



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: DVA-20-3

LPA Public Hearing: August 13, 2020

Applicant: Z & N Properties, VI, LLC,
f/k/a Belcher Place, LLC

Representative: Todd Pressman

Subject Property: Approximately 2.12 acres on the east side of Belcher Road, approximately 142 feet north of Perth Street in unincorporated Clearwater.

PARCEL ID(S): 06/29/16/86454/000/0081, 0090, 0100, 0110-0160 & 0230-0290



REQUEST:

An amendment to a previously approved Development Agreement to extend the duration of the Development Agreement for an additional five-year term, to provide additional time for the development of an office use having a maximum height of two stories and a building intensity as permitted by the property's zoning and land use designations.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the request for a first amendment of a previously approved Development Agreement for an additional five-year term is consistent with the Pinellas County Comprehensive Plan and recommends approval of the request. (The vote 7-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Development Agreement amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed Development Agreement amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on March 9, 2020. The DRC Staff summary discussion and analysis follows:

The site of the five-year extension request for the previously approved Development Agreement under Case # DA-10-5-15 is a 2.12-acre vacant parcel located on the east side of Belcher Road, approximately 142 feet north of Perth Street in unincorporated Clearwater.

Case # Z\LU-2-6-05 amended the Pinellas County Future Land Use Map (FLUM) on the subject property from Residential Low (RL) to Residential/Office General (R/OG) and changed the Zoning Atlas from RM, Residential Multiple Family and RPD, Residential Planned Development to GO, General Office. The associated Development Agreement allows for the development of an office use having a maximum height of two stories and a building intensity as permitted by the property's zoning and land use designations. The applicant has stated that the Development Agreement was not acted upon within the previously approved time frame due to economic conditions and other circumstances.

The subject area is characterized by residential development to the north, south, east and west of the site. Immediately to the south and east of the site are single-family residences while to the north and west are multi-family developments. Additional landscaping beyond what is normally mandated by the Land Development Code will be required along the site's road frontage due to Belcher Road's designation as a Scenic/Non-Commercial Corridor. The Development Agreement requires additional setbacks and buffering to the adjacent residential on the west and south. Additionally, the only access to the site will be from Belcher Road. These are issues that will be addressed during the site plan review phase of the project.

This area has been reviewed before for similar requests to P-1 zoning (now GO zoning) and R/OG (ref. Z-3789 & LU-4-3-88, Z-3112 & LU-3-4-84) and in both instances those requests were denied. Case # Z\LU-2-6-05 added the Development Agreement to address the concerns raised in those previous two cases and was approved in 2005.

It is staff's opinion that the proposed development is compatible with the surrounding area and supportive of the adjacent residential community. The use and height limitations mandated by the Development Agreement limit the potential scale of the facility and ensures adequate buffering between the site and adjacent residential uses.

If the request for an additional five-year extension is approved, the Development Agreement will be valid until 2025.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential/Office General	GO	Vacant
Adjacent Properties:			
North	Residential Medium	RM	Multi-Family Residential
East	Residential Low	RM & RPD	Single Family Detached
South	Residential Low	R-4 & RPD	Single Family Detached
West	Residential Urban	RPD	Multi-Family Residential

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

- 1.2. Objective: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
 - 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. 2.4. Policy Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.
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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.

PROPOSED BCC HEARING DATE: October 20, 2020

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or in opposition.

ATTACHMENTS: (Maps)