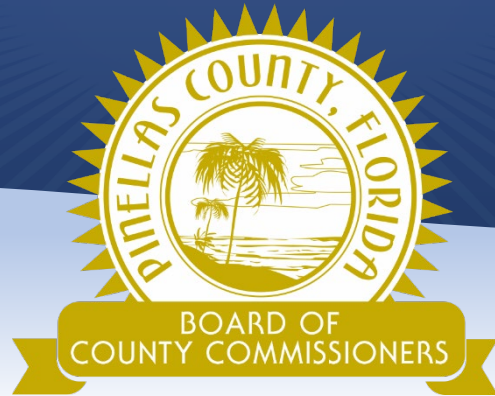


# Team Savage, Inc. and G4 Landwerks, LLC

Case #s FLU-23-06 & ZON-23-07

March 26, 2024



**Our Vision:**  
To Be the Standard for  
Public Service in America.

# Request



**Subject Property:** 3.7 acres at 29703 U.S. Highway 19 in unincorporated Clearwater

**FLUM Amendment Area:** 1.7 acres

**Zoning Atlas Amendment Area:** 3.7 acres

## **Future Land Use Map (FLUM) Amendment**

**From:** P, Preservation (0.4 acres) and RL, Residential Low (1.3 acres)

**To:** R/O/R, Residential/Office/Retail

## **Zoning Atlas Amendment**

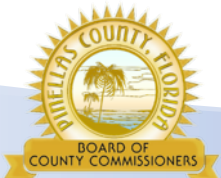
**From:** RMH, Residential Mobile/Manufactured Home (1.6 acres) and CP, Commercial Parkway (2.1 acres)

**To:** CP-CO, Commercial Parkway – Conditional Overlay

**Conditional Overlay (proposed):** uses, buffering/screening, building and parking setbacks, building height limitations

**Existing Use:** motorcycle/watercraft retail store, outdoor display storage, mobile home, vacant

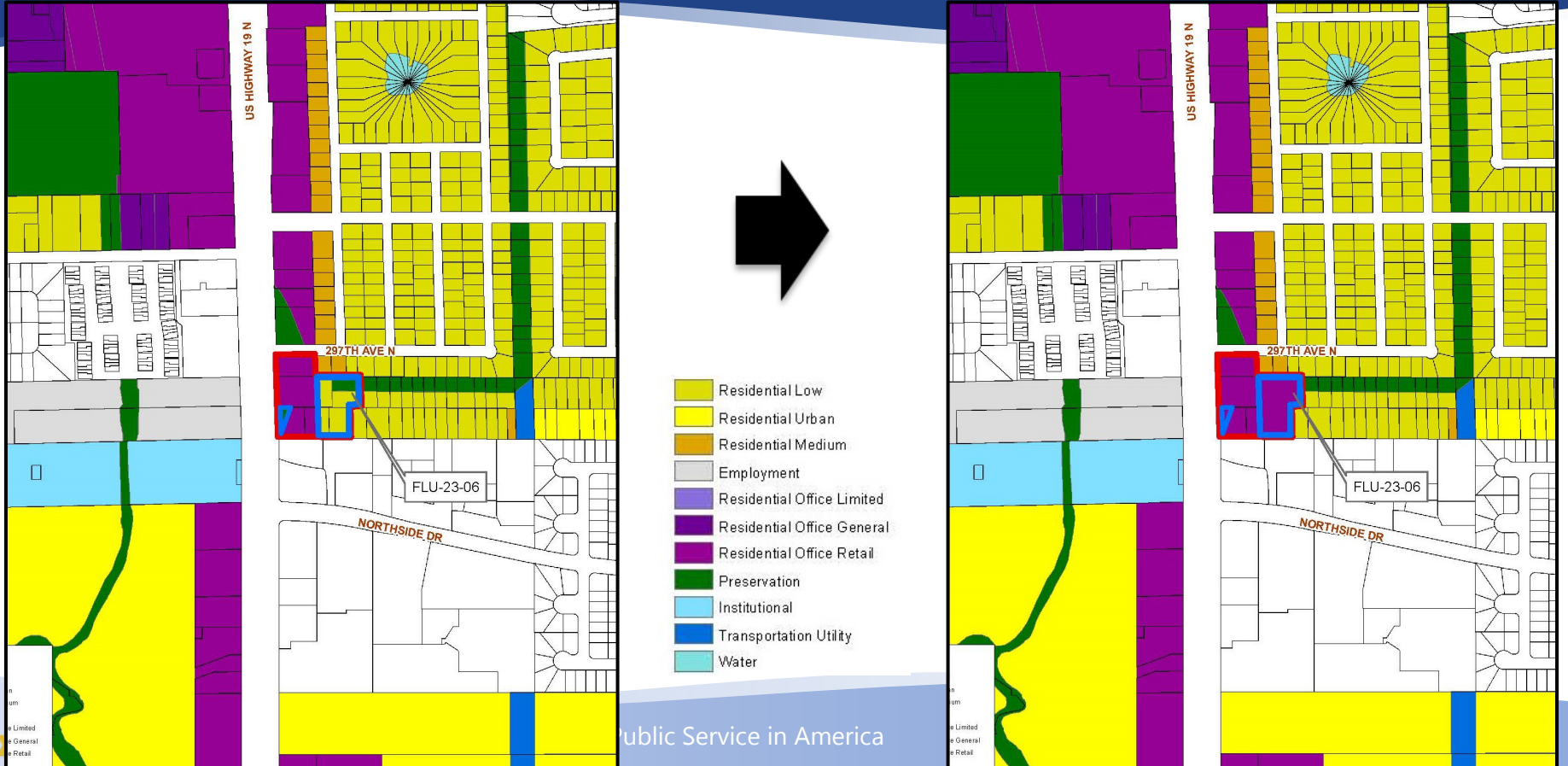
**Proposed Use:** new sales building, service center, parking lot, inventory storage, stormwater system, new driveways / circulation



