

MINUTES OF THE PLANNERS ADVISORY COMMITTEE MEETING  
MONDAY, DECEMBER 8, 2008  
BANK OF AMERICA BUILDING  
600 CLEVELAND STREET, SUITE 850, EIGHTH FLOOR  
CLEARWATER, FLORIDA

Members Present:

|                              |                            |
|------------------------------|----------------------------|
| Renea Vincent, Chairman      | City of Tarpon Springs     |
| Sharen Jarzen, Vice Chairman | City of Seminole           |
| Gordon Beardslee             | Pinellas County            |
| Dean Neal                    | City of Pinellas Park      |
| Bob Jarzen                   | City of Largo              |
| Rick MacAulay                | City of St. Petersburg     |
| Danny Taylor                 | City of Indian Rocks Beach |
| Fred Metcalf                 | City of Gulfport           |
| Catherine Hartley            | City of St. Pete Beach     |
| Gina Clayton                 | City of Clearwater         |
| Steve DeMerritt              | City of Treasure Island    |
| Marie Dauphinais             | City of Oldsmar            |

Also Present:

|                     |                              |
|---------------------|------------------------------|
| Dave Healey         | Pinellas Planning Council    |
| Michael Crawford    | Pinellas Planning Council    |
| Chris Mettler       | Pinellas Planning Council    |
| Michael Schoderbock | Pinellas Planning Council    |
| Linda Fisher        | Pinellas Planning Council    |
| Carolyn Shoemaker   | Pinellas Planning Council    |
| Bob Klute           | City of Largo                |
| Carol Stricklin     | City of Largo                |
| Lauren Matzke       | City of Clearwater           |
| Steve Kurcan        | Grady Pridgen and Associates |

Chairman Renea Vincent called the meeting to order at 1:30 P.M.

Minutes – Chairman Vincent asked if there were any comments or corrections to be made to the minutes of the November 10, 2008 PAC meeting. There being none, Bob Jarzen moved to approve the minutes; the motion was seconded by Sharen Jarzen and carried (vote 10-0).

Old Business – none.

Review of PPC Agenda for December 17, 2008 Meeting – Received.

Countywide Planning Authority Actions - December - Mr. Crawford presented CPA actions from December 2, noting that the CPA held the first public hearing on proposed

changes to the Countywide Rules regarding Development Agreements, and that the second public hearing has been advertised for December 16.

Mr. Crawford also reported on the Board appointments to the Council for 2009-10.

Annexation Report – November 2008 – Michael Schoderbock summarized the report on voluntary annexations for the month of November as follows:

He stated that the Council received a total of two voluntary annexation petitions in November from the City of Clearwater. Both proposed annexation properties contain single-family homes. The proposed annexations totaled 0.5 acres and approximately \$236,310 in taxable value. Total Municipal Service Taxing Unit revenues from the \$236,310 of taxable value are \$493 using the 2008/09 fiscal year tax rate.

Mr. Schoderbock also reported that the City of St. Petersburg had finalized the Tierra Verde annexation heard by the Council at their November meeting.

\*\*\*Marie Dauphinais entered the meeting at this time.\*\*\*

#### PLAN AMENDMENTS

Mr. Crawford pointed out the formatting changes made to the cases at the request of the Council.

#### Subthreshold Plan Amendments:

Mr. Crawford summarized the subthreshold cases as follows:

Case CW 08-42: Pinellas County – Mr. Crawford stated that this 0.2 acre site is proposed to be amended from Residential/Office General to Residential/Office/Retail. He stated that the amendment would reclassify so as to reflect its current use which includes a restaurant and ice cream shop with outdoor covered seating; that the amendment would allow the current non-conforming use to be rebuilt or expanded and would also allow other types of retail, office, or residential uses in place of the current use.

Case CW 08-43: Pinellas County – Mr. Crawford stated that this 0.6 acre site is proposed to be amended from Commercial General (CG) and Residential Urban to CG. He stated that the proposed amendment would reclassify a portion of the parcel; that the majority of the site is designated CG and this amendment would reclassify one residential lot on the east end of the site to CG as well; that the amendment would allow the current storage of boats to continue in conformance with the County's Land Development Code; and that it should be noted that a single-family residence abuts the site to the east and should be buffered from any non-residential use of the site. Mr. Crawford pointed out that the amendment area is adjacent to a Mixed Use subclassification of the Scenic/Non-Commercial Corridor, but should not have a detrimental or significant impact upon this Corridor.

Case CW 08-47: Pinellas County – Mr. Crawford stated that this 0.3 acre site is proposed to be amended from Commercial Neighborhood (CN) to Residential Low (RL). He stated that the site is now vacant and was formerly a dry cleaner business; that Pinellas County Community Development purchased the site in 2006 for construction of a single-family home; and that the property to the south contains a vacant commercial building, the property to the west is occupied by a single-family home, and to the east is a vacant restaurant.

