



# Pinellas County

## Staff Report

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File #: 24-0275A, Version: 1

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### **Subject:**

Case No. ZON-23-07 (Team Savage, Inc. and Landwerks, LLC)

A request for a zoning change from RMH, Residential Mobile/Manufactured Home and CP, Commercial Parkway to CP-CO, Commercial Parkway - Conditional Overlay on approximately 3.7 acres located at 29703 U.S Highway 19 North in unincorporated Clearwater. (Quasi-Judicial) (Companion to Item No. 30)

### **Recommended Action:**

Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-23-07 is recommended for approval:

A resolution approving the application of Team Savage, Inc. and Landwerks, LLC for a zoning change from Residential Mobile/Manufactured Home (RMH) (1.6 acres) and Commercial Parkway (CP) (2.1 acres) to Commercial Parkway-Conditional Overlay (CP-CO).

- The applicant is seeking a zoning change on a 3.7-acre subject property consisting of six parcels and the current use is 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 (LPA) 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 has agreed to the following conditions as part of the Conditional Overlay:
  - Limiting the use to motor vehicle sales, recreational vehicle/boat sales, and vehicle storage, maintenance, and repair.
  - Requiring a minimum eight-foot-wide landscape buffer adjacent to all residential zoned property. (Applicant increased buffer width from 5 feet to 8 feet at the LPA meeting to address neighbor concerns).
  - Requiring a minimum 20-foot building setback from all residential zoned property. (Applicant added this condition at the LPA meeting to address neighbor concerns).
  - Limiting the maximum building height to 45 feet.
  - Prohibiting recreational vehicle/boat inventory parking within 30 feet of the easternmost property line. (Applicant added this condition at the LPA meeting to address neighbor concerns).

### **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 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 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 the residential homes to the east. The applicant wishes to keep the current Cycle Springs Powersports business on the site and redevelop the entire site with new buildings for sales and service, parking lot reconfiguration, inventory storage area, new stormwater system and driveway access. A zoning change to CP-CO is being requested to facilitate the proposed use.

The site is zoned both CP, Commercial Parkway (2.1 acres) and RMH, Residential Mobile/Manufactured Home (1.6 acres). The current and proposed CP zoning allows the proposed use. The current RMH zoning allows mobile home or single-family detached homes. The proposed Conditional Overlay would limit the use to motor vehicle sales, recreational vehicle/boat sales, and vehicle storage, maintenance and repair, enhanced landscape buffering, increased building setbacks, limited building height, and increased setback for recreational vehicle/boat inventory parking.

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 neighborhood that is accessed off of Highland Acres Drive. To the immediate north 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.

Staff 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 consistent manner. The CP-CO zoning is appropriate when considering the limitations being placed by the Conditional Overlay. In general, the proposal, with the Conditional Overlay is consistent with the Pinellas County Comprehensive Plan subject to the approval of the companion FLUM amendment case.

**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 signs advertising the public hearings were posted on the subject property.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Kevin McAndrew, Director, Building and Development Review Services

**Partners:**

N/A

**Attachments:**

LPA Report

Case Maps

Resolution

Certification of Ownership

Survey

Legal Ad

Legal Ad Map

PowerPoint Presentation