



Pinellas County

Staff Report

File #: 24-0294A, Version: 1

Subject:

Case No. FLU-23-06 (Team Savage, Inc. and G4 Landwerks, LLC)

A request for a Future Land Use Map amendment from Preservation and Residential Low to Residential/Office/Retail on approximately 1.7 acres located at 29703 U.S Highway 19 North in unincorporated Clearwater. (Companion to Item No. 31)

Recommended Action:

Based upon the evidence and findings contained in the staff report and attachments, Case No. FLU-23-06 is recommended for approval:

An ordinance approving the application of Team Savage, Inc. and G4 Landwerks, LLC for a Future Land Use Map (FLUM) amendment from Preservation (P) to Residential/Office/Retail (R/O/R) (0.4 acre) and Residential Low (RL) to R/O/R (1.3 acres).

- The applicant is seeking a FLUM amendment on 1.7 acres of a total 3.7-acre subject property consisting of six parcels in unincorporated Clearwater.
- The current use of the property is for recreational/boat sales and service, as is the intended future use of the property.
- The applicant held a neighborhood meeting on February 1, 2024, to listen to community concerns. Approximately 30 citizens attended.
- The Local Planning Agency recommended approval of the request (vote 6-0). One person appeared in opposition citing privacy concerns and traffic impacts. Four letters in opposition have been received.
- The applicant is also seeking a Zoning Atlas amendment including a Conditional Overlay under a separate case number.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources.

Summary:

The overall subject property consists of 6 parcels totaling approximately 3.7 acres in size. It 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 occupies the southeastern most parcel. There is a 30-foot-wide private road (Highland Acres Drive) that bisects the site north and south. This road provides access to the site and residential homes to the east.

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 driveway access. The Land Use amendment requested would ultimately designate the entire 3.7-acre subject property as R/O/R on the County's FLUM. A companion Zoning Atlas amendment request would also change the entire subject property to a single zoning classification. Both requests are intended to facilitate the desired use.

Currently, the subject property has FLUM designations of R/O/R (approximately two (2) acres RL (approximately 1.3 acres), and P (approximately 0.4 acre). The amendment area includes the P- and RL-designated portions of the subject property. Both areas would be redesignated as R/O/R, which is the same FLUM designation as the two (2)-acre balance of the property. If approved, the entire 3.7-acre subject property would be designated R/O/R. Regarding the proposed removal of the P-designated areas, it appears that the category was placed there in the early 1980's in association with the County's Master Drainage Plan at the time. County staff inspected the site back in 2013 and determined that the Preservation category was no longer warranted.

The R/O/R category permits a wide range of land uses, including residential, office, commercial retail, personal services, research/development-light, and manufacturing-light. The Comprehensive Plan notes that this category is generally appropriate to locations where it would serve as a transition from more intensive nonresidential uses or major roadways to residential, office or public/semi-public uses. R/O/R is the predominant FLUM designation along this segment of U.S. Highway 19.

The subject property is located along the east side of U.S. Highway 19. This segment of U.S. Highway 19 fronting the subject property is a seven (7)-lane divided major north/south State highway (three (3) lanes southbound, four (4) lanes northbound, not including right-turn lanes) 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 from 297th Avenue North. A separate residential neighborhood to the east is accessed from Highland Acres Drive and 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 (also within the City of Clearwater's Jurisdiction) and mini storage which is in unincorporated Pinellas County.

Properties directly north of the subject property are designated P, R/O/R, Residential Medium (RM), and RL. Properties to the east are designated RM, P, and RL. Properties directly to the south are within the City of Clearwater and are improved with office uses. Properties to the west, across U.S. Highway 19, are designated Employment (E) along with City of Dunedin properties that are improved with office uses. Generally, properties along U.S. Highway 19 are designated and improved with office, commercial retail, personal services, research/development-light, and manufacturing-light uses. The depth of such uses and accompanying Land Use designations vary widely, from approximately 200 feet to 1,250 feet in depth. The R/O/R designated portion of the subject property is currently approximately 200 feet in depth. This Land Use amendment would increase the depth to approximately 450 feet.

Staff finds the proposed Land Use amendment appropriate for the subject property and will allow for the site to be redeveloped in a more appropriate manner, rather than a piece meal approach, and will

recognize the long-term use of the property. Additionally, when evaluating the overall compatibility of the request with the surrounding area, the R/O/R category is an appropriate transitional designation between U.S. Highway 19 and the neighboring residential area to the east. Lastly, staff finds the amendment consistent with the Pinellas County Comprehensive Plan.

Background Information:

The LPA unanimously recommended approval of the request during its February 14, 2024, public hearing (Vote 6-0).

Surrounding property owners within 300 feet of the subject property were notified by mail. Two (2) signs advertising the public hearings were posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report
Case Maps
Impacts Assessment
Transportation Analysis
Ordinance
Citizen Correspondence
Neighborhood Meeting Notice
Certification of Ownership
Survey
Legal Ad
Legal Ad Map
Presentation