

Clearwater, Florida, December 12, 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 9:03 A.M. on this date with the following members present:

Steven Klar, Chairman
Gerald Figurski, Vice-Chairman
Lari Johnson
Ronald Schultz
Valerie Hibbard (Alternate)

Not Present

Susan M. Reiter
Paul Wikle
Charlene Beyer (non-voting School Board Representative)

Also Present

Glenn Bailey, Planning Department Zoning Manager
Alexandra Keen, Principal Planner
Michael Schoderbock, Principal Planner
Chelsea D. Hardy, Assistant County Attorney
Other interested individuals
Jenny Masinovsky, Board Reporter, Deputy Clerk
Minutes by Amelia Hanks, Board Reporter

CALL TO ORDER

Chairman Klar called the meeting to order at 9:03 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 January 28, 2020, and any documents to be reviewed by the BCC should be submitted to staff by January 14.

MINUTES OF NOVEMBER 14, 2019 MEETING – APPROVED

Ms. Johnson moved, seconded by Mr. Figurski and carried unanimously, that the minutes of the November 14 meeting be approved.

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 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 RESOLUTION AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS

1. APPLICATION OF MCMULLEN BOOTH 2AC 3 2019 TRUST/MARTIN J. ROSATO, TRUSTEE THROUGH E.D. ARMSTRONG, JR. AND CYNTHIA TARAPANI, REPRESENTATIVES, FOR A ZONING CHANGE FROM R-A, RESIDENTIAL AGRICULTURE, TO LI, LIMITED INSTITUTIONAL; A LAND USE CHANGE FROM R/OS, RECREATION/OPEN SPACE, TO I, INSTITUTIONAL; AND A DEVELOPMENT AGREEMENT (Z/LU-15-09-19) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of McMullen Booth 2AC 3 2019 Trust/Martin J. Rosato, Trustee, through E.D. Armstrong, Jr. and Cynthia Tarapani for the above land use and zoning changes, with a Development Agreement limiting the use on the property to a one-story medical office having a maximum size of 18,000 square feet and requiring additional development parameters involving site access, roadway improvements, buffering, and building design (Z/LU-15-09-19), re approximately 2.0 acres located on the east side of McMullen Booth Road, approximately 900 feet north of Curlew Road in Palm Harbor.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Bailey pointed out the location of the subject property, discussed the surrounding land uses, and provided background information regarding the site, relating that the LPA had recommended denial of a similar request in 2016; and that staff's concerns are now addressed in the proposed Development Agreement. He indicated that the proposed amendments and Development Agreement are consistent with the Comprehensive Plan; and that staff recommends approval of the application.

Upon the Chairman's call for the applicant, E.D. Armstrong, Hill Ward Henderson, Clearwater, appeared and indicated that Dr. Michael Pikos, the contract purchaser of the property, is in attendance; and that the concerns of neighbors and County staff have been

considered and addressed in the revised application; whereupon, he introduced Cynthia Tarapani, Tarapani Planning Strategies, Tarpon Springs.

Ms. Tarapani provided her professional background and qualifications; whereupon, referring to a site plan, building elevation, and various photographs, she described the proposed use and the requirements set forth in the Development Agreement, noting that it is a binding contract between the County and the developer.

Ms. Tarapani indicated that there will be one entrance to the proposed medical office with no left-turn movements into or out of the site; that a substantial number of trees and a landscaping buffer will be added; and that access to the Landmark Oaks development will not be affected. She noted that the site plan and proposed improvements were presented to the Landmark Oaks residents in June, and letters of support have been received from 13 of the owners; whereupon, she discussed the results of a traffic study, noting that there will be no negative impacts on the surrounding area.

Dr. Michael Pikos, Palm Harbor, discussed his background and multi-specialty group practice, indicating that it has outgrown his present facility in Palm Harbor; whereupon, he noted that he has meet with the members of the community and addressed their areas of concern. In response to queries by the members, Dr. Pikos related that the practice sees 30 to 35 patients a day; and that the 18,000-square-foot office will be utilized for various dentistry, educational, and research uses, and Mr. Armstrong provided input regarding traffic.

