

ZON-26-00007 - ZON-26-04

File Date: 04/17/2026

Application Status: In Review

Application Type: Zoning Change

Application Detail: Detail

Description of Work: Zoning Atlas amendment from GO, General Office to R-3, Single-Family Residential.

Application Name: ZON-26-04

Site Address: 1515 LAKEVIEW RD, CLEARWATER, FL 33756

Owner Name: JONES, MANUEL

Owner Address: 1515 LAKEVIEW RD, CLEARWATER, FL 33756 364

Parcel No: 232915388260000250

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	JONES, MANUEL	JONES, MANUEL	Applicant	Mailing, 10312 Bloomin...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: \$1,720.00

Total Fee Invoiced: \$1,720.00

Balance: \$0.00

Custom Fields: Change of Zoning Info

Current Zoning
Professional Office (GO)

Contract for Sale
No

DRC Meeting Date
06/08/2026

Proposed Zoning
R-3 Single-Family Residential

Option to Purchase
No

LPA Hearing Date
07/08/2026

BOCC Hearing Date
08/25/2026

Does this involve a conditional overlay?
No

Has there been a previous application made before?
Yes

If yes then what is the case number
PER-H-Z07-000063 (Z/LU-3-12-07)

Does applicant own any property contiguous to subject property?
No

Current Structures
The property contains an existing single-family residence with typical residential improvements including driveway and utilities. No commercial structures are present.

Date subject property acquired
04/02/2025

Proposed structures and improvements
The property will remain as is.

The property will continue to be used as a single-family residence. No commercial use is proposed.

SURROUNDING PROPERTY

Direction	Land Use	Zoning	Existing Use
North	City of Clearwater	City of Clearwater	Office Building
South	Residential Low (RL) R-3, Single-Family Residential	Residential Single-Family Residence	
East	Residential Low (RL) R-3, Single-Family Residential	Residential Single-Family Residence	
West	City of Clearwater	City of Clearwater	Office Building

MULTI_MODAL

State Account Description Impact Fee Amount (Money)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Completeness Review	Ryan Brinson	Deemed Complete	05/12/2026	Ryan Brinson
	Zoning Manager Review	Michael Schoder...	Complete	05/15/2026	Michael Schoder...
	Admin Support Review	Jennifer Admire			
	DRC Meeting				
	Staff Report and Recom...				
	Case Noticing				
	Planning Director Review				
	LPA Packet Prep and Di...				
	LPA Public Hearing				

		Task	Assigned To	Status	Status Date	Action By
		BOCC		Preparing		
		Final Action				
Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Documents:	File Name	Document Group	Category	Description	Type	Docum
	39596 -SURVEY.pdf	PLN_LUPC	Survey	Survey	application/pdf	Uploa
	Q&E Report Lakeview.pdf	PLN_LUPC	Certification o...	Certificate of Owne...	application/pdf	Uploa
	Plat	PLN_LUPC	Other	PLAT HIGHLAND LAKE ...	application/pdf	Uploa
	Case Maps	PLN_LUPC	Other	ZON-26-04 Case Maps	application/pdf	Uploa
	Zoning Change Justific...	PLN_LUPC	Justification D...		application/pdf	Uploa
	Show all					
Application Comments:	View ID	Comment		Date		
	PLNDF02@B...	Approximately 0.21 acres located at 1515 Lakevi...		05/04/2026		
Initiated by Product:	ACA					
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments	
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments	



Record



ZON-26-00007

ZON-2...

STATUS

LOCATION

CONTACT

WORKFLOW

ZON-26-04

> In Revi...

> 1515 L...

> Manuel...

> 11 total T

Zoning Atl...

05/12/2...

CLEAR...

●...

ZON-26-00007 - ZON-26-04

Save

Add

Delete

CSV Export

Help

Table Subgroup SURROUNDING PROPERTY Filter table...



☐ <u>Direction</u>	<u>Land Use</u> (Text)	<u>Zoning</u> (Text)	<u>Existing Use</u> (Text)
☐ North	City of Clearwater	City of Clearwater	Office Building
☐ South	Residential Low (RL)	R-3, Single-Family Residen	Single-Family Residence
☐ East	Residential Low (RL)	R-3, Single-Family Residen	Single-Family Residence
☐ West	City of Clearwater	City of Clearwater	Office Building



Record



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ZON-26-00007 - ZON-26-04

Save

Reset

Synchronize

Address Locator

Cancel

Help

Street #

1515

Street Name

LAKEVIEW

Dir

--Select

Street Type

RD

Unit Type

--Select--

Unit #

Primary

Yes

City

CLEARWATER

State

FL

Zip Code

33756

Location Description

1515 LAKEVIEW RD

Legacy Fields

Street Address

1515 LAKEVIEW RD

Address Line 1

1515 LAKEVIEW RD

Address Line 2

PROJECT DESCRIPTION

Property Address: 1515 Lakeview Road, Clearwater, FL 33756

Legal Description: Lot 25, Highland Lake Subdivision, 1st Addition

REQUEST

- Rezoning: **Professional Office → R-3 Single-Family Residential**
-

PURPOSE OF REQUEST

The purpose of this request is to restore the subject property to single-family residential use consistent with its historical use and the surrounding neighborhood.

