

AGENDA
LOCAL PLANNING AGENCY
Pinellas County Courthouse, Clearwater, FL
County Commissioners Assembly Room – Fifth Floor
July 12, 2018 - 9:00 A.M.

I. CALL TO ORDER

II. APPROVAL OF MINUTES for the May 9 and June 13, 2018 LPA Meetings. (The minutes were approved, vote 6-0, in favor)

III. PUBLIC HEARING ITEM – Action by the LPA regarding the following items:

A. Proposed Amendment to the Pinellas County Future Land Use Map and Zoning Atlas:

1. Q CU-10-06-18 (Vehicle Recovery Services, Inc.) (Recommended Approval of the proposed Conditional Use amendment, vote 6-0, in favor)

A request for a conditional use to *allow a FAA permitted private Helipad, and variances to allow the Touchdown Area to be 37 feet in length and width where 100 feet in length and width are required, and the Primary Surface Area to be 74 feet in length and width where 300 feet in length and width are required* on approximately 0.71 acre located at 4550 35th Street North in Lealman.

2. Q Z/LU-11-06-18 (Pinellas Auto Sales) (Recommended Approval of the proposed zoning, land use amendment, and the proposed conditional overlay, vote 6-0, in favor)

A request for a zoning change from *R-3, Single Family Residential* to *C-2, General Retail Commercial & Limited Services (0.32 acre) and C-2-CO, General Retail Commercial & Limited Services – Conditional Overlay (0.38 acre)* with a conditional overlay limiting the use of the northern 220-foot portion of the property to parking of vehicle inventory only and a land use change from *Residential Urban* to *Commercial General* on Approximately 0.70 acre located at 6789 Ulmerton Road (a portion of parcel 06/30/16/70938/400/1302).

3. Q Z/LU-12-06-18 (Bayou Development, Inc.) (Recommended Denial of the proposed zoning, land use amendment, and the proposed conditional overlay, vote 6-0, against)

A request for a zoning change from *RPD-5, Residential Planned Development* to *M-1-CO, Light Manufacturing and Industry – Conditional Overlay* with a conditional overlay limiting the uses on the property to self-storage facility and office. Additionally, providing for a 50-foot buffer along the western property line that may be used for drainage retention and a land use from *Residential Low* to *Employment* on approximately 4.93 acres located at the northeast corner of Missouri Avenue and 9th Street in Palm Harbor.

4. Q Z-13-07-18 (True Auto Repair, LLC) (Recommended Approval of the proposed zoning & land use amendment, vote 5-0, in favor)

A request for a zoning change from *C-1, Neighborhood Commercial* to *C-2, General Retail Commercial & Limited Services* on approximately 0.34 acre located at 6210 Seminole Boulevard.

5. **Q Z/LU-14-07-18 (Palm Harbor Florida, LLC) (Recommended Approval of the proposed zoning, land use amendment, and the proposed conditional overlay, vote 4-0, in favor)**
A request for a zoning change from P-1, Professional Offices to C-1-CO, Neighborhood Commercial – Conditional Overlay with the Conditional Overlay limiting the use to a compound pharmacy and a land use change from Residential/Office-General to Commercial Neighborhood on approximately 0.67 acre located at 1003 Virginia Avenue.
6. **Q Z-15-07-18 (Guzewicz/Wolfe Family Rev. Trust) (Recommended Approval of the proposed zoning & land use amendment, vote 4-0, in favor)**
A request for a zoning change from C-3, Commercial, Wholesale, Warehousing and Industrial Support to C-2, General Retail Commercial and Limited Services on approximately 2.34 acres located at 11455 66th Street North.
7. **Q Z-16-07-18 (TBI Residential Services) (Recommended Approval of the proposed zoning & land use amendment, vote 4-0, in favor)**
A request for a zoning change from A-E, Agricultural Estate Residential to IL, Institutional Limited on approximately 2.0 acres located approximately 300 feet west of East Lake Drive and approximately 425 feet north of Keystone Road (address 2563 Keystone Road).
8. **Q Z/LU-17-07-18 (Berati 2, LLC) (Recommended Approval of the proposed zoning, land use amendment, and the development agreement, vote 4-2, in favor)**
A request for a zoning change from C-2, General Retail Commercial and Limited Services to R-1, Single Family Residential (west 1.2 acres) with a Development Agreement limiting the western 1.2 acres to a maximum of two single family homes limited to the height and intensity permitted by the applicable zoning and land use designations, limiting the eastern 1.5 acres to the indoor, outdoor, and/or covered storage of automobiles, recreational vehicles and/or boats limited to a maximum FAR of 0.35 and a maximum height of 35 feet, establishing enhanced buffering on the western and southern property lines, and requiring shielded/directional lighting and a land use change from Residential Low Medium to Commercial General on approximately 1.5 acres located approximately 380 feet west of US Highway 19 N and 495 feet south of Central Avenue (a portion of parcel 30-29-16-55044-000-0024) .
9. **Q DA-18-07-18 (Capon Corporation and John & Bonnie Mills) (Recommended Approval of the first amendment of a previously approved Development Agreement, vote 4-0, in favor)**
A request for a first amendment of 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 up to 126 residential units having a maximum intensity and height as required by the property's zoning and land use designations, and to amend the concept plan depicted in Exhibit C for approximately 55.56 acres located on the west side of Alternate US-19 and approximately 515 feet north of Terrace Road in unincorporated Tarpon Springs (street address being 1800 S. Pinellas Avenue).

IV. Adjournment

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 SOUTH FORT HARRISON AVENUE, SUITE 500, CLEARWATER, FLORIDA 33756. (727) 464-4880 (VOICE) (727) 464-4062 (V/TDD).

By Norman Loy, Deputy Clerk