



Pinellas County

Staff Report

File #: 20-1764A, Version: 1

Subject:

Case No. Q DVA-20-3 (Z & N Properties, VI, LLC, f/k/a Belcher Place, LLC)

A request for an amendment to a previously approved Development Agreement to extend the duration of the Agreement for an additional five-year term, to provide additional time for the development of office uses having a maximum height of two stories and a building intensity as permitted by the property's zoning and land use designations on a property containing approximately 2.12 acres on the east side of Belcher Road, approximately 142 feet north of Perth Street in unincorporated Clearwater.

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. DVA-20-3 is recommended for approval:

A Resolution approving the application of Z & N Properties, VI, LLC for an amendment to a previously approved Development Agreement for an additional 5-year term, to provide additional time for the development of office uses having a maximum height of two stories and a building intensity as permitted by the property's zoning and land use designations.

- The applicant is seeking to extend the timeframe of a Development Agreement that allows for the construction of an office building on 2.12 acres of land off Belcher Road in unincorporated Clearwater north of Sunset Point Road.
- The Board approved the Development Agreement in 2015 for a 5-year time period, which is standard for Development Agreements.
- No other changes to the Development Agreement are proposed.
- No changes to the property's land use and zoning are proposed.
- The Local Planning Agency unanimously recommended approval of the request (vote 7-0). No one appeared in favor or in opposition.
- No written correspondence has been received.

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 property is 2.12 vacant acres located on the east side of Belcher Road, approximately 1/3 mile north of Sunset Point Road 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 to Residential/Office General 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 building having a maximum height of two stories and a building intensity as permitted by the property's zoning and land use designations. Specific uses prohibited by the Development Agreement include schools, daycares, places of worship, funeral homes and bed and breakfast inns, all of which are normally allowed in the GO district. The applicant has stated that the Development Agreement was not acted upon within the originally-approved 5-year time frame due to economic conditions and other circumstances.

The surrounding area is characterized by a mix of residential development types. Immediately to the south and east are single-family residences while large multi-family developments are to the north and west. The Development Agreement requires enhanced setbacks and buffering to the adjacent single-family areas and prevents site access from the adjacent residential streets. Additional landscaping will also be required along the site's Belcher Road frontage due to the roadway's status as a Scenic/Non-Commercial Corridor.

Staff is of the 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.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its August 13, 2020 public hearing (Vote 7-0).

Surrounding property owners within 600 feet of the subject property were notified by mail. A sign advertising the public hearings was posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Brian Lowack, Interim Director, Housing & Community Development

Partners:

N/A

Attachments:

LPA Report

Maps
Development Agreement
Previously Approved Development Agreement
Resolution
Power Point Presentation
Map of Public Notification