

Clearwater, Florida, June 9, 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 9:05 A.M. on this date with the following members present:

Regina Kardash, Chairman
Bill Bucolo
Valerie Murray (Alternate)
Susan Reiter
Ronald Schultz
Lauralee G. Westine

Not Present:

David Brandon, Vice-Chairman
Clint Herbic (non-voting School Board Representative)
Steve Klar

Also Present:

Renea Vincent, Director, Planning Department
Glenn Bailey, Zoning Manager, Planning Department
Ryan Brinson, Program Planner, Planning Department
Carl E. Brody, Senior Assistant County Attorney
David S. Sadowsky, Senior Assistant County Attorney
Other interested individuals
Christopher Bartlett, Board Reporter, Deputy Clerk

CALL TO ORDER

Chairman Kardash called the meeting to order at 9:05 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 July 19, and any documents to be reviewed by the Board should be submitted to staff by July 12.

MINUTES OF APRIL 14, 2016 AND MAY 11, 2016 MEETINGS – APPROVED

Ms. Westine moved that the April 14 and May 11, 2016 minutes be approved. Mr. Schultz seconded the motion for April 14, and Ms. Murray seconded the motion for May 11. The motions carried with separate unanimous votes.

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 MARTIN ROSATO THROUGH CYNTHIA TARAPANI, REPRESENTATIVE, FOR A LAND USE CHANGE FROM RECREATION/OPEN SPACE TO RESIDENTIAL/OFFICE-LIMITED, AND A ZONING CHANGE FROM A-E, AGRICULTURAL ESTATE RESIDENTIAL, TO P-1A-CO, LIMITED OFFICE-CONDITIONAL OVERLAY, WITH THE CONDITIONAL OVERLAY LIMITING THE USE TO MEDICAL OFFICES (Z/LU-12-5-16) – CONTINUED TO THE JULY 14, 2016 MEETING

Public hearing was held on the application of Martin Rosato through Cynthia Tarapani for the above changes in zoning and land use designation (Z/LU-12-5-16), re approximately two acres located on the east side of McMullen Booth Road, approximately 700 feet north of Curlew Road in Palm Harbor.

Noting the applicant's request for a continuance in the matter, Chairman Kardash invited the applicant to come forward; whereupon, Ms. Tarapani, Florida Design Consultants, New Port Richey, stated that the applicant is requesting additional time in order to meet with residents of surrounding properties and discuss their concerns.

Attorney Brody indicated that the process does allow opponents of the continuance to speak, and would allow for comments on the application from anyone unable to appear at the following meeting in order to place their comments on the record for future consideration; whereupon, Attorney Sadowsky stated that the motion for continuance should be heard first; and that, if approved, the Board could hear additional comments from those unable to attend the future hearing.

Upon the Chairman's call for those wishing to address the motion for continuance, Jacqueline Man, Palm Harbor, stated that she represents 152 homeowners; and that she is ready to speak to the issues at hand and does not feel a continuation is warranted.

Mr. Bucolo moved, seconded by Ms. Westine, that the item be continued to the July 14 meeting, and discussion ensued. Upon call for the vote, the motion carried unanimously.

No one appeared in response to the Chairman's call for citizens wishing to speak who are unable to attend the July 14 meeting; whereupon, she closed the public hearing.

2. APPLICATION OF PALM HARBOR UNITED METHODIST CHURCH THROUGH JOHN R. KIKER, III, REPRESENTATIVE, FOR A ZONING CHANGE FROM A-E, AGRICULTURAL ESTATE RESIDENTIAL, R-R, RURAL RESIDENTIAL, AND R-3, SINGLE FAMILY RESIDENTIAL, TO IL, INSTITUTIONAL LIMITED (Z-14-6-16) – RECOMMEND APPROVAL PER STAFF RECOMMENDATION

Public hearing was held on the application of Palm Harbor United Methodist Church through John R. Kiker, III, for the above change in zoning (Z-14-6-16), re approximately nine acres located at 1551 Belcher Road in Palm Harbor.

Mr. Brinson referred to photographs and the zoning and land use map, pointed out the location of the subject property, described surrounding land uses, and indicated that the three zoning districts would be consolidated into one; and that the proposal would allow existing use to be permitted administratively rather than by Special Exception. He related that there is no intent to redevelop the property; and that the church is seeking the amendment so as to recognize the church as a permitted use; whereupon, he stated that staff recommends approval of the application.

Upon the Chairman's call for the applicant, Mr. Kiker, Palm Harbor, indicated that allowing the requested zoning change will lessen the burden on the Church when it needs to accommodate changes on the property which currently require a Special Exception, involving fees, time, and possible delays. He related that there are no plans to change or build anything at this time; and that the long-range plan includes additional classrooms and the consolidation of office space.

Responding to query by Chairman Kardash, Mr. Kiker stated that the church was established in 1914 and has been on the property since 1986; that the congregation has grown from 50 people to about 2,000; and that the school's requirement for space continues to grow to accommodate its reputation and waiting list.

No one appeared in response to the Chairman's call for citizens wishing to be heard; whereupon, Ms. Westine moved, seconded by Mr. Schultz and carried unanimously, that the LPA recommend approval of the application to the BCC.

3. APPLICATION OF ROSE M. LEMOS AND MICHAEL AND DAWN CLEMENTS THROUGH PAMELA D. CICHON, ESQUIRE, FOR A LAND USE CHANGE FROM RESIDENTIAL LOW TO RESIDENTIAL/OFFICE-LIMITED, AND A ZONING CHANGE FROM R-3, SINGLE FAMILY RESIDENTIAL, TO P-1A, LIMITED OFFICE (Z/LU-15-6-16) – CONTINUED TO THE JULY 14, 2016 MEETING

Public hearing was held on the application of Rose M. Lemos and Michael and Dawn Clements through Pamela Cichon for the above changes in zoning and land use designation (Z/LU-15-6-16), re approximately 0.7 acre located at 10711 99th Place North and 9904 108th Street North in unincorporated Seminole.

Noting that the applicant has requested a continuance and is not present for the hearing, Chairman Kardash called for citizens wishing to speak in favor of or against the continuance of the item; whereupon, Dane Heatherington and Janet Young, Seminole, indicated their opposition.

Responding to query by Ms. Murray, Mr. Bailey noted that the applicant's representative sent a letter stating that she would be out of town and unable to attend today's hearing.

Ms. Westine moved, seconded by Mr. Schultz, that the item be continued to the July 14 meeting, stating that it is the LPA's general practice to approve at least one continuance out of courtesy to the applicant. Upon call for the vote, the motion carried unanimously.

Chairman Kardash called for citizens wishing to comment for the record who cannot be present at the July 14 meeting, and Mr. Heatherington came forward and stated his concerns; whereupon, Ms. Westine related that staff is recommending denial of the application; and that his concerns will be well represented at the July meeting.

Chairman Kardash stated that staff's full presentation is available to the public as part of the online agenda information; and that the LPA considers all written correspondence in their decision process.

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ADJOURNMENT

Upon motion by Mr. Bucolo, seconded by Mr. Schultz and carried unanimously, Chairman Kardash adjourned the meeting at 9:21 A.M.

Chairman