

BOARD OF COUNTY COMMISSIONERS

DATE: November 19, 2013

AGENDA ITEM NO. 316.

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

County Administrator's Signature:

Subject:

Zoning and Land Use Case No. Z/LU-24-10-13 (Team Savage, Inc.)

Department:

Department of Planning and Development Services

Staff Member Responsible:

Larry Arrington, Executive Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) APPROVE THE REQUEST TO AMEND THE ZONING AND FUTURE LAND USE MAP, AND APPROVE THE SPECIAL EXCEPTION (AND CONCEPT PLAN) TO ALLOW OVERFLOW PARKING IN AN R-6 ZONE.

Summary Explanation/Background:

This request, if approved, would allow for the rezoning and land use plan amendment for a vacant parcel currently zoned R-6, Residential, Mobile Home Parks and Subdivisions which will be assimilated into the developed parcels to the north, which are occupied by a watercraft and motorcycle dealership. This assimilation will help facilitate the redevelopment of this retail business by providing additional commercially zoned land to support an anticipated building expansion. Additionally, this request will amend the Preservation designation on the subject area to Residential/Office/Retail since most of the site is developed and used for the dealership. The Preservation designation was placed on the parcels in the early 1980's in association with the County's Master Drainage Plan and is no longer warranted given the existing use of the site. The special exception portion of the request will allow for overflow parking to occur on the adjacent residentially zoned lot also owned by the applicant.

Fiscal Impact/Cost/Revenue Summary:

N/A

Exhibits/Attachments Attached:

Staff Report with LPA Recommendation, Zoning Maps, Resolution, Ordinance, Correspondence & Concept Plan

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the BOARD OF COUNTY COMMISSIONERS



Regarding: Case No. Z/LU-24-10-13

LPA Recommendation: The LPA finds that the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas are consistent with the Pinellas County Comprehensive Plan, and recommends Approval of the proposed amendments and approval to the special exception (and concept plan) to allow overflow parking in an R-6 zone. (The vote was 7-0, in favor)

LPA Public Hearing: October 10, 2013

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find that the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas, and the requested Special Exception, are consistent with the Pinellas County Comprehensive Plan based on the findings in this Report.
- **Staff further recommends** that the LPA recommend approval of the proposed amendments and Special Exception (and concept plan), to the Pinellas County Board of County Commissioners.

CASE SUMMARY

APPLICANT'S NAME: Team Savage, Inc.

DISCLOSURE: Managing Members: Martin J. Skapik and Noel Hughes

REPRESENTED BY: Michael J. Gaylor, P. E.

	LAND USE CHANGE	ZONING CHANGE
FROM:	Residential/Office/Retail (0.27 acre) Residential Low (0.41 acre) & Preservation (1.21 acres)	R-6, Residential, Mobile Home Parks and Subdivisions (0.26 acre)
TO:	Residential/Office/Retail (1.59 acres) and Residential Low (0.30 acre)	CP-1, Commercial Parkway (0.26 acre)
And a Special Exception to allow overflow parking in an R-6 zone.		

PROPERTY DESCRIPTION:

Approximately 1.89 acres located at 29703 U.S Highway19, Clearwater.

PARCEL ID(S): 18/28/16/00000/430/0100, 0500, 0300 & 18/28/16/20106/021/0010

PROPOSED BCC HEARING DATE: November 19, 2013

CORRESPONDENCE RECEIVED TO DATE:

One letter received in opposition

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

No one appeared.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Preservation and Residential/Office/Retail & Residential Low	R-6 and CP-1	Motorcycle/Watercraft Retail Store, mobile home and vacant bldg.
Adjacent Properties:			
North	Residential/Office/Retail, and Preservation	CP-1	Retail Shopping Plaza
East	Residential Low, Preservation and Residential Medium	R-6 and R-4	Mobile home and Duplex
South	Residential/Office/Retail, Preservation, and Residential/Office General	CP-1 and within City of Clearwater	Retail Shopping Plaza, and Office complex
West	Residential/Office General and Industrial Limited	M-1 and the City of Dunedin	Bank and Storage Warehouses

STAFF DISCUSSION AND ANALYSIS

BACKGROUND

This subject site, comprising four parcels, is currently occupied by a motorcycle/watercraft retail store on the two parcels fronting U.S. Highway 19, while the easternmost parcel contains a vacant building, and the southernmost parcel contains a mobile home. A large portion of the subject area is designated as *Preservation* on the Future Land Use Map (FLUM), appearing to reflect the County's original Master Drainage Plan for the area. In fact, the site has been developed for many years and any wetlands were likely filled before specific protections were in place. The zoning on these two developed parcels is CP-1, Commercial Parkway, and the portion not designated on the FLUM as *Preservation* is designated with the *Residential/Office/Retail* (R/O/R) land use designation.

The southernmost parcel is designated as Residential Low (RL) on the FLUM, with R-6 zoning as is the parcel to the east (which is also designated *Preservation*). The applicant wishes to expand their business and plans to use the parcel to the east for overflow parking and retention (the property was developed prior to stormwater treatment requirements), and the parcel to the south for grassed parking. Inclusion of the two additional parcels as a part of the overall subject site will enable the developer to improve the site by incorporating landscaping, stormwater treatment, and increased parking spaces.

