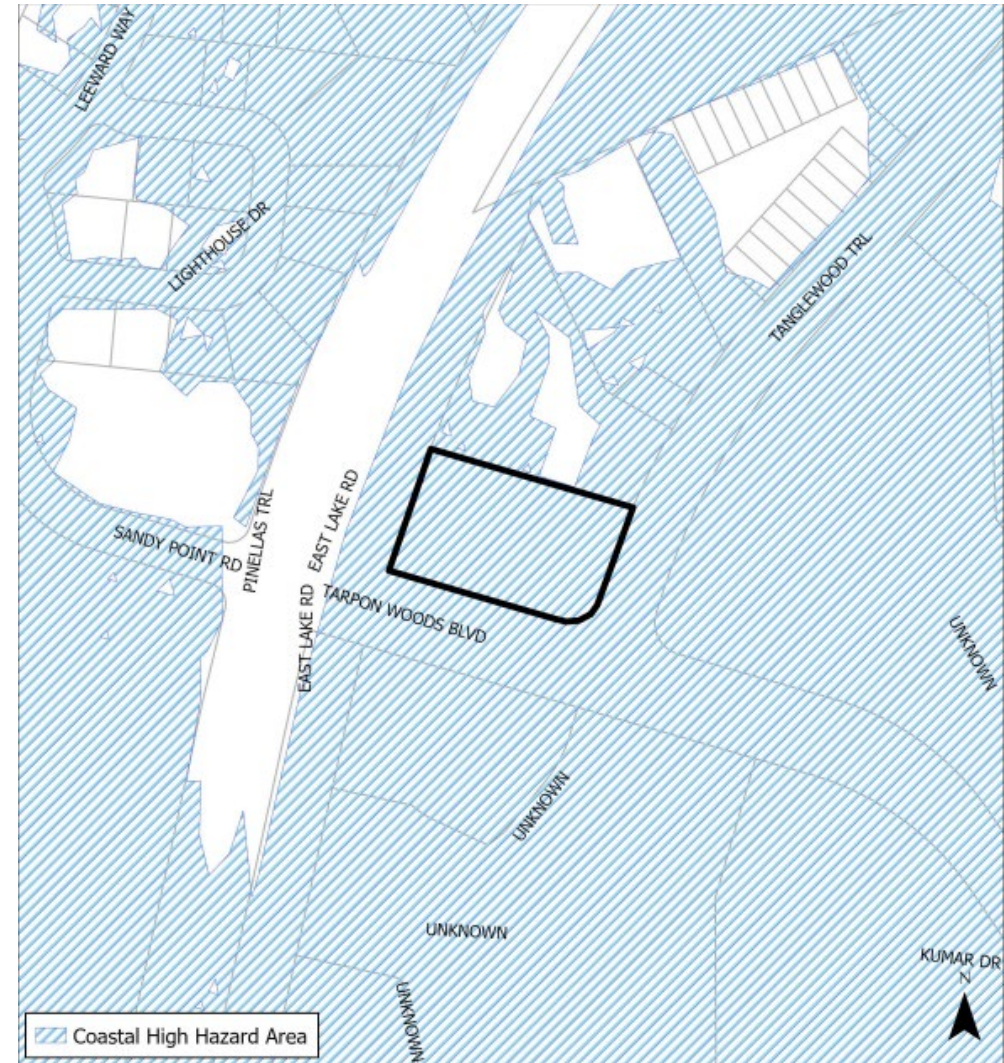
SNCC Designation and Compatibility

- Scenic/Noncommercial Corridor—Mixed Use (East Lake Road)
- Amendment aligns with corridor objectives
- Logical extension of existing nonresidential development
- Maintains visual quality and scenic character
- Does not increase density or intensity



Coastal High Hazard Area

- Located within Coastal High Hazard Area (CHHA)
- Local FLUM change eliminates residential density
- Nonresidential FAR reduced from 0.5 to 0.3
- Redevelopment must meet updated stormwater and building standards
- Existing infrastructure minimizes environmental impact



Recommendation

Proposed Countywide Plan Map Amendment Findings

- The Retail & Services category is appropriate for the site, supporting a logical extension of existing commercial development and aligning with Countywide Plan goals for mixed-use nodes and neighborhood-serving commercial activity.
- The site is located along the Scenic/Noncommercial Corridor (East Lake Road) and within the Coastal High Hazard Area; the amendment reduces residential density to zero and lowers nonresidential intensity, maintaining scenic character, resiliency, and safety policies.
- The proposed amendment either does not involve, or will not significantly impact, the remaining relevant Countywide considerations.

Public Comment: Comments received at the local hearing addressed traffic, floodplain concerns, and the number of car washes in the area.

Staff finds the proposed amendment consistent with the Relevant Countywide Considerations.

Forward Pinellas Board and Planners Advisory Committee recommends approval.