

Clearwater, Florida, October 10, 2019

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 9:05 A.M. on this date with the following members present:

Steven Klar, Chairman
Gerald Figurski, Vice-Chairman
Lari Johnson
Susan M. Reiter
Ronald Schultz
Valerie Hibbard (alternate)

Not Present

Regina Kardash
Paul Wikle
Charlene Beyer (non-voting)

Also Present

Glenn Bailey, Planning Department Zoning Manager
Michael Schoderbock, Principal Planner
Christopher Young, Program Planner
Chelsea D. Hardy, Assistant County Attorney
Other interested individuals
Chris Bartlett, Senior Board Reporter, Deputy Clerk

CALL TO ORDER

Chairman Klar called the meeting to order at 9:05 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 November 12, 2019, and any documents to be reviewed by the BCC should be submitted to staff by October 29.

MINUTES OF SEPTEMBER 12, 2019 MEETING – APPROVED

Mr. Figurski moved, seconded by Ms. Reiter and carried unanimously, that the minutes of the September 12 meeting be approved.

PUBLIC HEARING ITEM

Legal notice having been published for the items on the agenda, as evidenced by affidavit of publication filed with the Clerk, public hearings were 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 ORDINANCES AND RESOLUTIONS AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS, AND THE ESTABLISHMENT OF A DEVELOPMENT MASTER PLAN

1. APPLICATION OF DONALD E. HESS, PAULINE D. HESS, STEPHEN T. HESS, AND MICHAEL A. HESS THROUGH ATEF A. HANNA, REPRESENTATIVE, FOR A ZONING CHANGE FROM R-A, RESIDENTIAL AGRICULTURE, AND R-R, RURAL RESIDENTIAL, TO LI, LIMITED INSTITUTIONAL (Z-17-10-19) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Donald E. Hess, Pauline D. Hess, Stephen T. Hess, and Michael A. Hess through Atef A. Hanna for the above zoning change (Z-17-10-19), re approximately 4.02 acres located at the northwest corner of Tampa Road and Riviere Road in Palm Harbor.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Young pointed out the location of the subject property, discussed the surrounding land uses, and provided background information regarding the application, relating that the applicant wishes to use the land for a religious facility. He stated that the request is consistent with the Comprehensive Plan and compatible with the surrounding area; and that staff recommends approval of the application.

Upon the Chairman's call for the applicant, Atef Hanna, Tarpon Springs, provided an overview of the application, explaining that the applicant will comply with the regulations based upon the staff recommendation.

No one appeared in response to the Chairman's call for proponents. Upon his call for opponents, Lydia Silver, Sheryl Duchess, and Anthony Gialloukakis, Palm Harbor, appeared and stated their concerns, as follows:

- Environmental impacts, such as loss of trees and wildlife
- An increase in noise pollution
- Lack of privacy

In rebuttal, Mr. Hanna addressed the objectors' concerns, stating that the applicants are willing to work with the neighbors to create an acceptable site plan. In response to queries by the members, he indicated the following:

- The church's congregation and Sunday school will include 100 to 200 families.
- The sale of the property is dependent upon the approval of the zoning change.
- Main services will be held on Sundays, with smaller services during the week, including night services.

Discussion ensued, and in response to query by Ms. Hibbard, Mr. Young referred to a map and noted that there are three other religious facilities within 500 yards on Riviere Road.

Mr. Figurski moved, seconded by Ms. Johnson, that the LPA recommend approval of the application to the BCC in accordance with the staff recommendation. Following input by Attorney Hardy and upon call for the vote, the motion carried 5 to 1, with Ms. Reiter casting the dissenting vote.

2. APPLICATION OF TAYLOR MORRISON OF FLORIDA, INC. THROUGH TRENT STEVENSON AND ISABELLE ALBERT, REPRESENTATIVES, FOR A LAND USE CHANGE FROM RESIDENTIAL SUBURBAN AND TRANSPORTATION/UTILITY OVERLAY TO RESIDENTIAL LOW AND TRANSPORTATION/UTILITY OVERLAY; AND ESTABLISHMENT OF A DEVELOPMENT MASTER PLAN (DMP) (LU/DMP-18-10-19) – RECOMMEND DENIAL

Public hearing was held on the application of Taylor Morrison of Florida, Inc. through Trent Stevenson and Isabelle Albert for the above land use change and establishment of a DMP for a Residential Planned Development zoned property (LU/DMP-18-10-19), re approximately 9.45 acres located at the southwest corner of Belcher Road and Alderman Road in Palm Harbor.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Schoderbock pointed out the location of the subject property and provided background information, relating that the DMP is for a subdivision containing 30 single-family

detached homes; whereupon, he noted that the proposal is compatible with surrounding uses and consistent with the Comprehensive Plan; and that staff recommends approval.