In order to accomplish this, the following is being requested:

- On the two developed parcels along U.S. Highway 19, the applicant is requesting a FLUM amendment to remove the Preservation category and replace it with the R/O/R category.
- On the southernmost parcel, the applicant is requesting a FLUM amendment from RL to R/O/R and a zoning amendment from R-6 to CP-1. The applicant has indicated that the mobile home currently onsite will be removed and the parcel will be used for parking for the developed parcel to the north.
- On the eastern parcel, the applicant is requesting a Special Exception to allow for overflow parking (approximately 14 parking spaces located on the southern portion of the parcel), and a FLUM amendment on the northern portion of the parcel from Preservation to RL. This will be the location of the new retention pond for the business, and overflow parking. The Concept Plan (attached) depicts the proposed parking and stormwater retention pond, and includes a requirement that the onsite activities be screened from the neighboring residential area to the east by a 6 foot fence.

COMPATIBILITY WITH SURROUNDING LAND USES

The proposed R/O/R FLUM designation is consistent with the land use pattern in the immediate area. Furthermore, the *"Future Land Use Category Descriptions and Rules"* of the Comprehensive Plan indicate the R/OR designation is generally suited for locations along arterial roadways/thoroughfares where the area is suited for a mix of uses, with pedestrian and transit access, and the uses can serve as a transition between areas of greater and lesser intensity. In this case, U.S. Highway 19 is a major arterial, and the R/O/R designation serves as a transition/buffer between this major roadway corridor and residential uses to the east.

The proposed CP-1, Commercial Parkway zoning district on the southernmost parcel is also considered an appropriate zoning district for the area, given the depth of CP-1 on other similarly designated parcels along this portion of the U.S. Highway 19 corridor.

Regarding the proposed removal of the *Preservation* FLUM category, it appears that the category was placed on the parcels in the early 1980's in association with the County's Master Drainage Plan. County staff has inspected the site and have determined that the Preservation category is no longer warranted, since the majority of site is entirely developed. However, it should be noted that a drainage easement and drainage pipe have been identified on the property, and at the time of site plan review County staff may require the width of the easement to be expanded in order to ensure access for emergencies or repairs.

REQUEST FOR A SPECIAL EXCEPTION

Lastly, a Special Exception is being requested to provide for overflow parking on the eastern parcel for the motorcycle/watercraft retail store. It has been reviewed against the "General Standards" contained in the County's Land Development Code (Section 138-238); staff's assessment follows each of the review criteria below:

- (1) Criteria: All structures shall be adequately separated from adjacent and nearby uses by screening devices and/or open area. *Staff notes that according to the attached Concept Plan, the proposed overflow parking area will be screened from the neighboring residential area to the north, west and east by a 6' solid fence.*

- (2) Criteria: Excessive vehicular traffic is not generated on residential streets. *Staff does not anticipate that the proposed overflow parking area will generate additional vehicular traffic on the nearby residential streets (in fact, there will not be any street access from the eastern parcel; all access to the overflow parking area will be internal from the subject site). This additional parking area should also help to alleviate any existing parking issues.*
- (3) Criteria: A vehicular parking or traffic problem is not created. *Same as above.*
- (4) Criteria: Appropriate drives, walks, and buffers are installed. *Access to the parking area will be internal to the property, and there will be a solid fence and landscaping, this criteria should be met (see concept plan for details). The retention pond will also serve as a buffer between onsite activities and the residential area to the east.*
- (5) Criteria: The proposed use will be in keeping with the purpose and intent of this Code and not adversely affect properties in the vicinity of the excepted use. *Same as above.*
- (6) Criteria: The setback requirements of the district in which the use is to be located shall be complied with. *The proposed overflow parking area will meet all setback requirements.*
- (7) Criteria: The parcel shall provide sufficient off-street parking. *The proposed parking area to the south is intended to add additional parking spaces for the retail portion of the property. The parcel to the east, which is the subject of the request for the Special Exception, will allow for overflow parking.*

TRANSPORTATION IMPACTS AND CONCURRENCY

It is anticipated that the proposed amendment from RL to the R/O/R FLUM category could generate approximately 92 additional average daily trips on the section of US Highway 19, from Main Street to Curlew Road. This section of U.S. Highway 19 is designated by the 2012 Concurrency Test Statement as a Long Term Concurrency Management Corridor, and is operating at a LOS F; therefore, the proposed development will be subject to concurrency management requirements during the site plan process.

OTHER INFRASTRUCTURE IMPACTS

The property is located within the Pinellas County Water Demand Planning Area and the North County (William E Dunn) Wastewater Treatment Facility Service Area. The proposed amendment from RL to R/O/R would be expected to increase both potable water and wastewater impacts, respectively, by approximately 566 gallons per day, and solid waste disposal impacts could decrease by approximately 9.89 tons per year.

