

Clearwater, Florida, November 9, 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 9:00 A.M. on this date with the following members present:

Present

Regina Kardash, Chairman
Gerald Figurski, Vice-Chairman
Bill Bucolo
Steven Klar
Susan Reiter
Ronald Schultz
Valerie Murray (Alternate)

Not Present:

Paul Wikle
Clint Herbic (non-voting School Board Representative)

Also Present:

Glenn Bailey, Planning Department Zoning Manager
Ryan Brinson, Planning Department
Chelsea D. Hardy, Assistant County Attorney
Other interested individuals
Lynn Abbott, Board Reporter, Deputy Clerk

CALL TO ORDER

Chairman Kardash called the meeting to order at 9:00 A.M. and reviewed the procedure for the public hearings; whereupon, she explained that the Board of County Commissioners (BCC) will make the final decision on today's recommendation by the LPA on December 12, and any documents to be reviewed by the BCC should be submitted to staff by November 28.

MINUTES OF OCTOBER 12, 2017 MEETING – APPROVED

Mr. Schultz moved, seconded by Mr. Figurski, that the minutes of the October 12, 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 item. 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 AMENDMENT TO THE PINELLAS COUNTY ZONING ATLAS

1. APPLICATION OF WAL-MART STORES EAST, LP, THROUGH DANIEL MOYER, P.E., REPRESENTATIVE, FOR A ZONING CHANGE FROM CP-1, COMMERCIAL PARKWAY, TO CP-2, COMMERCIAL PARKWAY (Z-14-11-17) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Wal-Mart Stores East, LP, through Daniel Moyer for the above change in zoning (Z-14-11-17), re approximately 12.38 acres located at the northwest corner of U.S. Highway 19 North and Alderman Road in Palm Harbor. No correspondence has been received.

Mr. Bailey referred to the zoning and land use map, pointed out the location of the subject property, and discussed surrounding land uses, relating that the site contains an existing Walmart Supercenter; that the proposed use is for a liquor store to be built onto the existing building; and that liquor stores are permitted in both the CP-1 and CP-2 zoning districts and require separate entrances pursuant to Florida law. Referring to aerial photographs, he presented a brief overview of the application and discussed development standards relating to floor area ratio (FAR) and height, noting that the site is developed to the maximum intensity permitted under CP-1; that the upgrade to CP-2 would allow additional development intensity; and that there is no intent to increase the building height.

Mr. Bailey discussed recent changes to CP-2, noting that a restriction was removed allowing the category to be used at major road intersections; that the corner of U.S. Highway 19 North and Alderman Road is considered a major intersection with a well-established retail and commercial development pattern; that Alderman Road is designated a Scenic Non-Commercial Corridor (SNCC); that non-residential uses are acceptable on SNCCs near major intersections; and that the application is appropriate and consistent with the Comprehensive Plan; whereupon, he related that staff recommends approval of the zoning amendment.

November 9, 2017

Upon the Chairman's call for the applicant, Tara Tedrow, Lowndes Drosdick, Orlando, referred to aerial photographs, provided background information regarding the application, presented an overview of the development standards relating to FAR, and discussed building setback, height, statutory law, and trip generation, relating that results from a traffic impact analysis showed a P.M. peak hour increase of only about 17 cars due to the fact that most customers would go to the package store in connection with a visit to the supercenter. She indicated that there are no negative impacts to the community; and that the request is consistent with the Comprehensive Plan policies; whereupon, she asked that the Board recommend approval of the rezoning request, noting that the engineer of record is available to answer any questions.

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

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

ADJOURNMENT

There being no further business and upon motion by Ms. Reiter, Chairman Kardash adjourned the meeting at 9:12 A.M.

Chairman