

Local Planning Agency
Pinellas County
February 10, 2022 Meeting Minutes

The Pinellas County Local Planning Agency (LPA) met in regular session (pursuant to Section 134-12 of the Pinellas County Land Development Code, as amended) at 9:01 AM on this date in the County Commission Assembly Room at the Pinellas County Courthouse, 315 Court Street, Clearwater, Florida.

Present

Mattaniah Jahn, Chairman
Rodney Collman
Duggan Cooley
Valerie Hibbard (alternate)
Ronald Schultz
Marshall Touchton (non-voting School Board Representative)

Not Present

Lari Johnson, Vice-Chairman
Susan M. Reiter
Paul Wikle

Others Present

Glenn Bailey, Planning Department Zoning Manager
Anne Morris, Assistant County Attorney
Shirley Westfall, Board Reporter, Deputy Clerk
Other interested individuals

CALL TO ORDER

Chairman Jahn called the meeting to order, reviewed the procedure for public hearings, announced that today's cases will be heard by the Board of County Commissioners (BCC) on April 26, 2022, and related that any documents to be reviewed by the BCC should be submitted to staff prior to April 12, 2022.

MINUTES OF JANUARY 13, 2022 MEETING

Mr. Schultz made a motion, which was seconded by Ms. Hibbard and carried unanimously, that the minutes 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 RESOLUTIONS AMENDING THE ZONING ATLAS

Case No. ZON-21-13

APPLICATION OF PHILIP AND ERIN GREGORY FOR A ZONING ATLAS AMENDMENT FROM SINGLE FAMILY RESIDENTIAL (R-2) TO RESIDENTIAL ESTATE (RE)

A public hearing was held on the application of Philip and Erin Gregory for the above zoning change, regarding approximately 1.06 acres located at 8990 131st Street in unincorporated Seminole.

Referring to a PowerPoint presentation containing maps and photographs, Program Planner Corey Gray provided information regarding the location of the subject property and surrounding land uses, indicating that the proposed use allows for single-family detached homes and accessory personal agricultural uses on a minimum lot size of 32,000 square feet. He related that the applicant would like to board a horse; that the future land use map will remain Residential Low, allowing for five residential units per acre; that the request is consistent with the Pinellas County Comprehensive Plan; and that the Development Review Committee (DRC) is recommending approval.

Responding to queries by Chairman Jahn, Mr. Gray provided information regarding buffering and setback requirements for the barn and the outbuildings located on the subject property.

Philip and Erin Gregory, Seminole, appeared, indicated that they are the applicants, and related that at the time they purchased the home, the Code allowed for up to three horses or other livestock on the property, which was the reason for their property purchase; that surrounding properties are zoned Residential Estate and Residential Rural; and that a neighbor has submitted a letter of support.

Mr. Cooley indicated that he would abstain from voting due to a possible conflict of interest, and in accordance with the provisions of the Standards of Conduct Law, a Memorandum of Voting Conflict form has been filed and made a part of the record.

No one appeared in response to the Chairman's call for proponents or opponents of the application; whereupon, Mr. Schultz made a motion, which was seconded by Mr. Collman, that the LPA recommend approval of the application to the BCC, finding it consistent with the Comprehensive Plan. Upon call for the vote, the motion carried 4 to 0, with Mr. Cooley abstaining.

Case No. ZON-21-14

APPLICATION OF SUMMERSET VILLAS, LLC, C/O STEVEN DIGIOVANNI, THROUGH LORRIE ANNE VIOLA, REPRESENTATIVE, FOR A ZONING ATLAS AMENDMENT FROM RESIDENTIAL AGRICULTURE (R-A) TO URBAN RESIDENTIAL (R-5) (QUASI-JUDICIAL)

A public hearing was held on the application of Summerset Villas, LLC through Lorrie Anne Viola for the above zoning change, regarding approximately 1.97 acres located at 2861 Summerdale Drive in unincorporated Clearwater.

Referring to a PowerPoint presentation containing maps and photographs, Principal Planner Michael Schoderbock provided information regarding the location of the subject property and the surrounding land uses, indicating that the developer proposes to combine the property with two adjacent parcels for a total of six acres; and that the intended use is a 39-unit single-family attached development. He further related that three neighboring properties have been re-zoned to R-5 for development; that the future land use map would remain Residential Urban; that the maximum allowed density is not increasing; and that the DRC is recommending approval.

In response to a query by Mr. Schultz, Mr. Schoderbock provided information regarding the subject property area's access roads.

Steven DiGiovanni, DiGiovanni Homes, Clearwater, appeared and related that the project would be high-quality residential construction, consistent with the surrounding area.

No one appeared in response to the Chairman's call for proponents. Upon her call for opponents, Drew Corbin, Palm Harbor, appeared and indicated he is the attorney for a homeowner's association to the north of and adjacent to the subject property. He expressed concern with the drainage and sewer systems and read excerpts from correspondence by engineer Robert Hugenschmidt regarding the matter.

In rebuttal, Mr. DiGiovanni related that the system is operated by a private utility provider; and that a letter from the provider has been submitted to the County, stating that the sewer has the capacity for the proposed development.

In response to queries by the members, Mr. Schoderbock confirmed that the system is operated by a third party; that sewer capacity is reviewed as part of a site plan process; and that site plan reviews of the adjacent properties previously re-zoned to R-5 identified no issues related to sewer capacity.

Mr. Collman made a motion, which was seconded by Mr. Schultz and carried unanimously, that the LPA recommend approval of the application to the BCC.

ADJOURNMENT

The meeting was adjourned at 9:37 AM.