SUMMARY

In summary, when evaluating the overall compatibility of the request with the surrounding area and with the Comprehensive Plan, staff concludes that the proposed amendments will result in the FLUM properly reflecting the long-standing use of the property along U.S. Highway 19 for commercial activity by removal of the *Preservation* FLUM designation. Additionally, the R/O/R land use designation and CP-1 zoning district are compatible with surrounding FLUM categories and uses. With regard to the request for a Special Exception, the parking area on the easternmost parcel will be buffered from, and

not have access to, adjacent residential uses. For these reasons, staff recommends approval of the zoning and land use amendments, as well as the Special Exception.

<p style="text-align: center;">IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN</p>
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Staff finds that the proposed amendment is **consistent** with the following adopted goal, objective, and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE ELEMENT:

- Goal 1: The pattern of land use in Pinellas County shall be orderly and reasonable in distribution and intensity, conserve natural resources, be in the overall public interest, and effectively serve the community and environmental needs of the population.
- 1.2.3. Policy: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.
- 1.12 Objective: Pinellas County shall promote the location of community or neighborhood commercial development within centers in order to achieve optimal land use relationships, avoid commercial intrusion and impacts into established neighborhoods, achieve compatibility with traffic movement objectives, minimize air pollution, and serve the immediate retail shopping needs of limited or defined geographic areas.
- 1.12.1. Policy: Pinellas County shall restrict the proliferation of strip commercial development in areas where it has not yet become established as the predominant commercial land use pattern.
- 1.12.2. Policy: Pinellas County shall permit commercial development in a manner that will maintain the economic vitality of recognized and established commercial areas.

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.

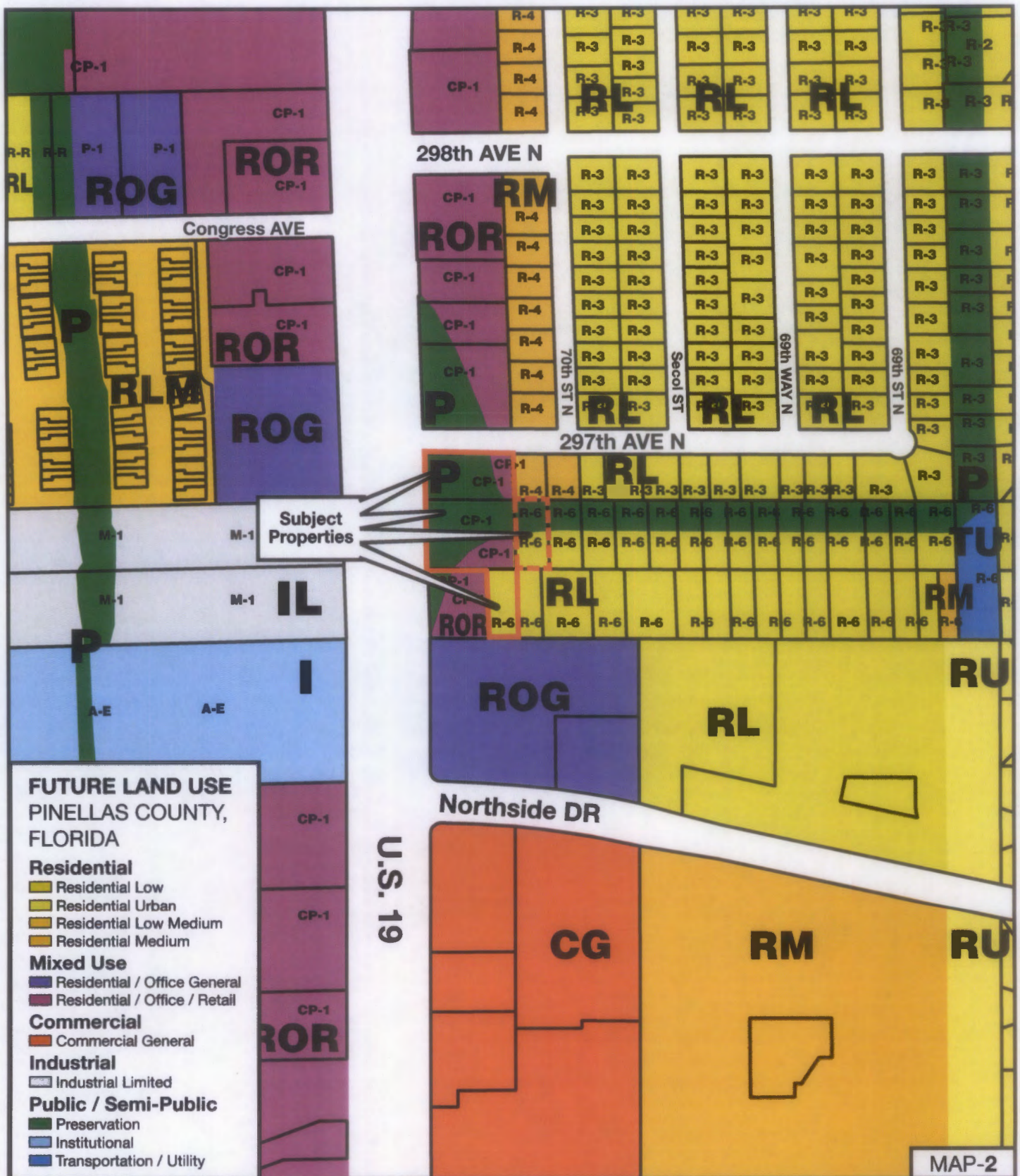
Attachment (Maps)

