

Clearwater, Florida, January 9, 2020

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 9:01 A.M. on this date with the following members present:

Steven Klar, Chairman  
Gerald Figurski, Vice-Chairman  
Paul Wikle  
Valerie Hibbard (Alternate)

Not Present

Lari Johnson  
Ronald Schultz  
Susan M. Reiter  
Charlene Beyer (non-voting School Board Representative)

Also Present

Glenn Bailey, Zoning Manager  
Michael Schoderbock, Principal Planner  
Chelsea D. Hardy, Assistant County Attorney  
Other interested individuals  
Amelia Hanks, Board Reporter

CALL TO ORDER

Chairman Klar called the meeting to order at 9:01 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 February 25, 2020, and any documents to be reviewed by the BCC should be submitted to staff by February 11.

MINUTES OF DECEMBER 12, 2019 MEETING – APPROVED

Mr. Figurski moved, seconded by Ms. Hibbard and carried unanimously, that the minutes of the December 12 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 a Deputy Clerk.

PROPOSED ORDINANCE AND RESOLUTIONS AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS

1. APPLICATION OF GATEWAY MHP, LTD. THROUGH WILLIAM HULETT AND JOHN KENDALL, REPRESENTATIVES, FOR A ZONING CHANGE FROM R-4, ONE, TWO, AND THREE FAMILY RESIDENTIAL, AND C-2, GENERAL COMMERCIAL AND SERVICES, TO RMH, RESIDENTIAL MOBILE/MANUFACTURED HOME (ZON-20-1) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Gateway MHP, Ltd. through William Hulett and John Kendall for the above zoning changes (ZON-20-1), re approximately 5.6 acres located at 10100 Gandy Boulevard in unincorporated St. Petersburg.

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 site. He noted that the amendment areas are part of a 39.4-acre parcel containing the Gateway Mobile Home Park community, which is otherwise zoned RMH; that approving the changes will provide consistent zoning for the property, recognizing the established mobile home park use; and that the density allowed on the property would not change; whereupon, he indicated that the proposed zoning is consistent with the Comprehensive Plan; and that staff recommends approval of the application.

John Kendall, St. Petersburg, appeared and indicated that he represents the applicant. No one appeared in response to the Chairman's call for proponents and opponents.

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

2. APPLICATION OF W T M 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

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Public hearing was held on the application of W T M Holdings, Inc. 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.

Mr. Bailey indicated that the case was continued by the LPA in October for 90 days to allow the applicant time to formulate a development agreement. He related that staff has worked with the applicant to try to resolve certain issues such as parking, vehicle access, and other matters; and that a development agreement has not yet been submitted; whereupon, he noted that the applicant has requested a continuance for an additional 90 days, and Mr. Ghovae concurred.

Ms. Hibbard moved, seconded by Mr. Figurski, that the case be continued for 90 days in accordance with the applicant's request. Upon call for the vote, the motion carried unanimously.

OTHER ITEM

1. SELECTION OF 2020 OFFICERS – MESSRS. KLAR AND FIGURSKI RE-ELECTED CHAIRMAN AND VICE-CHAIRMAN, RESPECTIVELY

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Upon the Chairman's call for nominations, Mr. Wikle moved, seconded by Ms. Hibbard and carried unanimously, that Mr. Klar be re-elected Chairman for 2020.

Thereupon, Mr. Wikle moved, seconded by Ms. Hibbard and carried unanimously, that Mr. Figurski be re-elected Vice-Chairman.

Mr. Bailey indicated that there are no cases scheduled to be heard in February.

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ADJOURNMENT

Upon motion by Mr. Figurski, seconded by Mr. Wikle and carried unanimously, the meeting was adjourned at 9:11 A.M.

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Chairman