

ZDN-21-03

4. This hearing is being requested to consider: Rezoning, with Conditional Overlay for residential use.
Rescind prior Development Agreement (DVA-20-3) which allowed offices
5. Location of subject property (street address): Vacant land west of Sidney Street, east of Belcher Road.
6. Legal Description of Property: (attach additional documents if necessary)
Parcel ID #s 06/29/16/86454/000/0081, /0090, /0100, /0110, /0120, /0130, /0140, /0150, /0160,
/0230, /0240, /0250, /0260, /0270, /0280, and /0290.
See attached Legal Description & Sketch
7. Size of Property: 202 feet by 515 feet, 2.11+/- acres
8. Zoning classification Present: GO Requested: R-5 + Conditional Overlay
9. Future Land Use Map designation Present: R/OG Requested: R/OG - no change
10. Date subject property acquired: February 23, 2006
11. Existing structures and improvements on subject property:
Vacant
12. Proposed structures and improvements will be:
Attached residential dwellings, villas up to 10 units. See attached Concept Plan
for Conditional Overlay. Fee simple ownership.
13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (Attach a separate sheet if necessary).
See attached Narrative Summary
14. Has any previous application relating to zoning or land use on this property been filed within the last year?
X Yes No When? Oct. 2020 In whose name? Z & N Properties VI, LLC
If so, briefly state the nature and outcome of the hearing:
Hearing held on October 20, 2020 to extend Development Agreement (DA) for office use.
DVA-20-3. (Approved for 5 year extension)

**NARRATIVE SUMMARY
REZONING FOR SIDNEY STREET SITE**

Owners: Z & N Properties VI, LLC
2454 McMullen Booth Road, Suite 601
Clearwater, FL 33759-1345

Contract Purchaser/Developer:

Gulfwind Contracting, LLC (dba Gulfwind Homes)
2130 Alternate US 19, Suite B
Palm Harbor, FL 34683

Representative: Robert Pergolizzi, AICP / PTP
Gulf Coast Consulting, Inc.
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760

Parcel ID # 06/29/16/86454/000/0081,
06/29/16/86454/000/0090,
06/29/16/86454/000/0100,
06/29/16/86454/000/0110,
06/29/16/86454/000/0120,
06/29/16/86454/000/0130,
06/29/16/86454/000/0140,
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06/29/16/86454/000/0160,
06/29/16/86454/000/0230,
06/29/16/86454/000/0240,
06/29/16/86454/000/0250,
06/29/16/86454/000/0260,
06/29/16/86454/000/0270,
06/29/16/86454/000/0280,
06/29/16/86454/000/0290, = 2.11 Acres +/-

I. INTRODUCTION

The subject property contains a total of 2.11 acres and is located on the west side of Sidney Street north of Perth Street in unincorporated Pinellas County. The site is immediately east of Belcher Road which forms the western boundary of the site. The existing land use designation of the subject property per the Future Land Use Plan is Residential/Office General (R/OG) and the existing zoning is General Office (GO) which is an anomaly when compared with the surrounding residential zonings.

The applicant seeks to rezone this property to R-5 with a Conditional Overlay to limit the density to 10 residential units (less than 5 units per acre) and be more compatible with the RM and RPD zoning on Sidney Street. Simultaneously, the approved Development Agreement for offices (DVA-20-3) would be terminated. The Development Agreement allows for offices on this property which are much less compatible than the proposed residential uses in this application. In addition, since Belcher Road is a Scenic/non-Commercial Corridor (SNCC), this residential project at less than 5 units per acre is consistent with the SNCC designation.

II. LAND USE / ZONING

The subject site is vacant and the surrounding uses are as follows:

North: Top of the World residential complex with RM zoning and RM land use in unincorporated Pinellas County.

South: Immediately south of the subject are small single-family homes on land having RPD and R-4 zoning and RL land use in unincorporated Pinellas County.

East: To the east on the east side of Sidney Street are small single-family homes on land having RM and RPD zoning and RL land use in unincorporated Pinellas County. Many of these lots are 60 feet wide and 100 feet deep.

West: To the west is Belcher Road (6-lane divided arterial). West of Belcher Road are the Villas of Lake Arbor which are attached 1-story villas on land having RPD zoning and RU land use in unincorporated Pinellas County.

The rezoning to R-5 with the Conditional overlay to limit development to 10 dwelling units is consistent with the underlying R/OG land use designation since R/OG allows residential development up to 15 units per acre maximum. Therefore a plan amendment is not necessary and the maximum density is capped at 10 units regardless of the zoning category. The rezoning to R-5 would allow for twin-villas which are single-story homes owned fee simple, with one attached wall and yards on all other sides. The twin-villas would be very compatible with the residential homes in the immediate area, much more so than any office development. According to the Conditional Overlay Concept Plan the twin-villas would have large rear yards providing a buffer from Belcher Road and would meet all setback requirements for R-5 zoning.

IV. AVAILABILITY OF PUBLIC UTILITIES/TRANSPORTATION

Water service to this property is provided by Pinellas County Utilities and the City of Clearwater and can easily be provided upon development as needed. Sanitary sewer service is not available from Pinellas County Utilities but is provided by the City of Clearwater which has facilities that terminate at Perth Street; this sanitary line would be extended.

Transportation impacts are minimal. The adjacent segment of Belcher Road operates at LOS C carrying 25,646 vehicles AADT on 6-lanes. The maximum development 10 homes would generate only 73 daily trips, 6 during the PM peak hour. An existing non-conforming driveway to Belcher Road would be removed and all access would be from Sidney Street.

V. FLOOD ZONE / HURRICANE EVACUATION ZONE

Based on FEMA data the site lies within Flood Zone X which is out of the 500-year floodplain, it is in a “Non-Evacuation” zone for hurricanes. It is therefore suitable for residential development.

VI. CONCLUSION

The rezoning of the property from GO to R-5 is consistent with the Future Land Use Plan and compatible with adjacent zoning districts. The development of this property with single-story twin-villas would not affect adversely nearby properties which are also developed with residential homes. The Conditional Overlay will limit the development to 10 dwelling units, which results in a density of less than 5 units per acre.