U



Special Exception

N



ZLU-24-10-13

Zoning

From: R-6, Residential, Mobile Home
Parks & Subdivisions (.26 acre)
To: CP-1, Commercial Parkway

And a Special Exception to allow overflow
parking in an R-6 zone.

Land Use

From: Residential/Office/Retail (.27 acre), Residential Low (.41 acre) & Preservation (1.21 acres)
To: Residential /Office/Retail (1.59 acres) & Residential Low (.30 acre)



Parcel I.D.s 18/28/16/00000/430/0100, 0500, 0300 & 18/28/16/20106/021/0010
Prepared by: Pinellas County Strategic Planning & Initiatives September 2013

Special Exception





ZLU-24-10-13

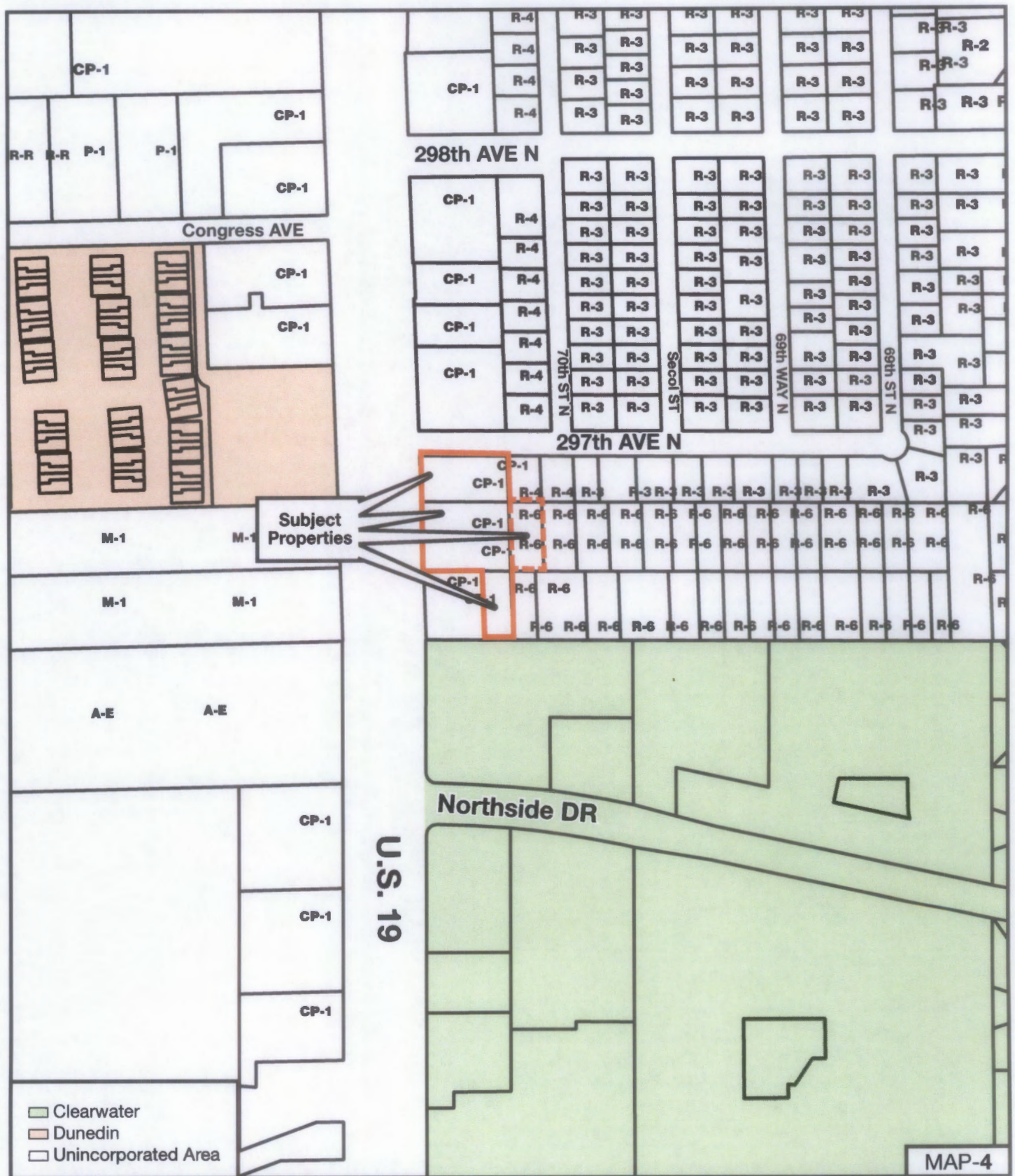
Zoning From: R-6, Residential, Mobile Home Parks & Subdivisions (.26 acre) **And a Special Exception to allow overflow parking in an R-6 zone.**
 To: CP-1, Commercial Parkway

