

Clearwater, Florida, September 13, 2018

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 9:07 A.M. on this date with the following members present:

Ronald Schultz, Chairman  
Gerald Figurski, Vice-Chairman  
Lari Johnson  
Regina Kardash  
Susan M. Reiter (Late Arrival)  
Paul Wikle

Not Present:

Steve Klar  
Charlene Beyer (non-voting School Board Representative)

Also Present:

Glen Bailey, Planning Department Zoning Manager  
Michael Schoderbock, Principal Planner  
Chelsea Hardy, Assistant County Attorney  
Other interested individuals  
Teresa Adkins, Board Reporter  
Lynn Abbott, Board Reporter, Deputy Clerk

CALL TO ORDER

Chairman Schultz 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 October 23, 2018, and any documents to be reviewed by the BCC should be submitted to staff by October 9.

MINUTES OF JULY 12, 2018 MEETING – APPROVED

Ms. Johnson moved, seconded by Ms. Kardash, that the minutes of the July 12 meeting be approved. Upon the call for the vote, the motion carried unanimously.

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 AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP AND ZONING ATLAS AND A DEVELOPMENT AGREEMENT

1. APPLICATION OF CLEARWATER COMMUNITY CHURCH, INC. THROUGH CARL TOWLE, REPRESENTATIVE, FOR A ZONING CHANGE FROM RPD-10, RESIDENTIAL PLANNED DEVELOPMENT-TEN UNITS PER ACRE, AND A-E, AGRICULTURAL ESTATE RESIDENTIAL, TO IL, INSTITUTIONAL LIMITED; AND A LAND USE CHANGE FROM INSTITUTIONAL AND RESIDENTIAL LOW MEDIUM TO INSTITUTIONAL (Z/LU-21-09-18) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Clearwater Community Church, Inc. through Carl Towle for the above changes in zoning and land use (Z/LU-21-09-18), re approximately 9.59 acres located at 2897 Belcher Road in unincorporated Dunedin.

Referring to a PowerPoint presentation containing various maps and photographs, Mr. Schoderbock pointed out the location of the subject property, described surrounding land uses, and provided an overview of the request, noting that the applicant acquired the RLM portion of the property separately from the Institutional property to the north; and that a Comprehensive Plan acreage threshold policy requires that it be amended to Institutional. He related that an institutional use can be considered compatible use with the Belcher Road scenic non-commercial corridor; that there would be limited infrastructure impacts, as there is no change to the use; and that staff recommends approval of the request.

Upon the Chairman's call for the applicant, Carl Towle, Clearwater, provided information regarding the site, noting that the church acquired the second property to provide flexibility for future improvements.

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

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

2. APPLICATION OF SHERYL M. HAYNES AND PATRICK SHAUGHNESSY THROUGH TODD PRESSMAN, REPRESENTATIVE, FOR A ZONING CHANGE FROM R-2, SINGLE FAMILY RESIDENTIAL, TO C-2-CO, GENERAL RETAIL COMMERCIAL & LIMITED SERVICES-CONDITIONAL OVERLAY, WITH THE CONDITIONAL OVERLAY LIMITING THE USE OF THE PROPERTY TO A SELF-STORAGE FACILITY; AND A LAND USE CHANGE FROM RESIDENTIAL LOW TO COMMERCIAL GENERAL (Z/LU-22-09-18) – RECOMMEND DENIAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Sheryl M. Haynes and Patrick Shaughnessy through Todd Pressman for the above zoning and land use changes (Z/LU-22-09-18), re approximately 1.92 acres located at 12909 Park Boulevard in unincorporated Seminole.

Referring to a PowerPoint presentation containing various maps and photographs, Mr. Bailey described the surrounding area, provided background information regarding the application and zoning history of the property, and discussed the surrounding uses; whereupon, he stated that the proposed changes are inconsistent with the surrounding land uses and the Pinellas County Comprehensive Plan; and that staff recommends denial. He indicated that the BCC public hearing will be postponed until November 20 at 9:30 A.M., due to the applicant being out of the country.

Upon the Chairman's call for the applicant, Todd Pressman, Palm Harbor, referred to a PowerPoint presentation, the zoning and land use map, and various photographs, and discussed the request, indicating that due to the adjacent commercial zoning and land use designations, the applicants have been unable to sell the property for the past four years; that the proposed mini-storage is consistent with surrounding commercial properties; and that the property is situated near an arterial road and directly neighboring a Winn Dixie shopping center, impacting the sale of the property for residential use.

