

Local Planning Agency  
Pinellas County  
July 13, 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 9:00 AM on this date in the County Commission Assembly Room at the Pinellas County Courthouse, 315 Court Street, Clearwater, Florida.

Present

Mattaniah Jahn, Chairman  
Lari Johnson, Vice-Chairman  
Stanley A. Cataldo  
Rodney Collman  
Duggan Cooley  
Trish Johnson (non-voting School Board Representative)  
Susan M. Reiter  
Ronald Schultz

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 and reviewed the procedure for public hearings, indicating that today's cases will be heard by the Board of County Commissioners (BCC) on August 16, 2022; and that any documents needed to be reviewed by the BCC should be submitted to staff prior to August 2.

**MINUTES OF MAY 12, 2022 MEETING**

Mr. Schultz made a motion, which was seconded by Mr. Cooley 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 ORDINANCE AND RESOLUTIONS AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS**

### Case No. ZON-22-03

APPLICATION OF MATHEW T. AND CHRISTINE PEETERS FOR A ZONING ATLAS AMENDMENT FROM ONE, TWO, AND THREE FAMILY RESIDENTIAL (R-4) TO GENERAL OFFICE (GO)

A public hearing was held on the application of Mathew and Christine Peeters for the above zoning change regarding approximately 0.31 acre located at 8226 46th Avenue North in West Lealman.

Referring to a PowerPoint presentation containing photographs and maps, Mr. Bailey provided information regarding the location of the property and discussed surrounding land uses, indicating that the proposed zoning change would allow for up to a 6,750-square-foot building. He related that the proposed amendment is consistent with the Pinellas County Comprehensive Plan; and that the Development Review Committee (DRC) recommends approval of the application.

Mathew Peeters, St. Petersburg, appeared and indicated that a potential buyer may be using the property for a bed-and-breakfast lodging; and that he is uncertain as to whether he should proceed with the rezoning request. Discussion ensued, and Mr. Bailey confirmed that the requested zoning would not allow for that lodging use; and that if zoning remains residential, a Type 2 Use would need to be obtained to pursue it; whereupon, Mr. Peeters decided that he would move forward with the zoning change. Mr. Bailey noted that the application can be withdrawn before the August 16 public hearing date, and Attorney Morris provided input.

Upon the Chairman's call for proponents, Gabrielle Settles, St. Petersburg, appeared, and it was later determined that she wished to speak regarding Case No. ZON-22-06.

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

Case Nos. FLU-22-03 and ZON-22-04

APPLICATION OF SUPERIOR UNIFORM GROUP, INC. THROUGH ROBERT PERGOLIZZI, REPRESENTATIVE, FOR THE FOLLOWING:

(FLU-22-03) FUTURE LAND USE MAP AMENDMENT FROM RESIDENTIAL/OFFICE GENERAL (R/OG) (5.5 ACRES) AND PRESERVATION (P) (7.6 ACRES) TO EMPLOYMENT (E ) (5.5 ACRES) AND PRESERVATION (P) (7.6 ACRES)

and

(ZON-22-04) ZONING ATLAS AMENDMENT FROM GENERAL OFFICE (GO) (13.1 ACRES) TO EMPLOYMENT-1 (E-1) (5.5 ACRES) AND PRESERVATION/ CONSERVATION (PC) (7.6 ACRES)

A public hearing was held on the applications of Superior Uniform Group, Inc., through Robert Pergolizzi, for the above amendments regarding approximately 13.1 acres located at 10055 Seminole Boulevard in unincorporated Seminole.

Referring to a PowerPoint presentation containing photographs and maps, Long Range Planning Manager Scott Swarengen presented information regarding the location of the subject property, surrounding land uses, and potential traffic impacts, indicating that the existing use of the property is a 60,000-square-foot office building, and the change would allow for light manufacturing/assembly/processing. He related that staff finds the application consistent with the Comprehensive Plan; that environmentally sensitive areas will remain protected under the Preservation designation; that residential uses would be removed; that no additional buildings are proposed; that the parcel is within the Costal High Hazard area; and that DRC recommends approval.

Responding to queries by the members, staff discussed potential uses of the property and indicated that certain process and requirements by the County and the State would need to be applied for and met in order to have outdoor chemical storage on the property.

Robert Pergolizzi, Clearwater, appeared and disclosed that the applicant owns five other parcels surrounding the subject property, which are not part of the rezoning request; that the proposed tenant is Zurno, Inc.; that the company will mix and package nail coloring powders for acrylic nails; that the existing building would be utilized and no outdoor chemical storage is being proposed; and that the company would provide 100 jobs at the subject property location.

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

Responding to queries by the members, Mr. Pergolizzi pointed out on a map the access to the property, indicating that it contains a legal easement; and that Zurno's warehouse is located offsite, eliminating the need for large truck access to the property.

Alan Kay, Seminole, approached the podium to express his delight of the building being utilized and back on the County tax rolls.

Mr. Collman made a motion, which was seconded by Ms. Reiter and carried unanimously, that the LPA recommend approval of Case No. FLU-22-03 to the BCC.

Ms. Johnson made a motion that the Board recommend approval of Case No. ZON-22-04 to the BCC. The motion was seconded by Mr. Schultz and carried unanimously.

#### Case No. ZON-22-06

APPLICATION OF RHONDA BOWMAN, PINELLAS COUNTY PUBLIC WORKS, FOR A ZONING ATLAS AMENDMENT FROM RESIDENTIAL PLANNED DEVELOPMENT (RPD) (4.14 ACRES) AND PRESERVATION/CONSERVATION (PC) (7.86 ACRES) TO FACILITY-BASED RECREATION (FBR) (12 ACRES)

A public hearing was held on the application of Rhonda Bowman for the above amendment, regarding approximately 12 acres located on the south side of Duval Park Boulevard, approximately 400 feet east of 44th Way North in Lealman. The request would allow for the proposed planned and future improvements to Ray Neri Park.

Referring to a PowerPoint presentation containing maps and photographs, Principal Planner Ryan Brinson provided information regarding the location of the subject property, indicating that the rezoning will accommodate future park improvements as outlined in a master plan; that it would not increase density; that it is consistent with the Comprehensive Plan; and that the DRC recommended approval.

Responding to queries by the members, staff provided information regarding facility-based recreation uses, surface runoff, a proposed garage on the site, and other matters.

Mr. Cooley conveyed that he would recuse himself from voting on the case due to a possible conflict of interest. He has submitted a Memorandum of Voting Conflict form, which has been made a part of the record.

Pinellas County Public Works Engineering Manager Rhonda Bowman appeared and responded to queries by the members regarding stormwater requirements, park hours, and public notification regarding the new project.

Upon the call for proponents, Julia Rogers and Gabrielle Settles, St. Petersburg, appeared and inquired about the project.

Ms. Reiter made a motion that the Board recommend approval of Case No. ZON-22-06 to the BCC. The motion was seconded by Ms. Johnson and carried 6 to 0, with Mr. Cooley abstaining.

### **OTHER BUSINESS**

Mr. Bailey indicated that the next LPA meeting will occur in September; whereupon, Attorney Morris indicated that Senior Assistant County Attorney Brendan Mackesey and new Assistant County Attorney Maria White will be attending Board meetings in her temporary absence.

### **ADJOURNMENT**

The meeting was adjourned at 10:11 AM.