Land Use From: Residential/Office/Retail (.27 acre), Residential Low (.41 acre) & Preservation (1.21 acres)
 To: Residential /Office/Retail (1.59 acres) & Residential Low (.30 acre)

Parcel I.D.s 18/28/16/00000/430/0100, 0500, 0300 & 18/28/16/20106/021/0010
 Prepared by: Pinellas County Strategic Planning & Initiatives September 2013

Special Exception





ZLU-24-10-13

Zoning From: R-6, Residential, Mobile Home Parks & Subdivisions (.26 acre)
 To: CP-1, Commercial Parkway

Land Use From: Residential/Office/Retail (.27 acre), Residential Low (.41 acre) & Preservation (1.21 acres)
 To: Residential /Office/Retail (1.59 acres) & Residential Low (.30 acre)

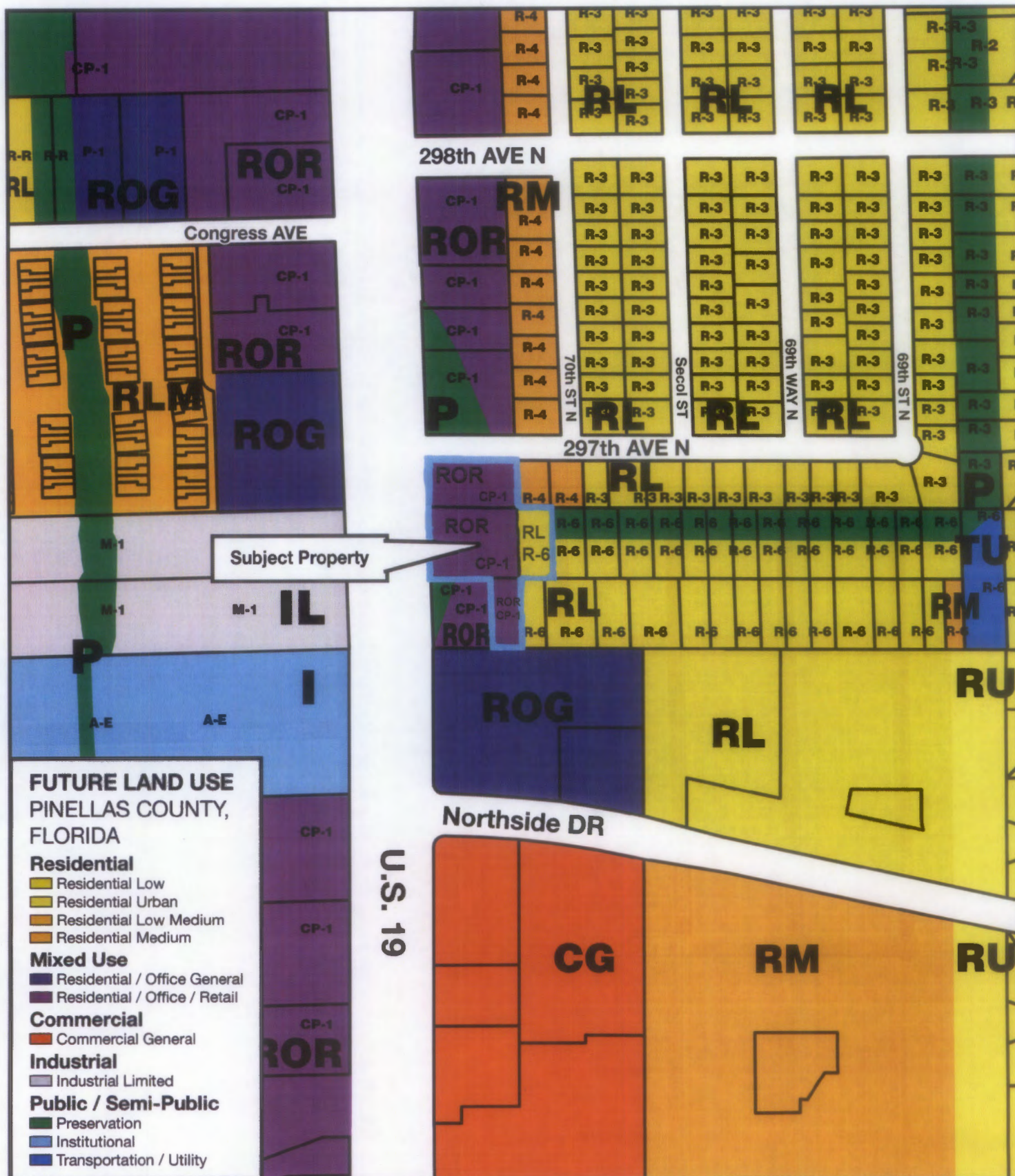
And a Special Exception to allow overflow parking in an R-6 zone.