Upon the Chairman's call for proponents, Martin Rosato, Largo, and Karen Grof, Palm Harbor, spoke in support of the application. Ms. Grof related that she has conducted research regarding the proposal and met with Dr. Pikos; and that he has alleviated her concerns about the proposed building and traffic.

Responding to the Chairman's call for opponents, the following individuals appeared and expressed their concerns:

Charles Sineni, Palm Harbor

Greg Pavlick, Palm Harbor

Jacqueline Man, Palm Harbor, representing Landmark Oaks Condominium Association Board of Directors and speaking on behalf of others in attendance – submitted petition

In response to queries by Chairman Klar and Ms. Johnson, Ms. Man related that of the 21 buildings in the Landmark Oaks development, two would have units facing McMullen Booth Road; and that there is one entrance to the property.

Responding to a request by Mr. Figurski, Mike Raysor, Raysor Transportation Consulting, Tampa, discussed the methodology used to conduct two traffic studies with regard to the project, indicating that County staff concurs with the conclusion that the number of trips generated would be insignificant; and that conditions would improve for the residents of Landmark Oaks; whereupon, he referred to diagrams and maps and discussed the proposed median channelization island, a speed study conducted in connection with the previous application, and the addition of a right-turn lane.

Discussion ensued, and Mr. Raysor responded to queries by the members pertaining to U-turn locations, signage to be required by the County Traffic Engineering Department, and traffic flow. In response to queries by Messrs. Johnson and Schulz, Mr. Schoderbock related that the property is in a non-flood zone, and storm water will be addressed during site plan review; whereupon, Mr. Bailey clarified that the property was previously used as a dumping site for road projects, and Mr. Armstrong provided input.

Mr. Figurski moved, seconded by Ms. Johnson, that the LPA recommend approval of the application to the BCC based upon the facts contained in the staff report and the information given by the presenters. Upon call for the vote, the motion carried 3 to 2, with Mr. Schulz and Ms. Hibbard dissenting.

2. APPLICATION OF K G G K VENTURE, LLC THROUGH TYLER J. HUDSON, REPRESENTATIVE, FOR A LAND USE CHANGE FROM RESIDENTIAL/OFFICE/RETAIL TO COMMERCIAL GENERAL (LU-30-12-19) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of K G G K Venture, LLC through Tyler J. Hudson for the above land use change (LU-30-12-19), re approximately 3.23 acres located at 28795 U.S. Highway 19 North in unincorporated Clearwater.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Schoderbock pointed out the location of the subject property, discussed the surrounding land uses, and provided background information regarding the application, noting that the site contains a vacant restaurant, and the proposed use is a self-storage facility; whereupon, he explained that

December 12, 2019

the proposal is consistent with the Countywide Plan, but would require an amendment to the local Comprehensive Plan.

Upon the Chairman's call for the applicant, Tyler Hudson, Tampa, discussed the proposal, indicating that the development team was present. He noted that the current and proposed land use categories are very similar; and that development of the property would reduce traffic and infrastructure impacts; whereupon, he introduced Stanley Bonilla, Melville, New York, who provided information regarding Safeguard Self Storage.

In response to query by Ms. Hibbard, Mr. Bonilla clarified that the recreational vehicle storage area in the back of the lot would have a carport-style cover and would not be visible from the roadway; and that the area is currently buffered from the adjacent residences.

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

Mr. Schulz moved, seconded by Mr. Figurski, that the LPA recommend approval of the application to the BCC in accordance with the staff recommendation, finding it consistent with the Comprehensive Plan. Upon call for the vote, the motion carried unanimously.

ADJOURNMENT

Upon motion by Ms. Hibbard, seconded by Ms. Johnson and carried unanimously, the meeting was adjourned at 10:45 A.M.

Chairman