

Largo, Florida, August 13, 2020

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 online using the Zoom virtual meeting platform and in person at the Pinellas County Extension Office, 12520 Ulmerton Road, Largo, Florida at 9:00 A.M. on this date with the following members present:

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

Also Present

Glenn Bailey, Planning Department Zoning Manager
Michael Schoderbock, Principal Planner
Chelsea D. Hardy, Assistant County Attorney
Other interested individuals
Chris Bartlett, Senior Board Reporter, Deputy Clerk
All persons wishing to give testimony were sworn by a Deputy Clerk

CALL TO ORDER

Chairman Klar called the meeting to order at 9:00 A.M.

Vice-Chairman Figurski 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 20, 2020, and any documents to be reviewed by the BCC should be submitted to staff by October 6.

MINUTES OF JANUARY 9, 2020 MEETING – APPROVED

Mr. Schultz moved, seconded by Mr. Figurski and carried unanimously, that the minutes of the January 9 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 ORDINANCES AND RESOLUTIONS AMENDING THE FUTURE LAND USE MAP, ZONING ATLAS, AND DEVELOPMENT AGREEMENTS:

1. APPLICATION OF W T M HOLDINGS, INC. THROUGH HOUSH GHOVAEE, REPRESENTATIVE, FOR A ZONING CHANGE FROM R-2, SINGLE FAMILY RESIDENTIAL, TO GO, GENERAL OFFICE; AND A LAND USE CHANGE FROM RESIDENTIAL LOW TO RESIDENTIAL/OFFICE-GENERAL (Z/LU-20-10-19) – WITHDRAWN

Vice-Chairman Figurski referred to the application of WTM Holdings, Inc. for the above zoning and land use changes, re approximately 1.52 acres located at the southern terminus of Hidden Hills Drive, directly north of 777 Alderman Road in Palm Harbor (Z/LU-20-10-19), and in response to comment by Mr. Schultz, Mr. Bailey confirmed that the request has been withdrawn by the applicant.

2. APPLICATION OF ERIC MOORE THROUGH TODD PRESSMAN, REPRESENTATIVE, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED DEVELOPMENT AGREEMENT TO EXTEND THE DURATION FOR AN ADDITIONAL FIVE-YEAR TERM (DVA-20-2) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Eric Moore through Todd Pressman for the extension of an approved Development Agreement (DVA-20-2) for another five years to provide additional time for the development of an assisted living facility with up to 80 beds and a maximum height of 35 feet, re approximately 5 acres located on the south side of Keystone Road, approximately 1,960 feet east of East Lake Road in East Lake Tarpon.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Bailey provided information regarding the location of the subject property, indicating that there is no request to change the future land use designation or zoning, which are Institutional and Preservation and Limited Institutional and Preservation/Conservation, respectively; that the applicant wishes to

construct an 80-bed assisted living facility; and that due to economic conditions and other factors, the facility has not been developed and a five-year extension is requested.

Upon the Chairman's call for the applicant, Todd Pressman, St. Petersburg, reiterated that the applicant is requesting an extension and is not asking for any changes to the agreement.

No one appeared in response to the Chairman's call for proponents or opponents; whereupon, Mr. Schultz moved, seconded by Ms. Johnson, that the LPA recommend approval of the extension to the BCC in accordance with the staff recommendation. Upon call for the vote, the motion carried unanimously.

3. APPLICATION OF Z & N PROPERTIES, VI, LLC, F/K/A BELCHER PLACE, LLC THROUGH TODD PRESSMAN, REPRESENTATIVE, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED DEVELOPMENT AGREEMENT TO EXTEND THE DURATION FOR AN ADDITIONAL FIVE-YEAR TERM (DVA 20-3) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Z & N Properties, VI, LLC, f/k/a Belcher Place, LLC through Todd Pressman for the extension of an approved Development Agreement (DVA-20-3) for another five years to provide additional time for the development of an office building, re approximately 2.12 acres located on the east side of Belcher Road, approximately 142 feet north of Perth Street in unincorporated Clearwater.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Bailey provided information regarding the location of the subject property, reviewed the restrictions set forth in the original agreement, and discussed surrounding land uses, indicating that there is no request to change the future land use designation or zoning, which are Residential/Office General and General Office, respectively; whereupon, he indicated that due to economic conditions and other factors, the facility has not been developed and a five-year extension is requested.

