

Local Planning Agency  
Pinellas County  
May 13, 2021

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 on this date at 9:01 AM using the Zoom virtual meeting platform and in person at the Pinellas County Extension Office, 12520 Ulmerton Road, Largo, Florida.

Present

Lari Johnson, Vice-Chairman  
Rodney Collman  
Mattaniah Jahn  
Susan M. Reiter  
Ronald Schultz  
Paul Wikle  
Valerie Hibbard (Alternate)  
Charlene Beyer (non-voting School Board Representative)

Not Present

Steven Klar, Chairman

Others Present

Glenn Bailey, Planning Department Zoning Manager  
Brendan Mackesey, Assistant County Attorney  
David Sadowsky, Senior Assistant County Attorney  
Michael D. Schoderbock, Principal Planner  
Christopher Young, Program Planner  
Sitara Coyle, Board Reporter, Deputy Clerk  
Other interested individuals

**CALL TO ORDER**

Acting Chairman Johnson called the meeting to order, reviewed the procedure for the public hearings, announced that today's cases will be heard by the Board of County Commissioners (BCC) on June 22, 2021, and related that any documents to be reviewed by the BCC should be submitted to staff prior to June 1, 2021.

## **MINUTES OF APRIL 6, 2021 MEETING**

Ms. Schultz moved, seconded by Ms. Jahn and carried unanimously, that the minutes of the April 6 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 a Deputy Clerk.

## **PROPOSED ORDINANCE AND RESOLUTIONS AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS**

Case No. Z/LU-21-02

APPLICATION OF CANADA 2014, LLC THROUGH TODD PRESSMAN, REPRESENTATIVE, FOR A LAND USE CHANGE FROM RESIDENTIAL URBAN TO COMMERCIAL GENERAL, AND A ZONING CHANGE FROM R-4, ONE, TWO, AND THREE FAMILY RESIDENTIAL, TO E-2, EMPLOYMENT-2

Public hearing was held on the application of Canada 2014, LLC through Todd Pressman for the above zoning and land use changes, regarding approximately 0.69 acre located at 8119 46th Avenue North in west Lealman.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Bailey provided information regarding the location of the subject property and the surrounding land uses, noting that the proposed use is a pool contractor business, which includes an office, a warehouse, and screened outdoor storage, along with an in-ground demonstration pool. He related that the amendment is compatible with the surrounding area and is consistent with the Comprehensive Plan; and that staff recommends approval of the application.

In response to queries by Mses. Hibbard and Jahn, Mr. Bailey related that the screened outdoor storage is what requires the zoning change; that the buffer requirements in an E-2 zone are 20 feet from residential uses; and that there is an existing 17-foot alley that is an additional buffer.

Todd Pressman, St. Petersburg, appeared and indicated that he represents the applicant. Referring to a PowerPoint presentation, a copy of which has been made a part of the record, he provided information regarding the request, noting that he spoke with the

managers of certain surrounding properties, who indicated no opposition; and that the applicant is expanding their pool business that is currently located in Fort Myers.

Responding to queries by the members, Mr. Pressman indicated that concerns raised from the property owner to the south are addressed because the area will be well buffered, limitedly visible, and improved from what is currently on the property; and that there has been no contact with neighbors other than those already indicated.

No one appeared in response to the Acting Chairman's call for proponents or opponents of the application; whereupon, Ms. Jahn moved, seconded by Mr. Schultz and carried unanimously, that the LPA recommend approval of the application to the BCC based on the evidence contained in the staff report, the application record, and testimony presented today, finding it consistent with the Land Development Code, the Comprehensive Plan, and applicable standards of the Countywide Plan.

Case No. Z/LU-21-03

APPLICATION OF HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC. THROUGH KEN RUSH, REPRESENTATIVE, FOR A LAND USE CHANGE FROM COMMERCIAL NEIGHBORHOOD TO RESIDENTIAL LOW, AND A ZONING CHANGE FROM C-2, GENERAL COMMERCIAL & SERVICES, TO R-3, SINGLE-FAMILY RESIDENTIAL

Public hearing was held on the application of Habitat for Humanity of Pinellas County, Inc. through Ken Rush for the above zoning and land use changes, regarding approximately 0.65 acre located at 1204 Gooden Crossing.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Young pointed out the location of the subject property and discussed the surrounding land uses, relating that the parcel is currently vacant; and that the intended use is three single-family detached homes. He related that the amendment is compatible with the surrounding area and is consistent with the Comprehensive and Countywide Plans; and that the Development Review Committee recommends approval of the application, and staff concurs.

Upon the Acting Chairman's call for the applicant, Habitat for Humanity Executive Vice President of Operations Ken Rush, Clearwater, provided background information and a summary of plans for the property.

No one appeared in response to the Acting Chairman's call for proponents or opponents of the application; whereupon, Mr. Wikle moved, seconded by Ms. Reiter and carried unanimously, that the LPA recommend approval of the application to the BCC in

accordance with the staff recommendation, noting that it is consistent with the surrounding uses.

