

Clearwater, Florida, January 14, 2016

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:

Regina Kardash, Chairman  
David Brandon, Vice-Chairman  
Steve Klar  
Ronald Schultz  
Susan Reiter  
Lauralee Westine  
Valerie Murray (Alternate)  
Clint Herbic (non-voting School Board Representative)

Also Present:

Gordon R. Beardslee, Planning Department Director  
Glenn Bailey, Planning Department Zoning Manager  
David S. Sadowsky, Senior Assistant County Attorney  
Chelsea D. Hardy, Assistant County Attorney  
Other interested individuals  
Christopher Bartlett, Board Reporter, Deputy Clerk

CALL TO ORDER

Chairman Kardash called the meeting to order at 9:01 A.M. and reviewed the procedure for the public hearings; whereupon, she announced that today's cases will be heard by the Board of County Commissioners (BCC) on February 23, and any documents to be reviewed by the Board should be submitted to staff by February 9.

MINUTES OF NOVEMBER 12, 2015 AND DECEMBER 10, 2015

Chairman Kardash indicated that the November 10, 2015 and December 10, 2015 minutes were not available at this time.

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 C & K SAFETY HARBOR, LLC AND OUTBIDYA, INC. THROUGH RICHARD J. MARTEL OR JASON D. BOYD, REPRESENTATIVES, FOR A ZONING CHANGE FROM A-E-W, AGRICULTURAL ESTATE RESIDENTIAL-WELLHEAD PROTECTION OVERLAY, TO PSP-W-CO, PUBLIC/SEMI-PUBLIC-WELLHEAD PROTECTION OVERLAY-CONDITIONAL OVERLAY; AND A LAND USE CHANGE FROM RESIDENTIAL RURAL TO INSTITUTIONAL (Z/LU-1-1-16) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of C & K Safety Harbor, LLC and Outbidya, Inc. through Richard J. Martel or Jason D. Boyd for the above changes in zoning and land use designation (Z/LU-1-1-16), re approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon.

Mr. Bailey referred to photographs and the zoning and land use map, pointed out the location of the subject property, and related that the site is currently vacant. He indicated that the Conditional Overlay would restrict the use of the property to a private school and related accessory uses for up to 400 students, with a maximum building height of 35 feet; that an 8-foot wall and a road exist on the property; and that the potential change in traffic resulting from the proposed school would not overburden Keystone Road.

Mr. Bailey described the surrounding land uses and indicated that the proposed changes are consistent with the Future Land Use Map and East Lake Tarpon Community Overlay; that 83 letters and a petition with 96 signatures were received in support of the application; and that the Council of North County Neighborhoods Board of Directors also supports the request; whereupon, he recommended approval of the proposed amendment.

In response to the Chairman's call for the applicant, Katherine Cole, Esquire, Hill Ward Henderson, Clearwater, indicated that she represents the Solid Rock Community School. She stated that the school currently operates on three separate campuses in the north

January 14, 2016

Pinellas County area; that it provides education for kindergarten through high school grade levels; and that the goal is to consolidate all campuses on the subject property.

Referring to photographs, Attorney Cole pointed out the location of the three campuses and the surrounding land uses, and related that the subject property is large enough to include sports fields; that the County's Institutional zoning category does not permit high schools; that there are numerous institutional and commercial uses in the area, by Special Exception; and that, because the property's size exceeds what is allowed under the Special Exception process, a land use plan amendment is required.

School Founder and Director Michele Fasnacht, Tarpon Springs, provided background information, noting that the school has been operating for eleven years and in the north Tarpon area for the last six years; that its students are diverse and include those that are gifted and those with special needs; and that the current campuses are located one to three miles away from the proposed site.

Ms. Fasnacht stated that leases are set to expire on two of the school campuses; and that the subject property is ideal and meets the needs and future goals of the school. She indicated that consolidating the school campuses would decrease traffic by eliminating any need to drive from one campus to another; that the school would increase employment in the area and provide more revenue to local businesses; that quality schools often increase property values and neighborhood desirability; and that the school would be able to offer additional community programming and events that support the neighborhoods and families.

Responding to queries by Mr. Brandon, Ms. Fasnacht stated that there would be no access to the East Lake Sports Complex from the north of the property; that the sports complex is currently used regularly for the majority of the school's sports needs; and that the proposed site plan includes sports fields which would eliminate the school's need to use the sports complex except for seasonal football games. She indicated that one campus has a lease that will expire at the end of 2016; that a second campus has a lease that will expire at the end of 2017; and that the third campus is leased on a month-to-month basis.

In response to query by Chairman Kardash, Ms. Fasnacht confirmed that a traffic study was completed; whereupon, Attorney Cole noted that the traffic engineer who performed the study is present and able to answer any questions from the Board.

January 14, 2016

Upon the Chairman's call for persons wishing to be heard, the following individuals appeared in support of the application:

Matt Welch, Dunedin  
Charles Puccini, Tarpon Springs  
Karen O'Connor, Tarpon Springs  
Melissa Yost, New Port Richey  
Karen Bravo, Clearwater  
Sharon Jones, Palm Harbor  
Paul Eckley, Odessa

No one appeared in response to the Chairman's call for persons wishing to be heard in opposition; whereupon, Chairman Kardash closed the public hearing.

