

Clearwater, Florida, May 9, 2018

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:

Ronald Schultz, Chairman  
Gerald Figurski, Vice-Chairman  
Bill Bucolo  
Regina Kardash (Late Arrival)  
Steve Klar  
Valerie Murray  
Susan M. Reiter  
Paul Wikle  
Charlene Beyer (non-voting School Board Representative)

Also Present:

Glenn Bailey, Planning Department Zoning Manager  
Carl Brody, Senior Assistant County Attorney  
Other interested individuals  
Amanda M. Napier, Board Reporter, Deputy Clerk  
Teresa Adkins, Board Reporter  
*Minutes by Teresa Adkins*

CALL TO ORDER

Chairman Schultz called the meeting to order at 9:00 A.M. and reviewed the procedure for the public hearings; whereupon, he explained that the Board of County Commissioners (BCC) will make the final decision on today's recommendations by the LPA on June 19, 2018, and any documents to be reviewed by the BCC should be submitted to staff by June 5.

MINUTES OF MARCH 8, 2018 MEETING – APPROVED

Mr. Wikle moved, seconded by Mr. Figurski, that the minutes of the March 8 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 TIN DANH THROUGH TONY BUI, REPRESENTATIVE, FOR A ZONING CHANGE FROM R-4, ONE, TWO, AND THREE FAMILY RESIDENTIAL, TO C-2, GENERAL RETAIL COMMERCIAL AND LIMITED SERVICES; AND A LAND USE CHANGE FROM RESIDENTIAL URBAN TO COMMERCIAL GENERAL (Z/LU-07-05-18) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Tin Danh through Tony Bui for the above changes in zoning and land use (Z/LU-07-05-18), re approximately 0.10 acre located on the west side of 40th Street North, approximately 90 feet south of 54th Avenue North in Lealman.

Principal Planner Michael Schoderbock referred to photographs and the zoning and land use map, pointed out the location of the subject property, described surrounding land uses, and provided an overview of the request. He indicated that the site is currently vacant; that the proposed use is for expansion of the auto repair business located directly to the north; and that staff recommends approval.

No one appeared in response to the Chairman's call for the applicant or for persons wishing to be heard; whereupon, Mr. Bucolo moved, seconded by Mr. Figurski and carried unanimously, that the LPA recommend approval of the application to the BCC in accordance with the staff recommendation.

2. APPLICATION OF BDG 39TH AVENUE, LLC AND BDG SR64, LLC THROUGH CARLOS YEPES, REPRESENTATIVE, FOR A LAND USE CHANGE FROM RESIDENTIAL/OFFICE/RETAIL TO COMMERCIAL GENERAL (LU-08-05-18) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of BDG 39th Avenue, LLC and BDG SR64, LLC through Carlos Yepes for the above change in land use (LU-08-05-18), re approximately 3.93 acres located at 10125 Ulmerton Road in incorporated Largo.

Mr. Schoderbock referred to photographs and the zoning and land use map, pointed out the location of the subject property, described surrounding land uses, and provided an overview of the request. He indicated that the applicant proposes to construct a hotel and accessory retail space; that the land use change will allow a density increase of 10 units per acre and a 20-percent Floor Area Ratio (FAR) increase; and that staff recommends approval.

Responding to queries by Mr. Wickle, Mr. Schoderbock indicated that the proposed uses could be built today; that the applicant is seeking an increase in hotel units from 30 to 40 units per acre and an FAR increase from 0.20 to 0.40; and that the request is consistent with the Countywide Rules.

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Ms. Kardash entered the meeting at 9:11 A.M.

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Upon the Chairman's call for the applicant, Ron Weaver, Tampa, appeared and provided a brief overview of the project, reiterating Mr. Schoderbock's statements and providing additional information. He noted that a development agreement and transient accommodation overlay could provide for up to 45 units per acre and a 1.2 FAR; that it would be a complicated process; and that the applicant prefers to pursue the land use change, allowing it to proceed in the unincorporated area without annexing into the City of Largo.

No one appeared in response to the Chairman's call for persons wishing to be heard; whereupon, Mr. Figurski moved, seconded by Mr. Wickle and carried unanimously, that the LPA recommend approval of the application to the BCC in accordance with the staff recommendation.

3. APPLICATION OF SUSAN C. WATSON AND MARY L. TILLMAN THROUGH DAVID PHILLIPS, ESQUIRE AND SOUTHERN IMAGE HOMES, LLC, REPRESENTATIVE, FOR A ZONING CHANGE FROM RM-7.5, RESIDENTIAL MULTIPLE FAMILY, 7.5 UNITS PER ACRE, TO R-5, URBAN RESIDENTIAL (Z-09-05-18) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Susan C. Watson and Mary L. Tillman through David Phillips for the above change in zoning (Z-09-05-18), re approximately 2.11 acres located at 2840 Summerdale Drive in unincorporated Clearwater.

Mr. Bailey referred to photographs and the zoning and land use map, pointed out the location of the subject property, described surrounding land uses, and provided a brief overview of the request, indicating that the property currently contains a single-family residence; that the applicant proposes an 11-unit single-family detached subdivision; that the Board previously approved a similar request a short distance to the north; and that staff recommends approval.

David Phillips, Clearwater, appeared on behalf of the applicant. Referring to the concept plan included in the agenda packet, he confirmed Mr. Bailey's description of the request, indicating that the project would not increase the density, but would reduce the lot size to accommodate the proposed 11 homes.

No one appeared in response to the Chairman's call for persons wishing to be heard; whereupon, Mr. Figurski moved, seconded by Mrs. Kardash and carried unanimously, that the LPA recommend approval of the application to the BCC in accordance with the staff recommendation.

OTHER BUSINESS

Mr. Bailey informed the Board that the Land Development Code Update presentation, originally scheduled for June, will be deferred until the July meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:21 A.M.

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Chairman