Parcel I.D.s 18/28/16/00000/430/0100, 0500, 0300 & 18/28/16/20106/021/0010
 Prepared by: Pinellas County Strategic Planning & Initiatives September 2013

Special Exception





Z/LU-24-10-13

Proposed Future Land Use & Zoning Designations for the Subject Property



RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 0.26 ACRE LOCATED AT 29703 US HWY 19, CLEARWATER; PAGE 608 OF THE ZONING ATLAS, AS BEING IN SECTION 18, TOWNSHIP 28, RANGE 16; FROM R-6, RESIDENTIAL, MOBILE HOME PARKS AND SUBDIVISIONS TO CP-1, COMMERCIAL PARKWAY AND A SPECIAL EXCEPTION TO ALLOW OVERFLOW PARKING IN AN R-6 ZONE; UPON APPLICATION OF TEAM SAVAGE, INC. THROUGH MICHAEL J. GAYLOR, P. E., REPRESENTATIVE, Z/LU-24-10-13

WHEREAS, Team Savage, Inc., Owner of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property hereinafter described from R-6, Residential, Mobile Home Parks and Subdivisions to CP-1, Commercial Parkway; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property should be changed and that the special exception should be granted.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 19th day of November 2013 that the zone classification of the following described real property in Pinellas County, Florida, to wit:

"See Attached Legal Description"

be, and the same is hereby changed from R-6, Residential, Mobile Home Parks and Subdivisions to CP-1, Commercial Parkway, and the special exception to allow overflow parking in an R-6 zone is granted, subject to an amendment to the Pinellas County Future Land Use Map from Residential/Office/Retail (0.27 acre), Residential Low (0.41 acre) & Preservation (1.21 acres) to Residential/Office/Retail (1.59 acres) & Residential Low (0.30 acre), Z/LU-24-10-13.

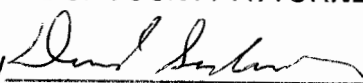
Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ upon the roll call the vote was:

Ayes:

Nays:

Absent and not voting:

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By 
Attorney

Parcel 1: Lot 1, Block U, CURLEW CITY, according to the map or plat thereof recorded in Plat Book 51, Page 19, Public Records of Pinellas County, Florida.

Parcel ID: 18-28-16-20106-021-0010

Parcel 2: The East 210 feet of the West 310 feet of the North 165 feet of the South 330 feet of the Southeast 1/4 of Section 18, Township 28 South, Range 16 East, Pinellas County, Florida.

Parcel ID: 18-28-16-00000-430-0100

Parcel 3: The East 80 feet of the West 390 feet of the North 165 feet of the South 330 feet of the Southeast 1/4 of Section 18, Township 28 South, Range 16 East, Pinellas County, Florida.

Parcel ID: 18-28-16-00000-430-0500

Parcel 4: The East 70 feet of the West 310 feet of the South 165 feet of the Southeast 1/4 of Section 18, Township 28 South, Range 16 East, Pinellas County, Florida.

Parcel ID: 18-28-16-00000-430-0300

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 1.89 ACRES LOCATED AT 29703 US HWY 19, CLEARWATER, LOCATED IN SECTION 18, TOWNSHIP 28, RANGE 16 FROM: RESIDENTIAL/OFFICE/RETAIL (0.27 ACRE) & RESIDENTIAL LOW (0.41 ACRE) & PRESERVATION (1.21 ACRES) TO: RESIDENTIAL/OFFICE/RETAIL (1.59 ACRES) AND RESIDENTIAL LOW (0.30 ACRE), PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING AND/OR WITH OTHER RESPONSIBLE PARTIES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to section 163.3187(1), Florida Statutes, the application for a small-scale amendment to the Future Land Use Map of Pinellas County, Florida, hereinafter listed, has been presented to the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by law; and

WHEREAS, the comments from the Local Planning Agency have been received and considered;

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this 19th day of November 2013 that;

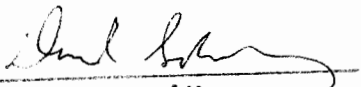
Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 1.89 acres located at 29703 U.S. Highway 19, Clearwater. Referenced as case Z/LU-24-10-13, and owned by Team Savage, Inc., from: Residential/Office/Retail (0.27 acre), Residential Low (0.41 acre) & Preservation (1.21 acres) to: Residential/Office/Retail (1.59 acres) & Residential Low (0.30 acre).

Section 2. This Ordinance shall be published in accordance with the requirements of law.

Section 3. This Ordinance shall take effect upon:

- a) Receipt of notice from the Secretary of State that the Ordinance has been filed is received; and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Ch. 88-464, Laws of Florida, as amended.
- c) Pursuant to Section 163.3187(5)(c), Florida Statutes, an amendment adopted under the expedited provisions of this section shall not become effective until 31 days after adoption. If timely challenged, an amendment shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commenced before the amendment has become effective.