Upon the Chairman's call for the applicant, Todd Pressman, St. Petersburg, requested approval of the extension, noting that the amendment retains the restrictive conditions set forth in the original agreement.

No one appeared in response to the Chairman's call for proponents or opponents; whereupon, Ms. Jahn moved, seconded by Mr. Schultz, that the LPA recommend approval of the extension

to the BCC in accordance with the staff recommendation. Upon call for the vote, the motion carried unanimously.

4. APPLICATION OF HABITAT FOR HUMANITY OF PINELLAS CO., INC. THROUGH KEN RUSH, REPRESENTATIVE, FOR A ZONING CHANGE FROM C-2, GENERAL COMMERCIAL AND SERVICES, TO R-4, ONE, TWO, AND THREE FAMILY RESIDENTIAL (ZON-20-5) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Habitat for Humanity of Pinellas County, Inc. through Ken Rush for the above zoning change (ZON-20-5), re approximately 0.35 acre located at 508 Braginton Street in unincorporated Largo.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Bailey provided information regarding the location of the subject property and discussed surrounding land uses, indicating that the request is to make the zoning more compatible with the future land use designation, which is Residential Urban; that the parcel is currently vacant; and that the proposed use is the construction of three single-family homes.

Upon the Chairman's call for the applicant, Habitat for Humanity Executive Vice President of Operations Ken Rush indicated that the parcel previously contained a blighted structure which has been demolished; that the project's purpose is to provide affordable housing; and that he believes the construction of three single-family homes will best utilize the existing parcel and provide ownership opportunities.

In response to the Chairman's call for citizens wishing to be heard, Andrew Schiller, Clearwater, indicated his general support for the project, but expressed concerns pertaining to possible contamination of the property.

In response to comments by Mr. Schiller, Mr. Rush indicated that Habitat for Humanity has conducted environmental studies in the past throughout the County; and that he will consider Mr. Schiller's advice to test the property's soil for metals and other contaminants.

Responding to queries by Ms. Jahn, Mr. Bailey stated that he is not aware of any environmental contamination on the site; that the issue is not within the purview of the Board; and that any concerns would be addressed by staff during site plan review.

Mr. Schultz moved, seconded by Mr. Wikle, 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.

5. APPLICATION OF ALLEN LEE GADOURY FOR A ZONING CHANGE FROM C-2, GENERAL COMMERCIAL AND SERVICES, AND R-4, ONE, TWO, AND THREE FAMILY RESIDENTIAL, TO C-2, GENERAL COMMERCIAL AND SERVICES (ZON-20-6) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION _____

Public hearing was held on the application of Allen Lee Gadoury for the above zoning change (ZON-20-6), re approximately 0.13 acre located at 4219 54th Avenue North in Lealman.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Schoderbock provided information regarding the location of the subject property and discussed surrounding land uses, indicating that the request is to make the zoning more compatible with the future land use designation, which is Commercial General; that the portion of the site in question is currently vacant; and that the proposed use is expanded parking for a plumbing business located on the commercial portion of the property.

Upon the Chairman's call for the applicant, Allen Lee Gadoury, Allen Plumbing, Inc., Kenneth City, stated that he demolished two houses on the property approximately five years ago; and that he is requesting the change in zoning to allow the area to be used for parking.

In response to queries by the members, Mr. Gadoury clarified that he is not planning to pave the site; that his employees would be parking on the grass; and that he has been using the property for parking for approximately two to three years.

No one appeared in response to the Chairman's call for proponents or opponents; whereupon, Mr. Schultz moved, seconded by Ms. Johnson, 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.

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DISCUSSION REGARDING VIRTUAL MEETINGS AND REGISTRATION OF PARTICIPANTS

Chairman Klar and Attorney Hardy discussed options for public participation in virtual hearings, including requiring individuals to pre-register to speak prior to the date of the meeting. Following further discussion with input by Zoom Technology Moderator Bryan Zumwalt, Chairman Klar indicated that the members would monitor how the BCC proceeds with similar issues and not make any formal motions at this time.

ADJOURNMENT

Upon motion by Mr. Schultz, seconded by Mr. Figurski and carried unanimously, the meeting was adjourned at 9:54 A.M.

Chairman