

Clearwater, Florida, October 13, 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 9:06 A.M. on this date with the following members present:

Regina Kardash, Chairman
Steve Klar
Ronald Schultz
Lauralee G. Westine
Clint Herbic (non-voting School Board Representative)

Not Present:

David Brandon, Vice-Chairman
Bill Bucolo
Susan Reiter

Also Present:

Renea Vincent, Director, Planning Department
Glenn Bailey, Zoning Manager, Planning Department
Chelsea Hardy, Assistant County Attorney
Other interested individuals
Christopher Bartlett, Board Reporter, Deputy Clerk

CALL TO ORDER

Chairman Kardash called the meeting to order at 9:06 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 November 22, and any documents to be reviewed by the Board should be submitted to staff by November 8.

MINUTES OF SEPTEMBER 15, 2016 – APPROVED

Mr. Schultz moved, seconded by Ms. Westine and carried unanimously, that the September 15, 2016 minutes 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 hearing was held on the following item. 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 AMENDMENT TO THE PINELLAS COUNTY ZONING ATLAS

1. APPLICATION OF LAURENS K. AND MARIANNE E. BRADLEY, JOSEPH W. BRADLEY, AND HADIR K. BRADLEY THROUGH JAMES M. VERNON, REPRESENTATIVE, FOR A ZONING CHANGE FROM A-E, AGRICULTURAL ESTATE RESIDENTIAL, TO R-1, SINGLE FAMILY RESIDENTIAL (Z-24-10-16) – APPROVED AS RECOMMENDED BY STAFF

Public hearing was held on the application of Laurens K. and Marianne E. Bradley, Joseph W. Bradley, and Hadir K. Bradley through James M. Vernon for the above change in zoning (Z-24-10-16) re approximately 10.2 acres located at 869 Manning Road and 1580 Hermosa Drive in Palm Harbor.

Mr. Bailey referred to photographs and the zoning and land use map, pointed out the location of the subject property, described surrounding land uses, and noted that the subject area consists of two parcels; that the land use will remain Residential Suburban, allowing 2.5 units per acre; and that there is currently one single family home on each lot. He indicated that the proposed change would allow a minimum lot size of 2,000 square feet; and that a construction of a single family subdivision is being proposed; whereupon, he stated that staff recommends approval of the application.

In response to queries by the members, Mr. Bailey indicated that road access to the new subdivision will likely be from Hermosa Drive, and identified a certain parcel to the west as a large drainage pond.

Upon the Chairman's call for the applicant, James Vernon appeared and stated that he is an attorney and a Professional Engineer; and that his company, Tocobaga Land Holdings, LLC, has an existing contract to develop the proposed subdivision. He noted that as the developer, he would gladly answer any questions from the Board; and that any issues not pertaining to zoning would be formally addressed in the site planning process.

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Responding to query by Chairman Kardash, Mr. Vernon confirmed that access to the subdivision would be via Hermosa Drive. He indicated that the roads abutting the property are essentially unimproved; and that any road that accesses the site would be brought to County standards.

Responding to the Chairman's call for citizens wishing to be heard, the following persons appeared and stated their concerns including improving the roads and sidewalks near the property, increased traffic, overburdening the current sewer and wastewater systems, privacy, and ongoing flooding issues.

Anthony Jeffs, Palm Harbor, Franklin Square East Homeowners Association President (undecided)
Douglas Jones, Palm Harbor (opposed)

Mr. Bailey indicated that the concerns of the speakers are not zoning issues and would be addressed during site plan review; and that drainage from the proposed development will have to be retained on-site. Responding to queries by the members, he stated that the County would not require a wall as part of the landscape buffering; and that it is premature to discuss any concept plans.

Mr. Herbic related that the Pinellas County School Board owns the lot to the south; and that, while it has no immediate plans to do so, it could decide to build a school on the lot in the future; whereupon, he requested that the developer provide disclosure of the lot's ownership to prospective homebuyers.

Mr. Vernon provided information concerning the flooding issues in the area dating back to the 1940s, and indicated that a recent County study has identified alternatives to alleviate the flooding should it have the means to implement them; and that as the developer, he is required to comply with all County codes and standards. He related that wastewater issues would be addressed as part of the site plan review; and that County staff would review the flow rates and possible stress to the lift station and would advise accordingly during that process.

Mr. Vernon stated that the surrounding roads will meet the expected level of service; and that he anticipates that walls or fencing will be preferred by prospective homebuyers even though they would not be required by the County.

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In response to queries by the members, Mr. Vernon stated that he would be willing to accommodate the School Board's request as part of the declaration for the homeowners; whereupon, Chairman Kardash closed the public hearing.

Mr. Schultz moved, seconded by Ms. Westine and carried unanimously, that the LPA recommend approval of the application to the BCC in accordance with the staff recommendation.

ADJOURNMENT

There being no further business and upon motion by Mr. Schultz, seconded by Mr. Herbic, Chairman Kardash adjourned the meeting at 9:39 A.M.

Chairman