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By 
Attorney

Swinton, Tammy M

Subject: FW: Pinellas County Planning Contact Us Form submission

-----Original Message-----

From: gregj0859@gmail.com [<mailto:gregj0859@gmail.com>]

Sent: Friday, September 20, 2013 6:56 PM

To: Planner; Webadmin

Subject: Pinellas County Planning Contact Us Form submission

This information is the result of a Pinellas Planning Contact Us form submission from the Pinellas County web site.

My_Name-- Greg Johnson

My_Address-- 6964-297th Ave. North

city-- Clearwater

ZIP_code-- 33761

phone-- 727 543 6459

email gregj0859@gmail.com

Comments-- Re: Case No Z/LU-24-10-13

Team Savage, Inc., Applicant for zoning change.

I (Greg Johnson) am in full opposition to the re-zoning request. I have been a resident here at: 6964-297th ave n. for 10 years. And over those 10 years; I have seen this business block the usage of our public street (297th). Also, many of the customer's as well as the mechanics of this business, use 297th as their personel race way. High speed testing of their motor cycles is a daliy event(except sunday's) when they are closed.

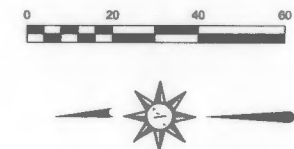
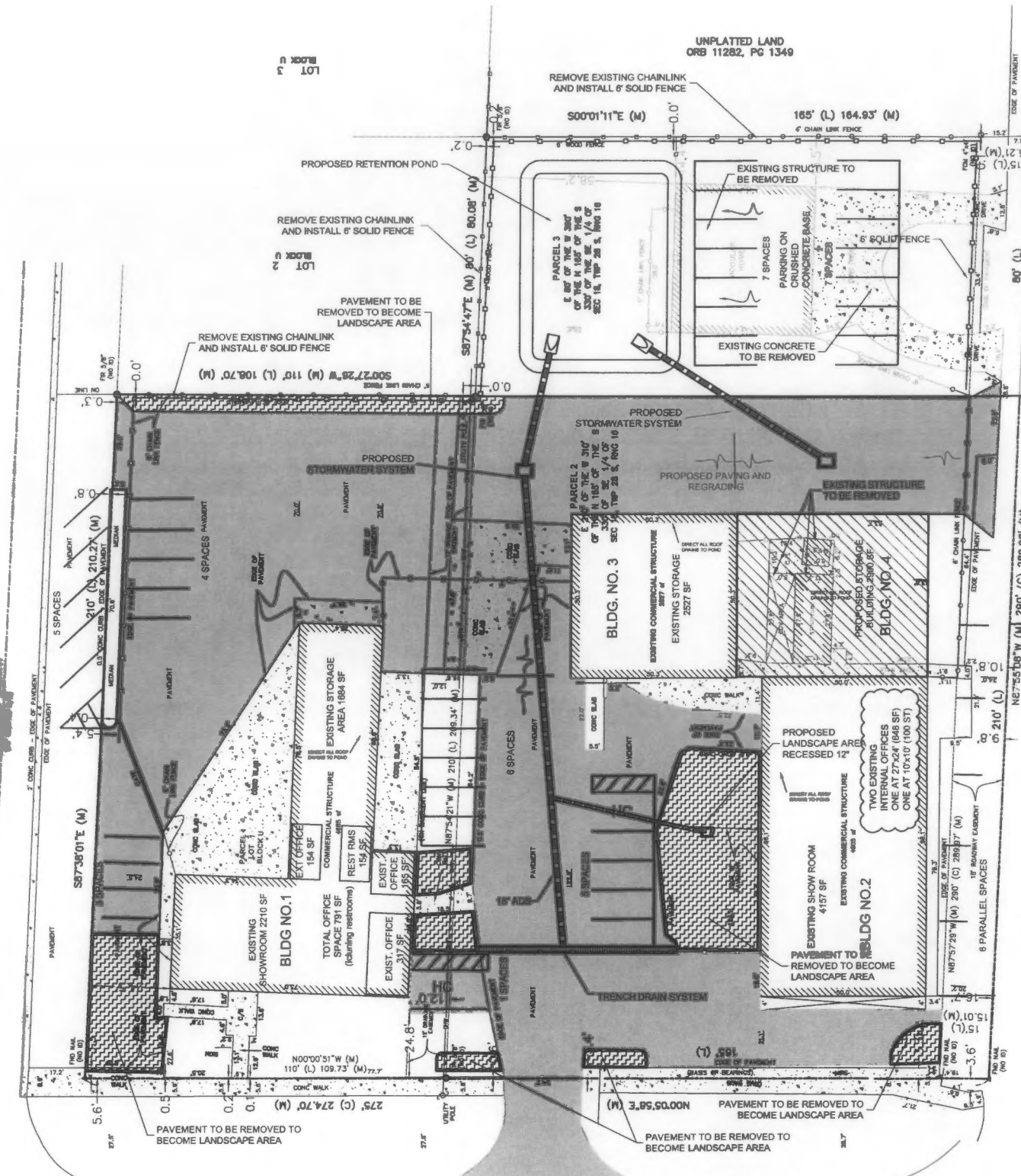
Also; to be frank, they are already using these subject properties (during the day) for storage and parking for their customers. In addition, semi trucks block the entire street when they are unloading inventory for this business.