Responding to query by Ms. Murray, Attorney Cole indicated that an existing stormwater pond on the property would be relocated to accommodate the proposed development but would remain onsite.

In response to queries by Chairman Kardash regarding the traffic study, Arnold Kenly, Clearwater, provided an overview of the study and stated that he is a licensed professional civil engineer; that traffic comparisons were made with schools of similar size and did not include the much larger public schools; and that the majority of the traffic would be concentrated within a 30 minute window in the mornings and afternoons. He indicated that due to heavy eastbound traffic, a left-turn lane would need to be constructed for entrance to the school; and that plans for the turn lane are being discussed with County staff.

Following discussion, Ms. Westine moved, seconded by Mr. Schultz, that the LPA recommend approval of the application to the BCC. Mr. Schultz noted his appreciation for the positive impact of the school on its community, and Mr. Brandon concurred.

Upon call for the vote, the motion passed unanimously.

2. APPLICATION OF FITZGERALD MOTORS, INC. THROUGH RICHARD J. MARCEL OR JASON D. BOYD, REPRESENTATIVES, FOR A ZONING CHANGE FROM CP-1, COMMERCIAL PARKWAY-1, TO CP-2, COMMERCIAL PARKWAY-2 (Z-2-1-16) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

---

Public hearing was held on the application of Fitzgerald Motors, Inc. through Richard J. Marcel or Jason D. Boyd for the above change in zoning (Z-2-1-16), re approximately 4.8 acres located on the east side of U.S. Highway 19 North, 600 feet north of State Road 580 in the unincorporated area of Clearwater.

Mr. Bailey referred to the zoning and land use map, pointed out the location of the subject property, and related that the site is home to the Fitzgerald Auto Mall-Hyundai car dealership. He indicated that the applicant desires to build a car wash which would require a zoning change.

Referring to aerial photographs, Mr. Bailey discussed the surrounding land uses and indicated that the subject property meets the location requirement for CP-2 zoning; and that no correspondence has been received; whereupon, he recommended approval of the proposed zoning amendment.

Responding to queries by the members, Mr. Bailey indicated that the addition of a car wash would increase the property's floor-to-area ratio beyond the maximum allowed by CP-1 zoning; that CP-2 allows a higher ratio which would accommodate the change; and that the handling of water runoff would be addressed during site plan review.

Richard Marcel, New Port Richey, appeared on behalf of the applicant. Responding to query by Ms. Reiter, he indicated that the proposed car wash would be used strictly by the dealership and would not be open to the public.

No one appeared in response to the Chairman's call for persons wishing to be heard; whereupon, Chairman Kardash closed the public hearing.

Mr. Brandon moved, seconded by Mr. Schultz and carried unanimously, that the LPA recommend approval of the proposed zoning amendment to the BCC.

3. APPLICATION OF PROVIDENCE STORAGE, LLC THROUGH ROD COLLMAN, A.I.A., REPRESENTATIVE, FOR A ZONING CHANGE FROM R-4, ONE, TWO AND THREE FAMILY RESIDENTIAL, TO C-3, COMMERCIAL, WHOLESALE, WAREHOUSING AND INDUSTRIAL SUPPORT (Z-3-1-16) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

---

Public hearing was held on the application of Providence Storage, LLC through Rod Collman for the above change in zoning (Z-3-1-16), re approximately 0.7 acre located on the west side of Alternate U.S. Highway 19, 300 feet south of Brevard Street in Palm Harbor.

Mr. Bailey referred to the zoning and land use map, pointed out the location of the subject property, and related that the site is currently vacant. He indicated that the proposed use would include office and storage which are permitted within C-3 zoning.

Referring to aerial photographs, Mr. Bailey discussed the surrounding land uses. He indicated that the proposal is appropriate and is consistent with the Comprehensive Plan; that it would eliminate the existing zoning and land use inconsistency; and that no correspondence has been received; whereupon, he recommended approval of the proposed amendment.

Responding to query by Mr. Brandon, Mr. Bailey indicated that several zoning/land use inconsistencies exist in the surrounding areas.

Upon Chairman Kardash's call for the applicant, Rod Collman, Dunedin, appeared and indicated that he believes the proposed change in zoning would improve the area.

No one appeared in response to the Chairman's call for persons wishing to be heard; whereupon, Chairman Kardash closed the public hearing.

Mr. Klar moved, seconded by Mr. Brandon and carried unanimously, that the LPA recommend approval of the proposed zoning amendment to the BCC.

OTHER ITEMS

Mr. Beardslee stated that if board members cannot find a reserved parking space and must use a paid meter, the County will reimburse them for the cost.

January 14, 2016

ADJOURNMENT

Upon motion by Mr. Brandon, seconded by Mr. Schultz and carried, the meeting was adjourned at 10:49 A.M.

---

Chairman