

**AGENDA**  
**Planning Review Committee**  
**Pinellas County Planning and Development Services Department**  
**310 Court Street, 1<sup>st</sup> Floor Conference Room 119**  
**September 8, 2014 – 10:00 A.M.**

**LPA Hearing: November 13, 2014**

**Additional Information Submittal Deadline Date: September 19, 2014**

**BCC Hearing: December 16, 2014**

**PPC Hearing: February 18, 2015**

**CPA Hearing: March 17, 2015**

**Call to Order :**

The meeting officially started at 10:00 a.m.

Those present included Jake Stowers, Gordon Beardslee, John Cueva, David Sadowsky, Liz Freeman, Blake Lyon, Roberta Korcz, and Marcella Faucette

**Case Summary Review:**

**1. Z/LU-25-11-14 – (Erma P. Huffman)**

**SUBMITTED REQUEST:** Zoning change: **from:** A-E, Agricultural Estate Residential  
**to:** E-1, Estate Residential

Land Use change: **from:** Residential Rural  
**to:** Residential Estate

- The subject site is approximately 2.4 acres located on the northeast corner of Richards Road and George Street South.
- The land use and zoning designations on the site are RR and A-E.
- A-E to E-1 will reduce the lot sizes from 2 acre lot sizes to three quarters of an acre lot sizes minimum. The E-1 designation will also allow the applicant the opportunity to retain any farm animals currently on the site.
- Several parcels in the surrounding area are 16,000 square feet or less.
- Access to the site is from Old East Lake Road to Lake Place over to Richards Road.
- A house is currently located on the eastern portion subject site.
- The applicant desires to subdivide the 2.4 acre parcel down the middle to afford two houses on the parcel. The subdivision of this parcel is appropriate at this location as the parcel is located in a unique pocket (the lots on the west side of the lake are smaller than the lots on the east side of the lake).
- Staff does not support or want to set a precedent of re-zoning the lots in the surrounding area. The only other parcel in the surrounding area that staff would consider and support a similar re-zoning would be to the adjacent parcel to the south of the subject site. If the owner of the adjacent parcel wanted to subdivide and rezone, the parcel would have to be spilt in a different direction and a variance for frontage would have to be associated with the request. The lots on the west side of the lake are smaller than the lots on the east side of the lake. The RPD area represents the northern boundary of the area that is unique and generating larger lot sizes.
- The soft hardwood forest/wetland is unique as well
- The applicant was informed that any additional information for staff review and consideration needed to be submitted by September 19, 2014 in preparation for the November 13, 2014 LPA.
- Staff supports the applicant's requested amendment and will recommend approval to the LPA.

**The PRC Meeting adjourned at 10:20 a.m.**

After the PRC Agenda discussion, staff re-visited the following cases to discuss the status of the case applications and to finalize the conditions associated with the cases in order to ensure that the cases move forward to the October 9, 2014 LPA: **LU-9-5-14, CU-17-9-14 and CU-20-10-14.**

❖ **LU-9-5-14 – Gateway Hospitality, LLC**

**REQUEST:** Land Use change: **from** Residential Medium (RM), Commercial General (CG), & Resort Facilities Overlay- Permanent **to** Institutional (I)  
 -With a Development Agreement restricting the use of the site to a motel and not to exceed 50 ft. in height.

The applicant has provided the following:

- \* a revised application

The applicant needs to provide the following:

- \* parcel identification numbers for the parcels included in the amendment
- \* a revised concept plan with transportation information (bikes racks & bus pad)
- \* a finalized Development Agreement

Based on the addition of the 2<sup>nd</sup> parcel, staff will double check:

- \* FAR
- \* number of rooms
- \* parking
- \* update the case map series

Staff intends to recommend approval as long as the additional information is obtained. The case will be heard at the October 9<sup>th</sup> LPA.

❖ **CU-17-9-14 – ( Rowland W. Milam )**

**REQUEST:** A Conditional Use to be used for general agricultural activities such as farming of vegetables, keeping and raising of livestock on the property zoned A-E, Agricultural Estate Residential.

Results of the additional meeting between the applicant and staff from DRS, DEI and Watershed Management:

- o The applicant is intending to keep the maintenance easement along both sides of the creek. DEI is requiring that the easement come on to the other parcel as well as there is a 25 foot easement requirement.
- o As an alternative to having to have both a maintenance easement and a conservation easement, the applicant agreed to find suitable vegetation to plant in those areas and not plant woody shrubbery or anything that would impede access, thereby allowing DEI maintenance crews easy access to the creek when necessary.
- o According to DEI, the water quality is impaired, as it currently contains high fecal matter. DEI requested a condition relating to how the site drains. Water from any vegetation that is planted needs to drain back into the site. The applicant can't use any fertilizer, manure etc. on top of the bank.
- o The applicant also agreed not to build any structures in the easements.

Specific Conditions include:

- \* Primary access will be South Drive and Woodring Drive for emergency access
- \* Full site plan review
- \* Farming activity shall be allowed as proposed on the concept plan.
- \* The following livestock shall be allowed on site, 5 goats, 5 sheep, and 5 pigs, and shall not be allowed in areas that drain into the creek.
- \* The following number of fowl shall be allowed on site: 50 chickens and 1 rooster.

- \* No slaughtering of any animals shall occur on this site.
- \* The keeping of a beehive shall be permitted and its location shall be as shown on the concept plan.
- \* Small tours and classes for education shall be permitted.
- \* Agricultural plantings may occur in the buffer area and may be harvested from these areas.
- \* Aquaculture shall be permitted.
- \* The life farm shall not be open to the general public.
- \* Accessory buildings shall be allowed as shown on the concept plan
- \* No structures shall be allowed in the floodway
- \* In the event the above conditions are not met, and or nuisance issues arise, the Board may rescind the conditional use permit

Staff intends to recommend approval

### **CU-20-10-14 – (SBC IV REO, LLC)**

**REQUEST:** A Conditional Use to permit a dog and cat kennel as an agricultural use in an A-E, Agricultural Estate zoning district.

#### Specific Conditions include:

- \* Site plan review, consistent with the concept plan
- \* No expansion of building beyond its existing 7,300 sq. ft. size
- \* Three full-time employees; one person onsite 24 hours
- \* Office hours will be from 8:00 AM- 6:00 PM but animals can be dropped off as early as 7:00 AM
- \* No dog training outdoors
- \* No dogs outside after 8:00 pm
- \* No more than 12 dogs outside at one time
- \* Grooming service for customers only
- \* Addition of perimeter opaque fencing around the site; there will be two fences for added protection/security.
- \* Water runoff will go into the existing water management ponds
- \* Animal waste collected and removed daily
- \* Maximum capacity of dogs shall not exceed 60
- \* No freestanding signs
- \* In the event the conditions above are not met, the Board of County Commissioners may rescind the conditional use permit

Staff intends to recommend approval