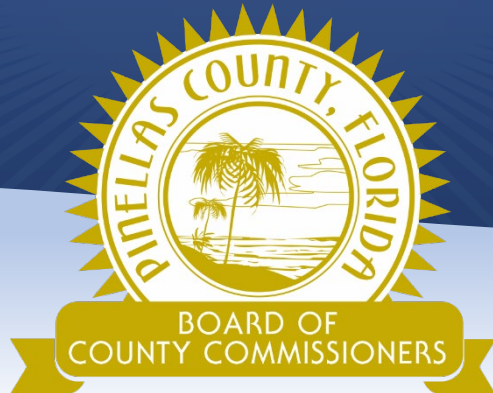


Board of County Commissioners

Case # ZON-26-04

August 25, 2026



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

Request



Subject Property

Approximately 0.21 acres located at 1515 Lakeview Road in unincorporated Clearwater

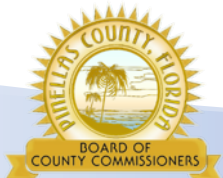
Zoning Atlas Amendment

From: GO, General Office

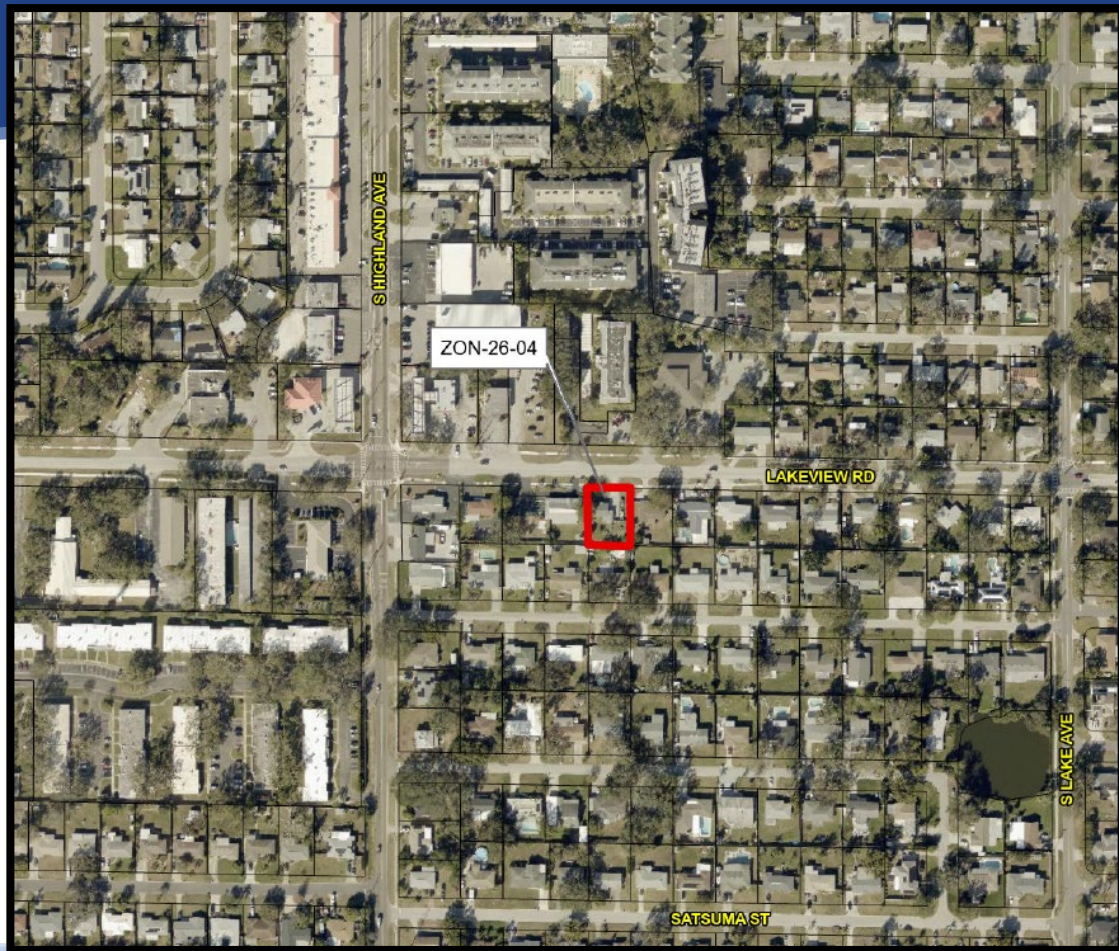
To: R-3, Single Family Residential

Proposed Use

Single-Family Residential (same as existing)



Location



Location



Zoning



Site Photos

Looking at subject
property from
Lakeview Road



Site Photos



Looking east on Lakeview Road



Office use to the West

Site Photos



**Looking north from
subject property**

Zoning – Current

GO, General Office

- **Allows for uses such as: Offices, clinics, and studios.**
- **6,000 sf minimum lot size**
- **Maximum building height of 35 feet**
- **Residential uses are not allowed, with the exception of a live/work use.**

R-3, Single-Family Residential

- **Allows for single-family detached homes and accessory uses**
- **6,000 sf minimum lot size**
- **Maximum building height of 35 feet**
- **Maximum impervious surface ratio is 0.75 for residential uses**

Additional Information

Flood Risk: The subject property has a low flood risk. The subject property is neither within the Coastal High Hazard Area (CHHA) nor the Coastal Storm Area (CSA).

Future Land Use Map designation would remain the same, Residential/Office General (R/OG). Allows residential.

Recommendation

Proposed Zoning Atlas Amendment

- Recognize the sites existing use
- Compatible with the surrounding development pattern
- Consistent with the Comprehensive Plan and Future Land Use designation of Residential/Office General (R/OG)

Staff recommends Approval

The Local Planning Agency recommended approval (Vote 6-0) at the July 8, 2026, hearing.