

Clearwater, Florida, July 11, 2019

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 9:00 A.M. on this date with the following members present:

Steven Klar, Chairman
Gerald Figurski, Vice-Chairman
Lari Johnson
Regina Kardash
Susan M. Reiter
Ronald Schultz
Charlene Beyer (non-voting School Board Representative)

Not Present
Paul Wikle

Also Present
Glenn Bailey, Planning Department Zoning Manager
Michael Schoderbock, Principal Planner
Chelsea D. Hardy, Assistant County Attorney
Other interested individuals
Chris Bartlett, Board Reporter, Deputy Clerk

CALL TO ORDER

Chairman Klar called the meeting to order at 9:00 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 August 20, 2019, and any documents to be reviewed by the BCC should be submitted to staff by August 6.

MINUTES OF JUNE 13, 2019 MEETING – APPROVED

Ms. Reiter moved, seconded by Mr. Figurski and carried unanimously, that the minutes of the June 13 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 the Deputy Clerk.

PROPOSED AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP AND ZONING ATLAS

1. APPLICATION OF PARADISE MULTIPLEX LLC THROUGH STEVEN M. KAWOHL, REPRESENTATIVE, FOR A ZONING CHANGE FROM E-2, EMPLOYMENT-2, TO C-2, GENERAL COMMERCIAL AND SERVICES, AND A LAND USE CHANGE FROM COMMERCIAL NEIGHBORHOOD TO COMMERCIAL GENERAL (Z/LU-12-07-19) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Paradise Multiplex LLC through Steven M. Kawohl for the above zoning and land use changes (Z/LU-12-07-19), re approximately 0.84 acre located at 6280 150th Avenue North in unincorporated Largo.

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 application, relating that the current E-2 zoning is for industrial uses, which is not consistent with the surrounding commercial neighborhood; that the site's floor area ratio (FAR) is currently at 30 percent, which is equal to the maximum FAR allowed in a commercial zoning; and that approval of the application will align the property with the neighborhood and allow for commercial redevelopment. He stated that the requests are consistent with the Comprehensive and Countywide Plans and are appropriate with the surrounding areas; and that staff recommends approval of the application.

Upon the Chairman's call for the applicant, Steven Kawohl, Clearwater, provided an overview of the application, explaining that he feels E-2 zoning is too restrictive; that he has had difficulty renting the vacant office space on the property; and that he has commercial tenants who have expressed a desire to sign an agreement and move in.

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

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

2. APPLICATION OF RICHARD K. AND MONICA R. SCHNEIDER FOR A ZONING CHANGE FROM R-4, ONE, TWO, AND THREE FAMILY RESIDENTIAL, TO G-O, GENERAL OFFICE, AND A LAND USE CHANGE FROM RESIDENTIAL URBAN TO RESIDENTIAL/OFFICE-GENERAL (Z-13-07-19) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Richard K. and Monica R. Schneider for the above zoning and land use changes (Z-13-07-19), re approximately 0.39 acre located at 8095 46th Avenue North in Lealman.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Bailey pointed out the location of the subject property, described surrounding land uses, and provided background information regarding the application, noting that the proposed use is for a small business office to be located in the existing house on the property.

Upon the Chairman's call for the applicant, Richard K. Schneider, Seminole, discussed the proposal, noting that there would be one to two administrative employees in the business office; that all other company employees operate remotely; and that no service equipment would be stored at the site. He indicated that two existing sheds on the property would be removed; and that other minor improvements would be completed over time. In response to query by Chairman Klar, he stated that there is no one living in the house at this time.

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

Mr. Figurski moved, seconded by Ms. Beyer, 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.

ADJOURNMENT

Mr. Bailey announced that there would be no Board meeting in August; and that the next meeting will be scheduled for September.

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There being no further business and upon motion by Ms. Beyer, the meeting was adjourned at 9:15 A.M.

Chairman