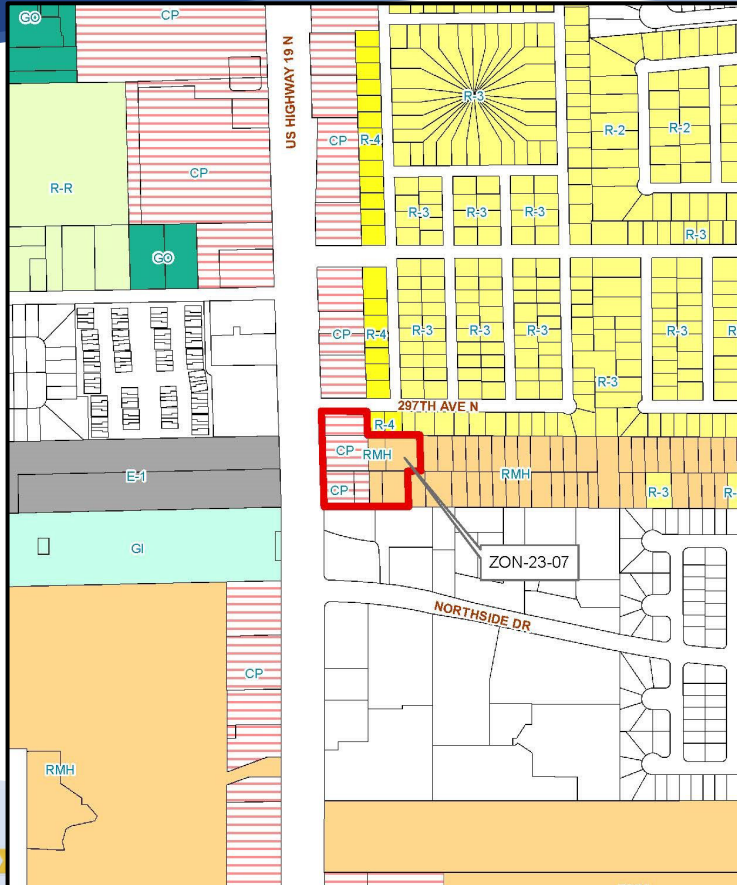
# Location



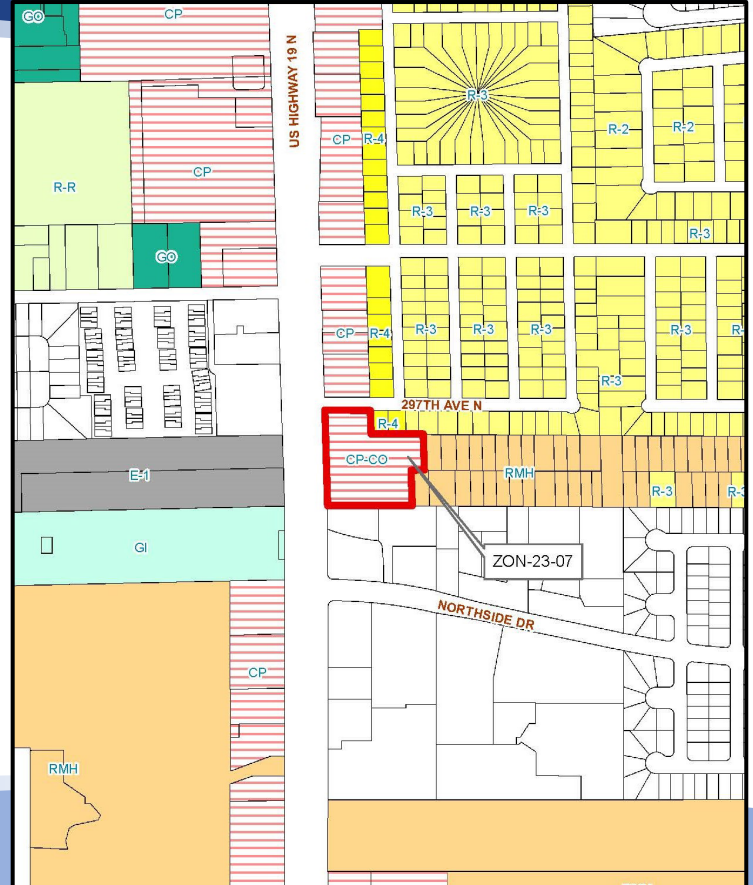
# Future Land Use Map (FLUM)



