



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-26-04

LPA Public Hearing: July 8, 2026

Applicant: Manuel Jones

Representative: Same as Above

Subject Property: Approximately 0.21 acres located at 1515 Lakeview Road in unincorporated Clearwater.

Parcel ID(s): 23-29-15-38826-000-0250



REQUEST:

A Zoning Atlas amendment from GO, General Office to R-3, Single Family Residential on approximately 0.21 acres located at 1515 Lakeview Road in unincorporated Clearwater.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed Zoning Atlas amendment consistent with the Pinellas County Comprehensive Plan and recommends approval by the Board of County Commissioners. (The vote was 6-0, in favor).

Development Review Committee (DRC) RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Zoning Atlas amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee reviewed and analyzed this application on June 8, 2026. The Staff summary discussion and analysis follow:

The subject property is approximately 0.21 acres in size, located at 1515 Lakeview Road in unincorporated Clearwater, and is currently developed with a single-family home. In 2008, the Board approved a rezoning for the subject property from R-3, Single-Family Residential, to GO, General Office, and a Future Land Use Map amendment to Residential Office General (ROG) for a previous owner that wanted to convert the parcel to office use. However, the conversion to office use never occurred and the property was sold. The current owner is now requesting a zoning change back to R-3, Single-Family Residential so the single-family home can be considered as a conforming zoning use. The current zoning designation of GO does not allow residential uses, except for a live/work dwelling.

The subject area is adjacent to residential uses to the west that are zoned R-3, which is the same zoning district as requested by the applicant. There are single-family residences to the east and south. To the north and west are office uses located within the City of Clearwater's jurisdiction. The requested zoning designation of R-3 is compatible with the area and consistent with the surrounding development pattern.

The subject property is not within the Coastal Storm Area and has a low flood risk.

Staff are of the opinion that the proposed Zoning Atlas amendment is appropriate for the subject property and is compatible with the surrounding development pattern. Additional impacts to infrastructure are not anticipated. Staff also finds the amendment consistent with the Pinellas County Comprehensive Plan (see specifically cited goal, objectives, policies, and strategies listed below).

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	R/OG	GO, General Office	Single-Family Residence
Adjacent Properties:			
North	City of Clearwater	City of Clearwater	Office Building
South	RL	R-3, Single-Family Residential	Single-Family Residence
East	RL	R-3, Single-Family Residential	Single-Family Residence
West	City of Clearwater	City of Clearwater	Office Building

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff find that the proposed amendment is consistent with the following adopted goals, objectives, policies, and strategies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE ELEMENT

Goal 1: Provide a variety of land use character areas to meet the needs of a diverse population and support thriving, resilient, quality communities.

Objective 1.2: Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.

Policy 1.2.2: Consider creative regulatory solutions to support (re)development.

Strategy 2.4.1.5: Manage land use compatibility and building scale and character transitions between established residential neighborhoods and adjacent non-residential uses.

Objective 3.1: Increase development and design flexibility to encourage a greater diversity of housing types in Unincorporated Pinellas County.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: August 25, 2026, at 6:00 p.m.

CORRESPONDENCE RECEIVED TO DATE: None

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: None

ATTACHMENTS: Maps, Application