The property is currently developed with a single-family residence and is being used as a primary homestead.

No commercial activity exists on the property, and none is proposed.

EXISTING CONDITIONS

- Located within a platted residential subdivision
 - Existing structure is a single-family residence
 - Surrounding properties are predominantly residential
 - Property was rezoned to professional office in 2007
-

JUSTIFICATION FOR FUTURE LAND USE AMENDMENT

Compatibility

The proposed Residential Low designation is consistent with surrounding residential uses and subdivision character.

Restoration of Original Use

The property was originally developed as part of a residential subdivision and continues to function as a residence.

Reduction in Intensity

The amendment reduces potential impacts by eliminating commercial use and associated traffic.

Planning Consistency

The amendment promotes:

- Neighborhood stability
 - Compatible land use patterns
 - Preservation of residential character
-

JUSTIFICATION FOR REZONING

Rezoning to R-3 Single-Family Residential:

- Aligns zoning with surrounding residential properties
 - Eliminates potential incompatible office use
 - Maintains the existing residential use
 - Ensures long-term consistency with the neighborhood
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PROPOSED USE

The property will remain a **single-family residence**.

No commercial or higher-density use is proposed.

PLAT'S 30 L

DESCRIPTION

DEDICATION

Maurice M. Condon
Witness

W.D. Owens
W.D. Owens

Franklin S. Fisher
Franklin S. Fisher

Madelle E. Valentin
Witness

Elizabeth H. Owens
Elizabeth H. Owens

Bertha S. Fisher
Bertha S. Fisher

State of Florida
County of Pinellas

Witness my hand and official seal the date aforesaid.

My commission expires. Oct 11, 1952

11 E. Brown
Notary Public, State of Florida at large.

Approved for the Board of County Commissioners of Pinellas
County, Florida this 25th day of Mar, 1952 A.D.

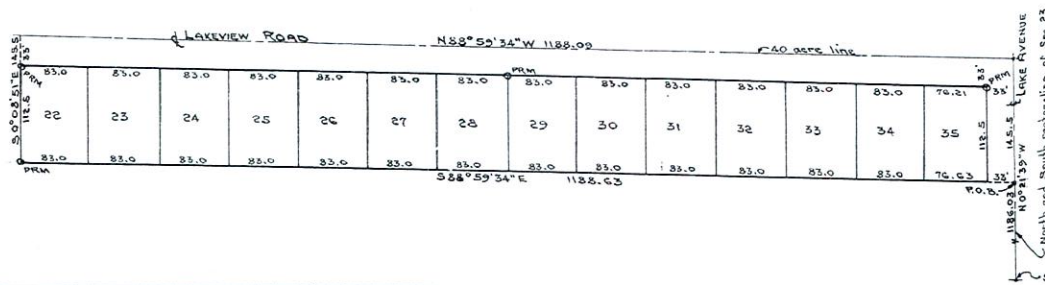
I hereby certify that on this 24th day of March, 1952 A.D. this property was surveyed and staked and monuments were set as indicated and dimensions and angles are correct.

W.A. McMullen Jr. County Engineer -

Paul W. Stinson
Asst. to County Engineer

Reg. Surveyor No. 78
Reg. Engineer No. 1423

A circular professional engineer seal for W. Butler, State of Florida, License No. 1468. The seal features the text "REGISTERED PROFESSIONAL ENGINEER" around the perimeter, "STATE OF FLORIDA" in the center, and "W. BUTLER" and "NO. 1468" at the bottom.



Scale 1" = 100'

The within map or plat conforms to the requirements of Chapter 1027-2, Acts of 1953, and Chapter 26151, Spl. Acts of 1949, Laws of Florida, as to form, was filed for record on the 21st day of March 1952, at 5:52 o'clock P. M., and recorded in the public records of Pinellas County, Florida, in Plat Book, 30..., Page 2..

MORRISON PEARCE, CLERK, CLERK OF COURT

By Arthur C. Chandler Deputy Clerk