Mr. Pressman requested that the members consider adding a building height cap to the Conditional Overlay to limit the height of the storage facility to 15 feet; whereupon, he provided the opinion of a real estate professional in support of the request, indicating that the property is not appropriate for residential use.

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During brief discussion and responding to queries by the members, Mr. Pressman related that the offers made on the home were below asking price; and that the home was built in 1978; whereupon, Mr. Bailey clarified that Winn Dixie owns the retention pond directly behind the subject property, and the store was built in 1996.

No one responded to the Chairman's call for proponents. Upon his call for opponents, the following persons stated their concerns:

Glen Getchell, Seminole

Patty Gaston, Seminole (referred to petition)

Dan Babbitt, Seminole

Barbara Krall, Seminole (referred to document showing storage facilities in the area)

Christopher Stenzel, Seminole, representing the Stenzel Family Trust

Concerns expressed by the objectors included the following:

- Property was clear cut
- Inflated asking price
- Home is in need of repair
- Incompatibility with the neighborhood's character
- Decline in property values
- Demolition and construction noise
- Inconsistency with the Comprehensive and Strategic Plans
- 14 similar facilities within a 5 mile radius
- Could attract criminal activity
- Other appropriate development opportunities exist
- Potential drainage issues
- Increased traffic
- Unsightly building

Responding to the concerns of the objectors, Mr. Pressman indicated that the clearing of the property primarily involved Brazilian peppers; whereupon, he indicated that the parcel borders an intensive commercial node; and that the proposed use would provide an appropriate buffer.

In response to queries by the members, Mr. Pressman indicated that persons were living in the home prior to its purchase by the applicant in 2012, and confirmed that it has been unoccupied since that time.

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Ms. Reiter entered the meeting at 9:49 A.M.

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Responding to queries by Mr. Wikle with regard to buffering, Mr. Bailey related that Residential Low zoning allows five units per acre; and that other step-down uses could be office or multi-family housing.

Mr. Figurski moved, seconded by Ms. Johnson and carried unanimously, that the LPA recommend denial of the application to the BCC.

3. APPLICATION OF HUNTLEY PROPERTIES, LLC THROUGH DAWN HUNTLEY MATTOX AND DAVID HUNTLEY, REPRESENTATIVES, FOR TERMINATION OF A PREVIOUSLY APPROVED DEVELOPMENT AGREEMENT (DA-23-09-18) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Huntley Properties, LLC through Dawn Huntley Mattox and David Huntley for termination of a previously approved development agreement (DA-23-09-18), re approximately 19.73 acres located at 7950 Park Boulevard in Pinellas Park.

Referring to a PowerPoint presentation containing maps and a photograph, Mr. Bailey pointed out the location of the subject property and discussed the surrounding uses, noting that the property is the former location of the Golden Lantern Mobile Home Park. He related that the development agreement approved in 2011 expires in 2021; that staff recommends approval of the termination; and that any future development would be under City of Pinellas Park regulations.

Upon the Chairman’s call for the applicant, David Huntley, Pinellas Park, appeared and stated that the request to terminate the development agreement with the County is to pursue development opportunities through the City of Pinellas Park.

Responding to queries by the members, Senior Assistant County Attorney David Sadowsky provided input, indicating that Pinellas County no longer has jurisdiction over the property; that the applicant requested the action; and that staff is advocating for him.

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

Mr. Wikle moved, seconded by Ms. Kardash and carried unanimously, that the LPA recommend approval of the termination to the BCC in accordance with the staff recommendation.

4. APPLICATION OF OLYMPIA MANAGEMENT, LLC THROUGH RONALD MORGAN, REPRESENTATIVE, FOR A ZONING CHANGE FROM R-R, RURAL RESIDENTIAL, TO R-3, SINGLE-FAMILY RESIDENTIAL (Z-24-09-18) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Olympia Management, LLC through Ronald Morgan for the above change in zoning (Z-24-09-18), re approximately 2.05 acres located at 2333 Tampa Road in Palm Harbor.

Referring to a PowerPoint presentation containing various 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, indicating that the applicant wishes to construct single-family homes. He stated that staff finds the request appropriate and consistent with the Comprehensive Plan and recommends approval.

Upon the Chairman's call for the applicant, Ronald Morgan, Dunedin, appeared and indicated that the zoning change would allow the development of ten single-family lots.

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

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

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ADJOURNMENT

There being no further business, Chairman Schultz adjourned the meeting at 3:04 P.M.; whereupon, Mr. Bailey noted that the October meeting would be cancelled, as there are no cases to be heard.

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Chairman