Sharen Jarzen inquired regarding Case CW 08-43 as to whether there would be buffering requirements to the north and south to which Mr. Crawford responded that staff will include this in the report as it is presented to Council at their December meeting; that buffering requirements will be on three sides.

After full presentation of the reports and following discussion, Bob Jarzen moved to approve the staff recommendation of approval for Cases CW 08-42, CW 08-43 and 08-47; the motion was seconded by Rick MacAulay and carried (vote 11-0).

\*\*\*Gina Clayton entered the meeting at this time.\*\*\*

Regular Plan Amendments:

Case CW 08-44: Pinellas County – Mr. Crawford stated that this 3.7 acre site is located on the east side of Seminole Blvd. between Grove Terrace and Valencia Terrace and is proposed to be amended from Residential Urban (RU) to Residential Low Medium (RLM). He stated that the proposed amendment to RLM would allow construction of residential apartment units at a density of 10 units per acre (upa); that the former mobile home park had 37 units resulting in a density of 10 upa as well; and that all but two of the mobile homes have been removed from the site. The subject area has frontage on Lake Seminole and is also adjacent to the City of Seminole on three sides. Mr. Crawford stated that the area to the south of the site has a new residential complex built at 15 upa and the area to the north contains a mobile home park. The remainder of the adjacent and nearby parcels along Seminole Boulevard contain a mixture of commercial and office uses.

Mr. Crawford also noted the nearby urban activity center; noted there would be no significant increase in school impact; and no negative or significant impact to the City of Seminole.

Ms. Jarzen noted that the City of Seminole supports this amendment.

After full presentation and findings of the report, Sharen Jarzen moved to approve the staff recommendation of approval; the motion was seconded by Fred Metcalf and carried (vote 12-0).

Case CW 08-45: Pinellas County – Mr. Crawford stated that this 5.6 acre site is located on the north side of Park Blvd, 650 feet west of 66<sup>th</sup> St. North and is proposed to be amended

from Residential Urban (RU), Commercial General (CG), and Preservation to CG and Preservation. He stated that the proposed amendment to CG would allow development of a former 116-unit mobile home park with a commercial, office, or mixed use project including residential units; that all mobile homes have been removed from the site and it remains vacant. The northern boundary of the parcel has a drainage canal running through it from east to west and north of that lies a thin strip of CG designated land. Mr. Crawford also noted that the City of Pinellas Park annexed the parcel to the west on Park Street in 2004 and would be considered an adjacent local government that could be impacted by this request. Additionally, the Council recommended approval of an amendment from RU to CG for this adjacent parcel in September. He further noted that the majority of uses in this area are commercial in nature and include a shopping center to the east, a car sales lot to the west, St. Pete College to the southeast and a mobile home park directly across Park Blvd. Additionally there are two separate areas that include residential uses adjacent to the site - one area on the east and one area on the west. There is not an amendment to the area designated Preservation included with this application.

Mr. Crawford further noted that staff has asked the County to buffer the single family uses adjacent to the amendment area.

In response to query from Ms. Vincent, Mr. Beardslee stated there had been no opposition received from the single-family areas and discussion followed with regard to the 200 ft. notification requirement in all directions.

After full presentation and findings of the report, Dean Neal moved to approve the staff recommendation of approval; the motion was seconded by Gordon Beardslee and carried (vote 12-0).

Case CW 08-46: Pinellas County – Mr. Crawford stated that this 1.5 acre site is located on the east and west sides of 63<sup>rd</sup> St. North, north of 150<sup>th</sup> Ave. North and is proposed to be amended from Residential Urban (RU) to Industrial Limited (IL). He stated that the proposed amendment to IL is to recognize the industrial uses: metal recycling, roof repair, and commercial hauling that have been operating on the subject parcels for over 20 years; that these uses have been classified as “grandfathered” by the County, which means they could continue operating in their current form without the requested amendment, but are restricted from expanding and would not be allowed to rebuild if they were destroyed.

Mr. Crawford stated that the larger area to the north and west is vacant, but is owned by Pinch-a-Penny Pool Supplies and is slated for industrial development; that the surrounding developed area is a mix of older single-family homes and industrial uses designated RU, with Commercial Neighborhood along 150<sup>th</sup> Ave. North; and that three of the six homes in the immediate area are not part of the requested amendment, but appear to have associated industrial type businesses and are designated RU. He stated that the PPC staff believes the amendment to IL is appropriate to recognize that the subject area, as well as the fact that the character of the surrounding area has changed significantly from its single-family beginnings and that to properly recognize these other uses, the remaining area northwest of 150<sup>th</sup> Ave. and 62<sup>nd</sup> St. should be studied by Pinellas County