

Local Planning Agency
Pinellas County
November 8, 2023 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 9:08 AM on this date in the County Commission Assembly Room at the Pinellas County Courthouse, 315 Court Street, Clearwater, Florida.

Present

Mattaniah Jahn, Chairman
Duggan Cooley, Vice-Chairman
Stanley A. Cataldo
Rodney Collman
John Cueva
James Everett (alternate)
Lari Johnson
Marshall Touchton (non-voting School Board Representative)

Not Present

Audrey Henson

Others Present

Glenn Bailey, Planning Division Manager/Zoning Manager
Derrill McAteer, Senior 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 December 12, 2023; that any documents needing to be reviewed by the BCC should be submitted to the Planning Department 15 days prior to the BCC meeting; and that BCC meetings will be held in the Palm Room located at 333 Chestnut Street, Clearwater, until further notice.

MINUTES OF OCTOBER 11, 2023 MEETING

Mr. Cueva 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

Case Nos. FLU-23-01 and ZON-23-01

APPLICATIONS OF LA MIRAGE BEAUTY SALON, INC., THROUGH TODD PRESSMAN, REPRESENTATIVE, FOR THE FOLLOWING:

- (FLU-23-01) A FUTURE LAND USE MAP (FLUM) AMENDMENT FROM RESIDENTIAL/OFFICE GENERAL (R/OG) TO INSTITUTIONAL (I)

and

- (ZON-23-01) A ZONING ATLAS AMENDMENT FROM GENERAL OFFICE (GO) TO GENERAL INSTITUTIONAL (GI) WITH A DEVELOPMENT AGREEMENT ALLOWING UP TO 23,314 SQUARE FEET OF BUILDING AREA FOR THE USES PERMITTED IN THE GI ZONE, AT A BUILDING HEIGHT AS ALLOWED BY THE GI ZONE, AND TERMINATING A 2014 DEED RESTRICTION THAT LIMITS BUILDING AREA TO 14,690 SQUARE FEET

A public hearing was held on the applications of La Mirage Beauty Salon, Inc., for the above amendments regarding the upland portion of two adjacent parcels totaling approximately 3.3 acres located along the south side of Tampa Road, approximately one-quarter mile west of McMullen Booth Road, at 3720 and 3730 Tampa Road in Palm Harbor. The subject property is currently developed with a beauty salon and an office, and no specific use is being proposed.

Mr. Bailey related that the LPA heard a similar request for the subject property in May 2023; that neither staff nor the LPA supported the previous request; and that the BCC continued the case to allow the applicant time to amend the request, which is being presented today.

Referring to a PowerPoint presentation containing photographs and maps, Mr. Bailey presented information regarding the location of the subject property, surrounding land uses, and zoning designations, indicating that the property is regulated by an existing development agreement with deed restrictions involving use and size limitations.

Mr. Bailey reviewed the history of the subject property and the current and proposed land uses, noting that only 24% of the master-planned development remains for potential construction; that the proposed development agreement would terminate the deed restrictions and increase the building area limitation from 14,690 to 23,314 square feet; and that the applicant desires to construct additional building square footage.

Mr. Bailey related that staff recommends approval of the applications based on the subject property's location along a Scenic/Non-Commercial Corridor where institutional uses are common; that it is compatible with the surrounding land uses; and that both applications are consistent with the Comprehensive Plan.

Todd Pressman, St. Petersburg, appeared and provided information regarding the location of the subject property and its compatibility with the surrounding area, noting that the site has a low flood risk and is not within the Coastal High Hazard Area. He related that the subject property is impacted by conservation easements and wetlands; whereupon, he provided the signed, sealed, and notarized development agreement.

Responding to queries by the members, Mr. Bailey, with input from Mr. Pressman, related that the salon and office currently operating on the subject property will be grandfathered in and allowed to remain; that most of the expressed interest in developing the property has been received from parties in the medical field; that higher-paying employment industries will be targeted; and that while residential uses would not be allowed, nursing homes and assisted living facilities are a permitted use.

No one appeared in response to the Chairman's call for proponents or opponents of the applications; whereupon, Mr. Pressman indicated that no letters of concern have been received.

Mr. Cueva made a motion, which was seconded by Ms. Johnson and carried unanimously, that the LPA recommend approval of Case No. FLU-23-01 to the BCC, as recommended in the staff report.

Mr. Cueva made a motion, which was seconded by Ms. Johnson and carried unanimously, that the LPA recommend approval of Case No. ZON-23-01 to the BCC, as recommended in the staff report.

OTHER BUSINESS

Mr. Bailey announced that he has been promoted to Planning Division Manager; and that Building and Development Review Services Division Manager Michael Schoderbock will provide staff support for the LPA; whereupon, the members congratulated him.

ADJOURNMENT

The meeting was adjourned at 9:34 AM.