

Clearwater, Florida, July 13, 2017

The Pinellas County Local Planning Agency (LPA) (as established by Section 134-12 of the Pinellas County Land Development Code, as amended) met in regular session in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida at 8:59 A.M. on this date with the following members present:

Gerald Figurski, Vice-Chairman
Bill Bucolo
Steve Klar
Valerie Murray (Alternate)
Ronald Schultz
Paul Wikle

Not Present:

Regina Kardash, Chairman
Susan Reiter
Clint Herbic (non-voting School Board Representative)

Also Present:

Renea Vincent, Planning Department Director
Michael Schoderbock, Planning Department
Chelsea D. Hardy, Assistant County Attorney
David S. Sadowsky, Senior Assistant County Attorney
Other interested individuals
Jenny Masinovsky, Board Reporter, Deputy Clerk

Copies of all documents referred to in the minutes have been filed and made a part of the record.

CALL TO ORDER

Vice-Chairman Figurski called the meeting to order at 8:59 A.M. and reviewed the procedure for the public hearings; whereupon, he announced that today's cases will be heard by the Board of County Commissioners (BCC) on August 15, and any documents to be reviewed by the BCC should be submitted to staff by August 1.

MINUTES OF JUNE 8, 2017 MEETING – APPROVED

Mr. Schultz moved, seconded by Mr. Wikle, that the minutes of the June 8, 2017 meeting be approved, and upon call for the vote, the motion carried unanimously.

PUBLIC HEARING ITEMS

Legal notice having been published for the items on the agenda, as evidenced by affidavit of publication filed with the Clerk, public hearing was held on the following items. All correspondence provided to the Clerk's Office has been filed and made a part of the record. All persons planning to give testimony were duly sworn by the Deputy Clerk.

PROPOSED AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP AND ZONING ATLAS

1. APPLICATION OF CHRIS COLEMAN AGENCY, INC. THROUGH NEIL A. VALK, REPRESENTATIVE, FOR A ZONING CHANGE FROM P-1, GENERAL PROFESSIONAL OFFICE, TO C-2, GENERAL RETAIL COMMERCIAL AND LIMITED SERVICES; AND A LAND USE CHANGE FROM RESIDENTIAL/OFFICE-GENERAL TO COMMERCIAL GENERAL (Z/LU-11-07-17) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Chris Coleman Agency, Inc. through Neil A. Valk for the above changes in zoning and land use designation (Z/LU-11-07-17), re approximately 0.74 acre located at 1255 Belcher Road in the unincorporated area of Dunedin.

Ms. Vincent introduced Planning Department Principal Planner Michael Schoderbock, noting that he was previously employed by the Pinellas Planning Council and the City of Safety Harbor; whereupon, Mr. Schoderbock referred to a PowerPoint presentation, the zoning and land use map, and aerial and ground-level photographs and pointed out the location of the subject property, described surrounding land uses, and provided historical background information regarding the application.

Mr. Schoderbock related that the applicant proposes to build a car wash facility; and that while Belcher Road is designated as a scenic corridor where commercial uses are typically not allowed, the request is acceptable because the subject property is located at a major intersection adjacent to other retail commercial uses, in what is considered a mixed-use node. He indicated that upon reviewing the impacts relating to infrastructure

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and transportation, staff found the proposal consistent with the Pinellas County Comprehensive Plan and recommends approval of the application.

Upon the Vice-Chairman's call for the applicant, Neil Valk, Crystal Beach, appeared and stated that he was present to answer any questions regarding the case; whereupon, responding to queries by the members and staff, Mr. Valk referred to a site plan and described the proposed facility, noting the accessibility, noise buffering, and plans to erect a six-foot privacy fence. He indicated that he has spoken with the mobile home park manager, who welcomed the proposal, and with the local residents.

No one appeared in response to the Vice-Chairman's call for proponents or opponents to the application.

Thereupon, Mr. Schultz moved, seconded by Mr. Wikle, that the LPA recommend approval of the application to the BCC in accordance with the staff recommendation, and upon call for the vote, the motion carried unanimously.

