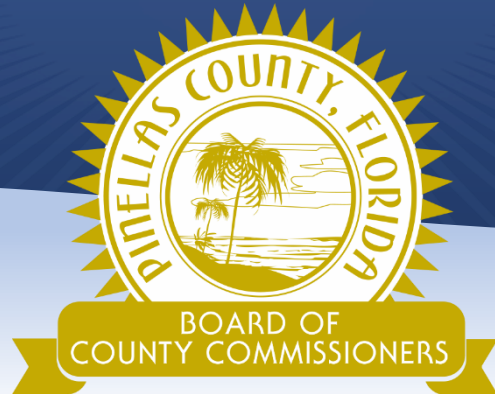


Board of County Commissioners

Case # DVA-20-3

October 20, 2020



Our Vision:
To Be the Standard for
Public Service in America.

Request



Subject Property

Approximately 2.12 acres

East side of Belcher Rd north of Perth St in unincorporated Clearwater

Zoning Atlas

GO – General Office (no change proposed)

Future Land Use Map (FLUM)

Residential/Office General (no change proposed)

Existing Use – vacant

Proposed Use – offices



Development Agreement

Approved in 2015 for five years

Limits use to offices

No schools, daycares, funeral homes, churches, or B&Bs

Maximum height of two-stories (75 feet otherwise)

No vehicle access from Sidney Street or Perth Street

50-foot setback from Sidney Street (5 feet otherwise)

Enhanced landscaping

Requesting a five-year extension

Not acted upon due to economic conditions & other factors

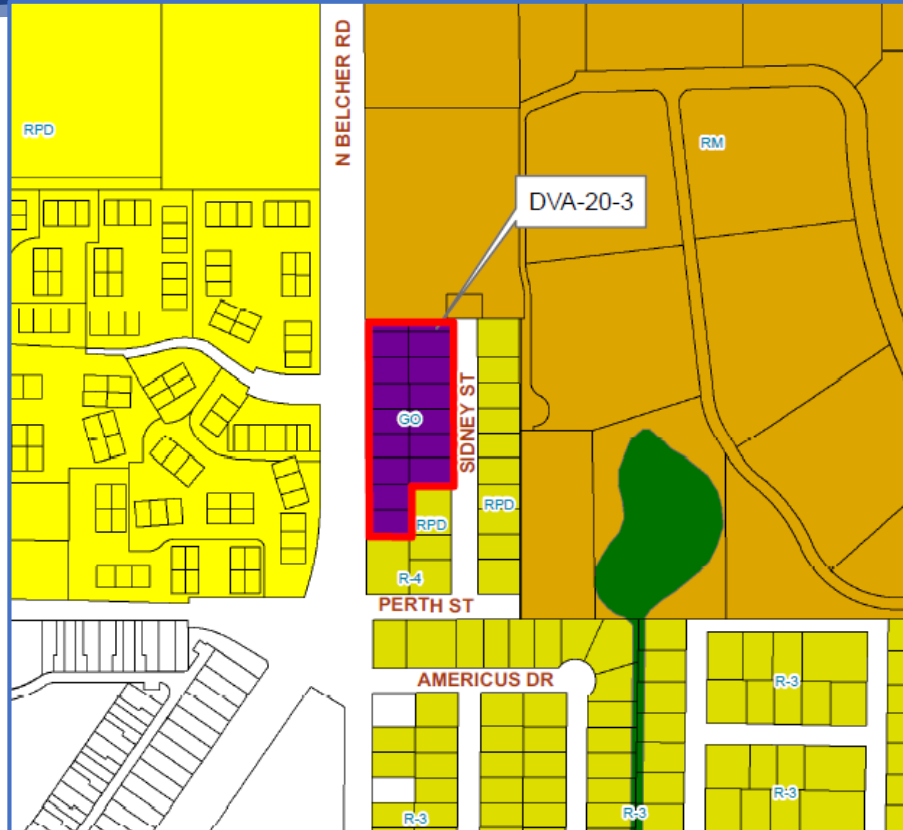
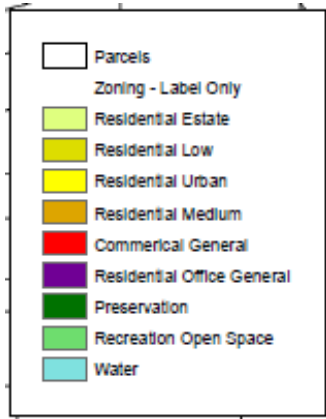


Location



Surrounding property owners within 600 feet were notified by mail.

Zoning/Future Land Use (no change)



Site Photos



Looking at the site from Belcher Road

Site Photos



Looking at the site from Sidney Street

Site Photos



Staff Recommendation

Proposed Development Agreement Extension is appropriate

Request is time extension only – no other changes

Compatible with surrounding area

Use and height restrictions limit the potential scale

Enhanced buffering

Consistent with the Comprehensive Plan

Staff recommends approval of the extension request

Local Planning Agency – Recommended approval (vote 7-0)