Upon the Chairman's call for the applicant, Isabelle Albert, Tampa, referred to an aerial map and provided an overview of the application, explaining that the site has been approved for 24 units in the past; that the proposed land use change would allow for 47 units; and that the applicant would agree to have no more than 30 units on the property.

No one appeared in response to the Chairman's call for proponents. Upon his call for opponents, the following individuals appeared and stated their concerns:

Suzanne Kroupa, Palm Harbor
Katherine Angelillis, Palm Harbor
Richard Angelillis, Palm Harbor
Brian Falls, Palm Harbor
Andi Brown, Palm Harbor
Russ Fernandes, Palm Harbor
Andrew Gellady, Palm Harbor

In rebuttal, Ms. Albert indicated that the subject property is not part of the adjacent Alderman Residential Rural Community Overlay; whereupon, she referred to a rendering of the site, pointed out various views of the property, and responded to queries by the members, and Mr. Bailey provided input.

Mr. Schoderbock clarified the boundaries of the Overlay and related that the previous agreement for 24 units has expired; and that staff found the anticipated traffic increase relating to the proposed project would pose no issues, and discussion ensued.

Thereupon, Mr. Schultz moved, seconded by Ms. Reiter, that the LPA recommend denial of the proposed land use change and Development Master Plan to the Board of County Commissioners. Following input by Attorney Hardy, he indicated that he does not support allowing 30 units on the property. Upon call for the vote, the motion carried 5 to 1, with Chairman Klar casting the dissenting vote.

3. APPLICATION OF P & P TAMPA PROPERTY, LLC THROUGH HOUSH GHOVAEE, REPRESENTATIVE, FOR A ZONING CHANGE FROM RM, MULTI-FAMILY RESIDENTIAL, TO C-1, NEIGHBORHOOD COMMERCIAL; AND A LAND USE CHANGE FROM RESIDENTIAL LOW MEDIUM TO COMMERCIAL GENERAL (Z/LU-19-10-19) – NO RECOMMENDATION

Public hearing was held on the application of P & P Tampa Property, LLC through Housh Ghovae for the above zoning and land use changes (Z/LU-19-10-19), re approximately 0.93 acre located at the southwest corner of U.S. Highway Alternate 19 and Wood Dove Avenue in unincorporated Tarpon Springs.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Bailey pointed out the location of the subject property, described surrounding land uses, and provided background information regarding the application, noting that the property is currently vacant; that the Forest Ridge subdivision sign is on the subject property, which is not part of the subdivision; that there will be a buffer between the site and the neighboring subdivision; and that staff recommends approval.

Following query by Ms. Hibbard, Mr. Bailey clarified that the locations of the sign and access to the property are private matters and are not zoning issues.

Upon the Chairman's call for the applicant, Housh Ghovae, Clearwater, discussed the proposal, indicating that the property will be mixed-use with townhomes and commercial units; that the entrance to the property will be on Wood Dove Avenue; and that the conceptual plan for the property has been shared with the residents of the subdivision.

In response to query by Ms. Reiter, Mr. Ghovae clarified that the property will share an access point with the residents of the subdivision.

No one appeared in response to the Chairman's call for proponents. Upon his call for opponents, the following individuals appeared, stated their concerns, and responded to queries by the members:

- Tiffany Grant, Tarpon Springs
- Jalon Faherty, Tarpon Springs
- Evelyn Chambers, Tarpon Springs
- Amy Abdallah, Tarpon Springs (submitted documents)
- Adelle Blackman, Tarpon Springs
- Vince Murphy, Tarpon Springs

Michael Marshall, Tarpon Springs
Suzanne Kroupa, Palm Harbor
Carol Mann, Tarpon Springs

In rebuttal, Mr. Ghovae addressed the concerns expressed by the objectors, and in response to queries by the members, he indicated that the owner purchased the property in the early 2000s; that in the past, the property was rezoned for townhomes, but no development was ever completed; and that the owners remain committed to working transparently with the neighbors.

Responding to query by Ms. Hibbard, Mr. Bailey noted that the configuration of the entrance kiosk will be determined at site plan review; and that the property is part of the Forest Ridge Phase One plat, and Mr. Schoderbock provided input.

Ms. Reiter moved, seconded by Mr. Figurski, that the LPA recommend approval of the application to the BCC based on the proposed use being consistent with adjacent commercial properties and the use of townhomes as a buffer to adjacent residential. Upon call for the vote, the motion failed 3 to 3 with Mr. Schultz and Mses. Johnson and Hibbard casting the dissenting votes.

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The meeting recessed at 10:41 A.M. and reconvened at 10:51 A.M.