# Zoning Atlas



- C-2
- CP
- E-1
- GI
- GO
- R-2
- R-3
- R-4
- R-E
- R-R
- RMH



# Site Photos



# Site Photos



# Additional Information – Land Use

## Current RL Land Use

- **Allows residential, institutional, transport/utility, ancillary nonresidential, rec/open space**
- **5 residential units per acre**
- **0.4 Floor Area Ratio (FAR) for nonresidential uses**

## Current P Land Use

- **Natural resource features, areas of environmental significance**
  - Reflects 1980's drainage plan – no longer warranted
- **Does not allow residential; 0.1 FAR for nonresidential uses**





# Additional Information – Land Use

## Proposed R/O/R Land Use

- **Residential, retail commercial, office, personal service, commercial/business service, research/development-light, manufacturing-light**
- **24 residential units per acre**
- **0.55 FAR for nonresidential uses**

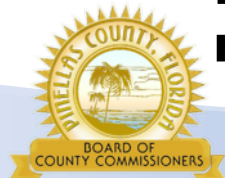
# Additional Information - Zoning

## Current RMH Zoning

- **Allows for mobile/manufactured homes, mobile home parks, mobile home subdivisions**
- **Maximum building height of 35 feet**

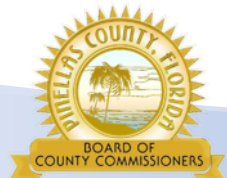
## Current CP Zoning

- **Intended for busy arterial roadways**
- **Allows single family attached, multi-family residential, retail commercial, office, personal service, commercial/business service, research/development-light, manufacturing-light**
- **Maximum building height of 75 feet; 45 feet w/in 50 feet of residential**



## Proposed CP-CO Zoning

- **Conditional Overlay (CO) further limits:**
  - Allowable uses – motor vehicle sales, recreational vehicle/boat sales, and vehicle storage, maintenance, and repair
  - Enhanced permitter buffering and screening – eight feet depth, 6-foot opaque fence, canopy trees, hedge row
  - Building setbacks – minimum 20 feet from residential
  - Inventory parking setback – minimum 30 feet from easternmost property line
  - Building height limited to 45 feet



# Neighborhood Engagement



## Neighborhood Meeting – February 1, 2024

- **Approximately 30 people in attendance (not including applicant and County staff)**
- **Applicant representatives presented conceptual site plan**
- **Attendee questions and responses**

## Public Notice and Correspondence

- **Property owner notices sent – within 300 feet of subject property**
- **4 letters submitted**

## Public Comment

- **One person spoke at Local Planning Agency (LPA) hearing in opposition**
  - Primarily privacy concerns and traffic impacts



# Recommendation – Land Use (FLU-23-06)

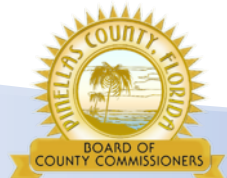


## Proposed Land Use Amendment (P and RL to R/O/R)

- **Subject property is located along U.S. Highway 19 – proposed FLUM designation is considered an appropriate transition between highway and residential to east**
- **Recognizes long-term use of the property**
- **Allows site to be redeveloped in a more appropriate manner**
- **Consistent with the Comprehensive Plan**

**Development Review Committee recommends Approval**

**Local Planning Agency recommends Approval (6-0 vote)**



# Recommendation – Zoning (ZON-23-07)



## Proposed Zoning Amendment (RMH and CP to CP-CO)

- **Subject property is located along U.S. Highway 19 – proposed zoning classification is considered an appropriate transition between highway and residential to east**
- **Conditional Overlay (CO) provides greater protections**
- **Recognizes long-term use of the property**
- **Allows site to be redeveloped in a more appropriate manner**
- **Consistent with the Comprehensive Plan**

**Development Review Committee recommends Approval**

**Local Planning Agency recommends Approval (6-0 vote)**

