

**Local Planning Agency
Pinellas County
September 7, 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
Rodney Collman
Duggan Cooley
Valerie Hibbard (alternate)
Trish Johnson (non-voting School Board Representative)

Not Present

Lari Johnson, Vice-Chairman
Stanley A. Cataldo
Susan M. Reiter
Ronald Schultz

Others Present

Glenn Bailey, Planning Department Zoning Manager
Brendan Mackesey, Senior Assistant County Attorney
Maria White, 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 October 25, 2022; and that any documents needed to be reviewed by the BCC should be submitted to staff prior to October 11.

MINUTES OF JULY 13, 2022 MEETING

Mr. Collman 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 RESOLUTION AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS

Mr. Bailey advised that the applicant for Case No. ZON-22-07 is requesting a continuance to further explore a conditional overlay; whereupon, deviating from the agenda, Chairman Jahn proceeded to that case.

Case No. ZON-22-07

APPLICATION OF JOEY K'S, LLC THROUGH MICHAEL R. COSTELLO, REPRESENTATIVE, FOR A ZONING ATLAS AMENDMENT FROM NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) TO GENERAL COMMERCIAL AND SERVICES DISTRICT (C-2)

A public hearing was held on the application of Joey K's, LLC through Michael Costello for the above zoning change regarding approximately 0.45 acre located at 530 US 19 Alternate in Palm Harbor.

Mr. Bailey informed the members that the applicant has requested a continuance based on the opposition to the application received from the neighborhood; and that they would like an opportunity to bring forward a request for conditional overlay limiting the type of uses that could be allowed on the property. He related that the neighbors have no issue with the proposed use of golf cart sales but are opposed to other potential uses allowed under C-2 zoning; whereupon, he responded to queries by Chairman Jahn regarding the application amendment process, confirming that another public hearing by the LPA would be required.

Michael Costello, Tampa, appeared virtually and indicated that the applicant would like time to address the concerns of the neighbors and amend the application.

In response to the Chairman's call for opponents, the following individuals appeared and expressed their concerns regarding the potential uses allowed under the C-2 zoning:

Robert Carr, Palm Harbor
Mark Mackenzie, Palm Harbor

Chairman Jahn commended the applicant for working with the community and their desire to amend the application; whereupon, Mr. Collman made a motion that the case be continued to the LPA meeting on November 9, 2022. The motion was seconded by Mr. Cooley and carried unanimously.

Case No. FLU-22-05

APPLICATION OF M J H PROPERTIES, INC. THROUGH ROBERT PERGOLIZZI, REPRESENTATIVE, FOR A FUTURE LAND USE MAP AMENDMENT FROM RESIDENTIAL URBAN (RU) TO RESIDENTIAL LOW MEDIUM (RLM)

A public hearing was held on the application of M J H Properties, Inc., through Robert Pergolizzi, for the above amendment regarding approximately 2.37 acres located at 2231 Blanchard Court in unincorporated Largo.

Referring to a PowerPoint presentation containing photographs and maps, Long Range Planning Manager Scott Swearngen presented information regarding the location of the subject property, surrounding land uses, potential traffic impacts, and flood risks, indicating that the existing RU designation allows up to 18 multifamily units; and that the RLM would allow up to 24 units. He related that the Development Review Committee recommends approval, finding the request consistent with the Pinellas County Comprehensive Plan; whereupon, he responded to queries by the members.

Robert Pergolizzi, Clearwater, appeared and indicated that based on the survey submitted with the application, the subject property parcel is actually 2.33 acres; that the site currently contains 12 multifamily units within 5 single-story buildings; that the request is for a total of 23 units; that the buildings were built in 1989; and that the applicant plans to redevelop, improve appearance, and bring the site up to code. He related that the land use amendment would serve as a transition between Residential Low and Residential High land uses; that traffic impacts would be minimal; and that the subject property is within a non-hurricane evacuation zone, making it suitable for additional residential development.

In response to the Chairman's call for opponents, the following individuals appeared and expressed their concerns:

Dale Henegar, Largo
Hamid Shoraka, Largo
Erich Henegar, St. Petersburg
Chris Helms, Largo
Richard Ryan, Largo
Gabrelle Helms, Largo
Dana Limoges, Largo

In response to queries by the members, Mr. Swearengen confirmed that 23rd Avenue Southwest is a public road; that currently there are 12 dwelling units on the property and 17 are allowed; and that the proposed land use amendment would allow up to 23 units, which would result in an increase of 11 units, providing that site plan review criteria is met. Thereupon, he explained the site plan review process, and discussion regarding potential land uses allowed under the proposed designation and other matters ensued.

In rebuttal to citizen comments, Mr. Pergolizzi related that many of the concerns, including stormwater, drainage, and buffers, will be addressed during the site plan review process; that no development is being proposed within the County drainage easement or in the 100-year floodplain area of the subject property; and that he has met with a neighbor, Richard Ryan, and offered help obtaining County assistance for safety projects addressing sidewalks, speedbumps, and signage.

At the request of Chairman Jahn, Attorneys White and Mackesey discussed the applicable case review standards.

Ms. Hibbard related that she would need to abstain from voting; whereupon, Attorney Mackesey stated that the action on the case could not be taken today due to absence of a quorum.

Mr. Collman made a motion, which was seconded by Mr. Cooley, that Case No. FLU-22-05 be continued to the LPA meeting on October 13, 2022. In response to a query by Chairman Jahn, Attorney Mackesey advised that Ms. Hibbard may vote on the continuance; whereupon, the motion carried unanimously.

OTHER BUSINESS

Attorney Mackesey introduced Attorney White and related that she will be assisting the LPA and the Board of Adjustments and Appeals.

Mr. Bailey informed the members that Planning Analyst Tammy Swinton has retired after 35 years of service, and introduced her replacement, Karen McLaughlin.

ADJOURNMENT

The meeting was adjourned at 10:10 AM.