2. APPLICATION OF DR. ELIZABETH F. BAIRD THROUGH GARY A. BOUCHER, P.E., REPRESENTATIVE, FOR A MODIFICATION OF A PREVIOUSLY APPROVED CONDITIONAL USE TO ALLOW A 1,612-SQUARE-FOOT EXPANSION OF THE EXISTING ANIMAL HOSPITAL, AND A VARIANCE TO ALLOW THE PROPOSED EXPANSION TO HAVE A 16-FOOT SIDE SETBACK FROM THE SOUTH PROPERTY LINE WHERE 25 FEET IS REQUIRED IN AN A-E, AGRICULTURAL ESTATE RESIDENTIAL, ZONE (Z/LU-12-07-17) – RECOMMEND CONDITIONAL APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Dr. Elizabeth F. Baird through Gary A. Boucher for the above conditional use and a variance (Z/LU-12-07-17), re approximately one acre located at 1412 Belcher Road in Palm Harbor.

Referring to a PowerPoint presentation, the zoning and land use map, aerial and ground-level photographs, and a site plan, Mr. Schoderbock pointed out the location of the subject property and discussed surrounding land uses, noting that the subject property is surrounded by County property on three sides; and that the nearest building, a single-family home, is situated 150 feet to the south and buffered by the County property.

Mr. Schoderbock provided background information, indicating that the applicant is requesting to add space to the existing animal hospital and boarding kennel for the sole purpose of utilizing a hydrotherapy unit; that previous expansion requests regarding the

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subject property were granted, but never carried out; and that originally sized at five acres, the subject property was reduced due to the widening of Belcher Road and the need for associated drainage retention by the County, which created a hardship for the applicant.

Mr. Schoderbock concluded that the proposal meets the standards for a conditional use with regard to traffic, parking, drainage, and distance from the nearest property; that the variance request is reasonable based on the best expansion location; and that staff recommends approval of the request, subject to the following conditions:

1. Full site plan review.
2. Site development shall maintain substantial conformance with the associated concept plan.
3. Appropriate licensure shall be maintained.
4. The proposed expansion shall not exceed 1,612 square feet.
5. All animals shall be boarded indoors only.
6. All kennel areas shall be soundproofed and professionally certified per STC rating in keeping with the Pinellas County Noise Ordinance.
7. All parking requirements shall be met.
8. The building setback from the south property line shall be 16 feet. All other required setbacks shall be met.
9. Any changes to the conditions listed shall require approval of the appropriate Board at a public hearing.
10. In the event any of the above conditions are not met or the conditional use becomes a nuisance, its approval may be rescinded.

Responding to queries by the members, Mr. Schoderbock and Ms. Vincent indicated that the County property to the south of the subject property is not a right-of-way; that the distance from the subject property to the residential property to the south is 80 feet and

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150 feet to the house itself; and that soundproofing of the kennel areas is addressed in proposed Condition No. 6.

Upon the Vice-Chairman's call for the applicant, Gary Boucher, Palm Harbor, provided information regarding the hospital and the County land to the south; whereupon, Robert L. Thomas, Palm Harbor, related that he is a hospital employee and discussed the hydrotherapy unit and its functions, noting that chlorine is the only chemical, used in a similar fashion as for swimming pools.

No one appeared in response to the Vice-Chairman's call for proponents or opponents to the application.

Thereupon, Mr. Klar moved, seconded by Mr. Schultz, that the LPA recommend approval of the application to the BCC in accordance with the staff recommendation, and upon call for the vote, the motion carried unanimously.

LAND DEVELOPMENT CODE UPDATE TIMEFRAME DISCUSSION

Ms. Vincent indicated that discussion of the item has been postponed until further notice.

OTHER BUSINESS

Vice-Chairman Figurski announced that the August meeting of the Board, scheduled for August 10, has been cancelled, and brief discussion ensued.

ADJOURNMENT

There being no further business, Vice-Chairman Figurski adjourned the meeting at 9:23 A.M.

Chairman