Case No. ZON-21-03

APPLICATION OF Z & N PROPERTIES, VI, LLC THROUGH ROBERT PERGOLIZZI, REPRESENTATIVE, FOR A ZONING CHANGE FROM GO, GENERAL OFFICE, TO R-5-CO, URBAN RESIDENTIAL – CONDITIONAL OVERLAY, WITH THE CONDITIONAL OVERLAY LIMITING THE USE ON THE SITE TO TEN SINGLE-FAMILY ATTACHED DWELLINGS, AND THE TERMINATION OF A DEVELOPMENT AGREEMENT

Public hearing was held on the application of Z & N Properties, VI, LLC for the above zoning change, regarding approximately 2.11 acres located on the east side of Belcher Road, approximately 400 feet north of Montclair Road in unincorporated Clearwater.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Schoderbock provided information regarding the location of the subject property and the surrounding land uses, relating that the proposed changes are compatible with the surrounding area; that the intended use is for the development of ten single-family attached units; and that the Development Agreement applied to the formerly proposed office use so termination is appropriate for the proposed residential use. He indicated that the request and proposed density is consistent with the surrounding area and the Comprehensive Plan; that since Belcher Road is a Scenic/Non-Commercial Corridor, the proposed development plan is congenial with those policies; and that staff recommends approval of the zoning change and termination of the Development Agreement.

Upon the Acting Chairman's call for the applicant, Robert Pergolizzi, Clearwater, appeared and indicated that he represents the applicant and the contract purchaser, Gulfwind Homes. He provided information regarding the application, noting that water services would be provided by Pinellas County and sanitary sewer services by the City of Clearwater, which would need to be extended into the site at the applicant's cost; and that the non-conforming driveway along Belcher Road will be removed and the properties would take access from Sidney Street.

Responding to a query by Ms. Hibbard, Mr. Pergolizzi related that the units would be twin villas and each home would have its own driveway; and that a cul de sac is proposed on Sidney Street to bring it up to County standards.

No one appeared in response to the Acting Chairman's call for proponents or opponents of the application; whereupon, Ms. Hibbard moved, seconded by Mr. Wikle, that the LPA recommend approval of the application to the BCC in accordance with the staff

recommendation, noting that it is consistent with the surrounding area. Upon call for the vote, the motion carried unanimously.

Case No. FLU-21-01

APPLICATION OF BOULEVARD PARK PROPERTIES, LLC THROUGH MARK BENTLEY, REPRESENTATIVE, FOR A LAND USE CHANGE FROM RL, RESIDENTIAL LOW, TO RH, RESIDENTIAL HIGH

Public hearing was held on the application of Boulevard Park Properties, LLC through Mark Bentley for the above land use change, regarding approximately 1.14 acres located at the western terminus of 20th Terrace SW in unincorporated Largo.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Schoderbock provided information regarding the site, including the location of the subject property and the surrounding land uses, indicating that there is no change proposed to the zoning; that the parcels are currently vacant; that the proposed use is single-family attached townhomes; and that the property is adjacent to a residential area and a high-intensity redevelopment area, the Largo Mall Activity Center. He related that the proposed land use is compatible with the surrounding area and consistent with the Comprehensive and Countywide Plans; and that the Development Review Committee recommended approval of the application, and staff concurs.

Upon the Acting Chairman's call for the applicant, Mark Bentley, Tampa, appeared and provided a summary of the plans for the property, noting that the proposed density is 19 units per acre.

No one appeared in response to the Acting Chairman's call for proponents. Upon her call for opponents, Linda Rodriguez and Beverly Horton, Largo, appeared and expressed their concerns pertaining to the flooding of the wetlands located on the subject property.

In rebuttal, Mr. Bentley related that the applicant will comply with Southwest Florida Water Management District and Pinellas County stormwater retention requirements.

Responding to queries by Ms. Hibbard, Development Review Services Director Blake Lyon, with input from Mr. Schoderbock, indicated that if the application was approved, it would undergo a site plan review to evaluate if the proposed development on the subject property meets County standards, which are more stringent than the City of Largo's requirements.

In response to a query by Ms. Jahn, Attorney Mackesey stated that the Board can consider stormwater in the scope of review to the extent that it is relevant to the land use

change; whereupon, Ms. Jahn moved, seconded by Ms. Reiter, that the LPA recommend approval of the application to the BCC based on the evidence contained in the staff report, the application record, and testimony presented today, finding it consistent with the Land Development Code and the Comprehensive and Countywide Plans. Upon call for the vote, the motion carried unanimously.

Attorney Mackesey clarified that in this case, the Board acted in a legislative capacity to formulate policy, rather than apply policy.

## **ADJOURNMENT**

Upon motion by Mr. Schultz, seconded by Ms. Jahn and carried unanimously, the meeting was adjourned at 10:08 AM.