



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-23-07

LPA Public Hearing: February 14, 2024

Applicant: Team Savage, Inc. and G4 Landwerks, LLC

Representatives: Katie Cole, Hill Ward
Henderson and Daniel Bergin,
P.E., Civil On Demand, LLC

Subject Property: Approximately 3.7 acres located at 29703 US Highway 19 North in unincorporated Clearwater.

Parcel ID(s): (Parcels 18-28-16-00000-430-0100, 0200, 0300, 0400, 0700, and 18-28-16-20106-021-0010)



REQUEST:

A 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, with the Conditional Overlay limiting the allowable uses to motor vehicle sales; recreational vehicle/boat sales; and vehicle storage, maintenance, and repair; providing enhanced perimeter buffering; and limiting the maximum building height to 45 feet.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed Zoning Atlas amendment with a Conditional Overlay limiting the uses to motor vehicle sales, recreational vehicle/boat sales, and vehicle storage, maintenance and repair, requiring a minimum eight-foot wide landscape buffer containing a six-foot tall opaque fence, a canopy tree every 25-feet and continuous hedge adjacent to all residential zoned property, requiring a minimum 20-foot building setback from all residential zoned property, limiting the maximum building height to 45 feet, and prohibiting recreational vehicle/boat inventory parking within 30 feet of the easternmost property line 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) STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Zoning Atlas amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report and subject to the Future Land Use Map amendment in case # FLU-23-06.

- **Staff further recommends** that the LPA recommend **approval** of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.
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SUMMARY REPORT

The DRC reviewed this application on January 9, 2024. The DRC Staff summary discussion and analysis follows:

Background

On November 19, 2013, the Board of County Commissioners approved (vote 6-0) an amendment to Future Land Use and Zoning Atlas Map, along with a Special Exception on the subject property (case # Z/LU-24-10-13). At that meeting, the Board made a finding that the proposed R/O/R FLUM properly reflected the long-standing use of the property along U.S. Highway 19 for commercial activity and CP zoning district was compatible with surrounding FLUM categories and uses. The Special Exception allowed for parking on the easternmost parcel that retained the residential zoning designation.

Description of the Current Request

The applicant wishes to keep the current Cycle Springs Powersports business on the site and redevelop the property with new buildings for sales and service, parking lot reconfiguration, inventory storage area, new stormwater system and new driveway access. The subject site consists of six parcels totaling approximately 3.7 acres in size. The subject site is currently occupied by a motorcycle/watercraft retail store on the western parcels fronting U.S. Highway 19, while the eastern parcels are used for inventory storage, parking, and open space. A mobile home is on the southeastern most parcel. There is a 30-foot-wide private road (Highland Acres Drive) that bisects the property north and south. This road provides access to the site and the residential homes to the east. The site is zoned both CP, Commercial Parkway and RMH, Residential Mobile/Manufactured Home. The current and proposed CP zoning allows for a variety of uses such as retail, restaurants, hotels, residential, and offices. The current RMH zoning, proposed to be amended, only allows mobile home or single-family detached residences.

The proposed Conditional Overlay will limit the allowable uses on site to only motor vehicle sales; recreational vehicle/boat sales; vehicle storage, maintenance, and repair; add enhanced perimeter buffering along property lines adjacent to residential; and limit the maximum building height to 45 feet.

The proposed enhanced buffering includes the installation of a 6-foot-tall opaque fence or wall along property lines, and adjacent to residential there will be an additional 5-foot-wide buffer containing trees and hedge.

Compatibility with Surrounding Uses and Zoning Designations

The subject property is located along the U.S. Highway 19 corridor. This segment of U.S. Highway 19 fronting the subject property is a seven-lane divided major north/south State highway (three lanes southbound and four lanes northbound) that is planned for significant alteration to a mostly restricted access, elevated highway with interchanges at major intersections and frontage roads serving local traffic and adjacent properties. Immediately adjacent to the east of the subject site is an established single-family neighborhood, accessed off 297th Avenue North and another residential neighbor that is accessed off of Highland Acres Drive, that is mostly comprised of single family lots with mobile and modular homes. To the immediate north, there is a retail shopping center. To the south is an office park that is within the City of Clearwater's Jurisdiction and to the west across U.S. Highway 19 is an office building within the City of Dunedin's Jurisdiction, and self-storage facility which is in unincorporated.

The proposed CP-CO zoning designation can be considered an appropriate buffer/transition between the commercial uses along this major roadway corridor and the single-family area to the east. Furthermore, the proposed CP-CO, zoning district is also considered an appropriate zoning district for the area, given the depth of commercial zoned property on other similarly designated parcels along this portion of the U.S. Highway 19 corridor both within unincorporated and within the City of Clearwater's Jurisdiction.

Flood Risk

The subject property is neither within the Coastal High Hazard Area (CHHA) nor the Coastal Storm Area (CSA). The subject property lies within Flood Zone X which is out of the 500-year floodplain. The southeastern most parcel of the subject property is in Evacuation Zone A; however, this is because it formerly include a mobile home on the property. The mobile home has since been removed. The balance of the subject property is not within an Evacuation Zone.

Conclusion

The DRC is of the opinion that the proposed Zoning Atlas amendment is appropriate for the subject property and will allow for the site to be redeveloped to the County's development regulations in a more appropriate manner, rather than a piece meal approach and will recognize the long-term use of the property. The CP-CO zoning is appropriate when considering the limitations being placed by the Conditional Overlay, including restricting the allowable uses, increased residential buffering, and required landscaping and fencing along the property line. Additionally, when evaluating the overall compatibility of the request with the surrounding area, the subject property's transitional location fronting an arterial roadway between the neighboring residential area is appropriate as well. Lastly, the DRC also finds the amendment consistent with the Pinellas County Comprehensive Plan (see specifically cited goal, objectives, policies, and strategies listed below), subject to the approval of the companion FLUM amendment case.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Preservation and Residential/Office/Retail & Residential Low	CP, RMH, R-4	Retail, Single-family
Adjacent Properties:			
North	Residential/Office/Retail, and Preservation	C-2	Retail Commercial
East	Residential Low, Preservation and Residential Medium	R-E	Single Family Homes
South	City of Clearwater's Jurisdiction	N/A	Office Park
West	Employment and the City of Dunedin's Jurisdiction	GO and N/A	Self-Storage and Office

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds 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 1.1	Establish Land Use Categories that respond to the unique challenges of infill and (re)development within Unincorporated Pinellas County.
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 5.3	Enhance aesthetics along key roadway corridors throughout the 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: March 26, 2024 @ 6:00 PM

CORRESPONDENCE RECEIVED TO DATE: Four letters received in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: One person appeared in opposition.

ATTACHMENTS:

Maps