

Local Planning Agency  
Pinellas County  
August 12, 2021 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 9:09 AM on this date in the Magnolia Room at the Pinellas County Extension Office, 12520 Ulmerton Road, Largo, Florida.

Present

Lari Johnson, Vice-Chair  
Rodney Collman  
Mattaniah Jahn  
Susan M. Reiter  
Ronald Schultz

Not Present

Charlene Beyer (non-voting School Board Representative)  
Steven Klar, Chair  
Paul Wikle

Others Present

Glenn Bailey, Planning Department Zoning Manager  
Anne Morris, Assistant County Attorney  
Michael Schoderbock, Urban Planner  
Christopher Young, Program Planner  
Katie Poviones, Board Reporter  
Other interested individuals

**CALL TO ORDER**

Acting Chairman Johnson called the meeting to order, reviewed the procedure for the public hearings, announced that today's cases will be heard by the Board of County Commissioners (BCC) on October 26, 2021, and related that any documents to be reviewed by the BCC should be submitted to staff prior to October 5, 2021.

**MINUTES OF JUNE 10, 2021 MEETING**

Mr. Schultz moved, seconded by Ms. Reiter 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.

### ZON-21-04

APPLICATION OF 1ST CLEARWATER, LLC THROUGH ABDEL ALKHALOUF, REPRESENTATIVE, FOR A ZONING CHANGE FROM E-1 (EMPLOYMENT-1) TO C-2 (GENERAL COMMERCIAL AND SERVICES)

Public hearing was held on the application of 1st Clearwater, LLC through Abdel Alkhalouf for the above zoning change, regarding approximately a 0.62 acre portion of a 0.84 acre parcel located at 3877 Ulmerton Road in unincorporated Clearwater.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Young provided information regarding the location of the subject property and the surrounding land uses and noted that the current land use will remain the same, but that the zoning change will allow commercial retail use to extend to the northern portion of the property. He related that the request is compatible with the surrounding area and is consistent with the Comprehensive Plan; and that staff recommends approval of the application.

Abdel Alkhalouf, Clearwater, appeared and indicated that he represents the applicant. He noted that the applicant is waiting to move forward, pending approval; and that they are aware of the parking requirements, based on the County's recommendation.

No one appeared in response to the Acting Chairman's call for proponents or opponents of the application; whereupon, Mr. Schultz moved, seconded by Ms. Jahn, 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 unanimously.

### ZON-21-05

APPLICATION OF SNUG HARBOR LOT 1, LLC THROUGH JOHNATHAN STANTON, REPRESENTATIVE, FOR A ZONING CHANGE FROM R-4 (ONE, TWO AND THREE FAMILY RESIDENTIAL) TO R-5 (URBAN RESIDENTIAL)

Public hearing was held on the application of Snug Harbor Lot 1, LLC through Johnathan Stanton for the above zoning change, regarding approximately 0.26 acre located in the southwest corner of the intersection of Mortola Drive Northeast and Snug Harbor Road Northeast in unincorporated St. Petersburg.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Schoderbock specified the location of the subject property and discussed the surrounding land uses, relating that the site is currently vacant; and that the intended use is two single-family detached homes; whereupon, he stated that the amendment is appropriate and consistent with the Comprehensive Plan; and that staff recommends approval of the application.

Upon the Acting Chairman's call for the applicant, Hailey Dalton, St. Petersburg, appeared and indicated that she represents the applicant. She provided a summary of the plans for the property, noting that the amendment would allow the applicant to split the property into two separate parcels.

No one appeared in response to the Acting Chairman's call for proponents or opponents of the application; whereupon, Ms. Jahn moved, seconded by Mr. Schultz, that the LPA recommend approval of the application to the BCC based on the evidence contained in the staff report, the application record, and testimony presented today, finding it consistent with the Land Development Code and the Comprehensive and Countywide Plans. Upon call for the vote, the motion carried unanimously.

#### FLU-21-02 AND ZON-21-06

APPLICATION OF FL ORANGE MU, LLC THROUGH JOHN N. LAROCCA, REPRESENTATIVE, FOR A REQUEST FOR A LAND USE CHANGE FROM RESIDENTIAL LOW MEDIUM TO RESIDENTIAL MEDIUM, AND A REQUEST FOR A ZONING CHANGE FROM R-4 (ONE, TWO AND THREE FAMILY RESIDENTIAL) TO RM (MULTI-FAMILY RESIDENTIAL)

Public hearing was held on the application of FL Orange MU, LLC through John LaRocca for the above zoning and land use changes, regarding approximately 0.71 acres located at 5173 28th Street North, and 2786 and 2782 52nd Avenue North in Lealman.

Attorney Morris clarified that both cases would be addressed in one presentation by staff, but that they would be voted on separately.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Bailey provided information regarding the location of the subject property and the surrounding land uses, relating that the proposed changes are compatible with the surrounding area; that the intended use is for mixed residential units; and that the proposed changes should encourage reinvestment on the property, which is part of the Lealman community revitalization area. He noted that the land use change would increase the allowable density from 10 units to 15 units per acre.

Mr. Bailey stated that staff recommends approval of the land use change and noted that staff cannot amend the future land use map until the County adopts a private property rights element in the Comprehensive Plan, which will take several months; whereupon, he responded to queries by the members.

Upon Acting Chairman's call for the applicant, John LaRocca, Tampa, appeared and provided a summary of the plans for the property and reiterated that the characteristics of the area reflect the requested zoning change.

No one appeared in response to the Acting Chairman's call for proponents or opponents of the application; whereupon, Ms. Jahn moved, seconded by Ms. Reiter, that the LPA recommend approval of Case No. FLU-21-02 to the BCC based on the evidence contained in the staff report, the application record, and testimony presented today, finding it consistent with the Land Development Code and the Comprehensive and Countywide Plans. Upon call for the vote, the motion carried unanimously.

Acting Chairman Johnson requested a motion regarding the land use change; whereupon, Ms. Jahn moved, seconded by Ms. Reiter and carried unanimously, that the LPA recommend approval of Case No. ZON-21-06 to the BCC based on the evidence contained in the staff report, the application record, and testimony presented today, finding it consistent with the Land Development Code and the Comprehensive and Countywide Plans.

## **ADJOURNMENT**

The meeting was adjourned at 9:37 AM.