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4. APPLICATION OF WTM HOLDINGS, INC. THROUGH HOUSH GHOVAEE, REPRESENTATIVE, FOR A ZONING CHANGE FROM R-2, SINGLE FAMILY RESIDENTIAL, TO GO, GENERAL OFFICE; AND A LAND USE CHANGE FROM RESIDENTIAL LOW TO RESIDENTIAL/OFFICE GENERAL (Z/LU-20-10-19) – CONTINUED FOR 90 DAYS

Public hearing was held on the application of WTM Holdings, LLC through Housh Ghovae for the above zoning and land use changes (Z/LU-20-10-19), re approximately 1.52 acres located at the southern terminus of Hidden Hills Drive directly north of 777 Alderman Road in Palm Harbor.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Bailey pointed out the location of the subject property and provided background information

regarding the application, indicating that the submitted plan would be an incompatible use of the property; and that staff recommends denial. He noted that the applicant was presented an alternative action to apply for a conditional Type 2 Use from the Board of Adjustment and Appeals; and that the applicant chose not to pursue that option.

Upon the Chairman's call for the applicant, Housh Ghovae, Clearwater, stated that office and retail uses are compatible zoning; and that requesting a zoning change makes more sense than seeking a Type 2 Use; whereupon, he discussed the surrounding properties and feedback that the applicant received from the neighbors. In response to query by Ms. Johnson, Mr. Ghovae indicated that there is one entrance to the property and a separate exit, both on Alderman Road.

Mr. Bailey stated that any conditions to require a wall or buffer to adjacent properties should be addressed through a Type 2 Use or a developer agreement.

Chairman Klar suggested that the LPA delay its vote to allow Mr. Ghovae and the applicant more time to work with the County. Mr. Ghovae concurred, and discussion ensued.

No one appeared in response to the Chairman's call for proponents. Upon his call for opponents, the following individuals stated their concerns and responded to queries by the members:

George Haymes, Palm Harbor

Libby Burke, Palm Harbor

James Derbes, Palm Harbor

Mary Settle, Palm Harbor

Michael Wallace, Palm Harbor

Ms. Johnson moved, seconded by Mr. Schultz, that the LPA continue Case No. Z/LU-20-10-19 for 90 days pending a revised application, or until such time as the applicant wishes to proceed without revisions. Upon call for the vote, the motion carried unanimously.

5. APPLICATION OF HICKORY POINT LAND, LLC THROUGH CRAIG TARASZKI, REPRESENTATIVE, FOR A ZONING CHANGE FROM R-E, RESIDENTIAL ESTATE, R-A, RESIDENTIAL AGRICULTURE, AND R-4, ONE, TWO, AND THREE FAMILY RESIDENTIAL, TO CR, COMMERCIAL RECREATION; AND A LAND USE CHANGE FROM RESIDENTIAL LOW TO COMMERCIAL RECREATION (Z/LU-21-10-19) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Hickory Point, LLC through Craig Taraszki for the above zoning and land use changes (Z/LU-21-10-19), re approximately 4.55 acres located on the south side of Anclote Road, 200 feet southeast of Wacassassa Street in unincorporated Tarpon Springs.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Bailey pointed out the location of the subject property, described surrounding land uses, and provided background information regarding the application. He indicated that the property is currently vacant; that the applicant wishes to expand the adjacent Recreational Vehicle Park; and that staff recommends approval.

Upon the Chairman’s call for the applicant, Craig Taraszki, St. Petersburg, discussed the proposal.

No one appeared in response to the Chairman’s call for proponents and opponents.

Mr. Schultz moved, seconded by Ms. Johnson and carried unanimously, that the LPA recommend approval of the application to the BCC based on it being consistent with the Comprehensive Plan.

6. APPLICATION OF ALDERMAN CROSSINGS, LLC THROUGH GARY A. BOUCHER, REPRESENTATIVE, FOR A ZONING CHANGE FROM RM, MULTI-FAMILY RESIDENTIAL, TO C-2, GENERAL COMMERCIAL AND SERVICES; AND A LAND USE CHANGE FROM RESIDENTIAL URBAN TO COMMERCIAL GENERAL (Z/LU-22-10-19) – RECOMMENDED APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Alderman Crossings, LLC through Gary A. Boucher for the above zoning and land use changes (Z/LU-22-10-19), re approximately 0.22 acre located on the west side of U.S. Highway Alternate 19, 180 feet north of Crystal Beach Avenue in Crystal Beach.

October 10, 2019

Referring to a PowerPoint presentation containing maps and photographs, Mr. Schoderbock pointed out the location of the subject property, described surrounding land uses, and provided background information regarding the application, noting that the area in Crystal Beach has a Community Overlay and Comprehensive Plan policies that address commercial development along Alternate 19; and that staff recommends approval of the application.

Upon the Chairman's call for the applicant, Gary Boucher, Palm Harbor, discussed the proposal, indicating that the developers have a concept plan and financing in place.

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

Mr. Schultz moved, seconded by Ms. Hibbard, that the LPA recommend approval of the application to the BCC based on consistency with the Comprehensive Plan. Upon call for the vote, the motion carried unanimously.

ADJOURNMENT

There being no further business and upon motion by Ms. Hibbard, the meeting was adjourned at 11:29 A.M.

Chairman