



# Pinellas County

## Staff Report

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File #: 22-0577A, Version: 1

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### **Subject:**

Case No. CW 22-06 - Pinellas County

Countywide Plan Map amendment from Residential Low Medium and Scenic/Non Commercial Corridor to Office and Scenic/Non Commercial Corridor, regarding 2.25 acres more or less, located at 1961 East Lake Road.

### **Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 22-06, a proposal by Pinellas County to amend the Countywide Plan Map from Residential Low Medium and Scenic/Non Commercial Corridor to Office and Scenic/Non Commercial Corridor, regarding 2.25 acres more or less, located at 1961 East Lake Road.

- The amendment area is located approximately 100 feet north of Woodlands Boulevard and is the former location of a private school.
- The area surrounding the subject property is comprised of lower-density residential uses and open space, with enclaves of supporting nonresidential uses located near major road intersections.
- The applicant intends to utilize the amendment area for professional office uses, hence the proposed amendment to Office.
- The proposed category would allow up to 11 residential units on the property based on its acreage, and a maximum floor area ratio (FAR) of 0.2. Furthermore, at the local government level, the applicant is pursuing a separate zoning amendment that would limit the site to professional office uses and prohibit residential uses.
- Forward Pinellas and the Planners Advisory Committee each unanimously recommended approval of the proposal.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

### **Summary:**

Forward Pinellas, in its role as the Pinellas Planning Council, voted 11-0 to recommend approval of the proposal. The Planners Advisory Committee recommended approval of this case by a vote of 15-0.

The Board of County Commissioners, at its January 25, 2022 meeting, adopted an ordinance approving the application of Palm Harbor Montessori School, Inc. for a land use change from Residential Low (RL) to Residential/Office (R/LO) Limited on approximately 2.25 acres located at 1961 East Lake Road in East Lake Tarpon.

**Background Information:**

Forward Pinellas documentation is attached

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Rodney Chatman, Planning Division Manager, Forward Pinellas

**Partners:**

N/A

**Attachments:**

Ordinance

Case Maps

Forward Pinellas Staff Analysis

Draft PAC Minutes

PowerPoint Presentation/Site Visit Photos

Affidavit of Publication