Sub-contracting mechanics with their large trucks and trailers block (297th) while working on customer's vehicles.

This is only going to worsen if they are allowed to get even bigger.

For these resons: I am in full opposition for the re-zoning of Team Savage Inc.

Thank You, Greg



received
8-12-13

HATCH PATTERN INDICATES THAT EXISTING
PAVED AREA TO BE REMOVED AND THAT
AREA TO BECOME LANDSCAPE AREA

SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST

SITE DATA TABLE

PROPERTY IDENTIFICATION NUMBERS:
18-28-16-00106-021-0010
18-28-16-00000-430-0100
18-28-16-00000-430-0500
18-28-16-00000-430-0300

MUNICIPALITY: PINELLAS COUNTY
PROJECT LOCATION:

FUTURE LAND USE:

ZONING: CP-1, R-4 & R-6

ZONING ADJACENT:
NORTH: CP-1 SOUTH: CP-1
EAST: R-4 & R-6 WEST: M-1

LOT AREA: 57,559 SF + 11,550 (LOT 70) = 69,109 SF OR 1.59 AC

BUILDING DENSITY

BLDG NO.	EXIST SF	EXIST. FAR	BLDG NO.	PROPOSED SF	PROPOSED FAR
NO.1	4685 SF		NO.1	4685 SF	
NO.2	4905 SF		NO.2	4905 SF	
NO.3	2527 SF	12117/57559 = 21%	NO.3	2527 SF	15017/69109 = 21%
TOTAL	12117 SF		TOTAL	15017 SF	PROPOSED FAR 22% WITH LOT 70

IMPERVIOUS SURFACE

	EXIST. AREA	PROPOSED AREA*	CODE
	SF	AC	ISR
BUILDING:	12117 SF	0.28	0.28
PARKING	38019 SF	0.87	0.80
DRIVES/ROADS	50136 SF	1.15	0.77
TOTAL IMP.	7423 SF	0.17	13%
TOTAL GRN.			19654 SF/69109 = 28% or 28% 25% gm

*INCLUDES LOT 70

PARKING SPACES

CODE:
SEC. 138-1302 (2)a General business commercial or personal establishments one space per 250 square feet of gross floor area.
SEC. 138-1302 (2)b Open sales (i.e. auto, boat and other vehicles) An area equal to 20 percent of the sales area shall be provided for off street parking.

REQUIRED:
General business office space area 1539 sf/250 = 6.15 spaces or 7 spaces required
Sales area outside 10,894 sf
Inside 6,287 sf
Total 17,261 sf x .2 = 3452.2 sf required for parking area or 3452/171 sf or 20 spaces required
Warehousing 1/1500 sf reqd. total warehouse 7111 sf/1111/1500 = 4.71 or 5 spaces reqd.
Total spaces required 20 + 7 + 5 = 32 spaces
TOTAL OF 30 SPACES INCLUDING TWO HANDICAP ON PRIMARY SITE PLUS 14 ADJACENT LOT PLUS 10 SPACES IN REZONED PARCEL LOT 70 IF INCLUDED
GRAND TOTAL OF 54 SPACES PROVIDED

EXISTING LEGEND

- OVERHEAD WIRE
- SEWAGE BOWER
- WATER
- FENCE LINE

PROPOSED LEGEND

- STORM WATER DRAIN PIPE
- STORMWATER UNDER DRAIN
- SANITARY BOWER GRAVITY MAIN
- SANITARY BOWER FORCE MAIN
- POTABLE WATER MAIN
- ALUMINUM FENCE
- DECORATIVE WALL
- IF BOLD DECORATIVE FENCE
- CONTOUR LINE
- FIRE HYDRANT, VALVE AND REDUCER
- SPOT ELEVATION
- TOP OF CURB
- TOP OF FINISH
- MEG
- WATCH EXISTING GRADE
- TRUE TO BE REMOVED
- (PAVED) WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- SINGLE SANITARY BOWER SERVICE
- DOUBLE SANITARY BOWER SERVICE

SECTION OR DETAIL

SHEET SECTION/DETAIL FOUND ON

REVISION

NO.	DESCRIPTION
1	Revised FAR from 21% to 22% 8-12-13

CYCLE SPRINGS

Gaylor Engineering

MICHAEL J. GAYLOR P.E.
2176 STATE ROAD 54, LUTZ, FL 33549 PH. (813) 949-5599 FAX (813) 949-0815

MICHAEL J. GAYLOR P.E.
2176 STATE ROAD 54, LUTZ, FL 33549 PH. (813) 949-5599 FAX (813) 949-0815

DATE: 02/20/13 SCALE: 1"=20'

PROJ. 13011 APPD BY:

SHEET C-1

REV NO 1

TITLE: SITE PLAN SHOWING EXISTING STRUCTURES WITH PROPOSED BUILDING AND LOT 70

Z/LU-24-10-13