

MINUTES
CITY OF LARGO
PLANNING BOARD/LOCAL PLANNING AGENCY
REGULAR MEETING
THURSDAY, November 1, 2018
6:00 P. M.

Members Present:

Cheryl Bowman Chair
David Puckett, Vice-Chairman
Eric Gerard
Kathleen DeNardi Absent
Michael DiBrizzi
Kelly Lotze
Olivia Brown

Staff Present:

Isabella Sobel, Staff Attorney
Richard Perez, AICP, Planning Manager
Katrina Lunan-Gordon Planner II
Sam Ball Planner I
Dottie Mazzucco Office Administrator

Chair Bowman called the Planning Board (Board) meeting to order at 6:00 p.m. Chair Bowman introduced the City of Largo staff present for the meeting. Chair Bowman explained the policies and procedures of the Planning Board/Local Planning Agency for the evening.

The speakers were sworn in by Dottie Mazzucco.

The consideration of the minutes for the October 4, 2018 meeting were presented to the Board for approval.

Motion made by MR. DiBrizzi seconded by Mr. Gerard to approve the October 4, 2018 meeting minutes.
APPROVED 6/0

Public Hearing

Chair Bowman introduced the first case.

Staff Attorney Isabella Sobel stated this is a Quasi-Judicial case, Staff Attorney Sobel asked Ms. Mazzucco if there was anyone who had applied to be an intervening party to this matter, Ms. Mazzucco stated that no one had applied prior to the meeting.

1. HR-18-03: 1715 EAST BAY DRIVE SETBACK REDUCTION

PRESENTATION BY STAFF: SAM BALL

The applicant, Dr. Imitaz Hossain, owner, requested Hardship Relief from Sections 8.4.2C(5) and 17.5 of the Comprehensive Development Code (CDC), Building Placement requirements and Modifications or Improvements to a Nonconformity, for the property located at 1715 East Bay Drive. The requested relief is to allow for a 2,000-foot addition to be constructed 79 feet and five inches from the center line of a principal arterial roadway where 125 feet is required. The property is designated Residential/Office General (R/OG) on the Future Land Use Map and is currently used as office space.

During a pre-application meeting to discuss plans to build an addition to the existing office located at 1715 East Bay Drive, the City Planning Department informed the applicant that the addition would not meet the current setback requirement of the 125 feet from the centerline of the right-of-way requirement.

Staff recommended denial of the proposed Hardship Relief from Sections 8.4.2C(5) (Setback from abutting rights-of-way) and 17.5 (Modifications or Improvements to a Nonconformity) within the Northern front yard to allow the

addition to be completed with a 79'.5" set back. Staff stated that Hardship does not exist according to 4 of the 7 criteria in the CDC Section 4.2.3.

Chair Bowman asked the applicant to approach the podium for any presentation and questions by the Board.

The applicant and owner Dr. Imitaz Hossain, of 1715 East Bay Drive. The building is currently 4,300 to 4,400 square feet and I need more than 6000 square feet, going up is not feasible as I will have several patients in wheel chairs, if I make it wide then there will be no drive way, If I put on south side then there is no way to drive to the back of the building. Which leaves me no other options.

Public Hearing

Chair Bowman asked if there was anyone from the public to speak.

Elizabeth O'Steen 225 Country Club Dr, Largo 33771, property directly behind 1715 East Bay Drive. I drove into the parking lot today, I question the number of parking spaces this will leave. This also narrows the entrance into the parking lot. I am against this as I do not see there being enough parking if he increases the size of the building.

Chair Bowman closed the Public Hearing portion and brought it back to the Board discussion and a vote.

Motion by Mr. Gerard seconded by Ms. Brown to Deny HR-18-03 1715 East Bay Drive Setback Reduction APPROVED 6/0

Public Hearing

Chair Bowman introduced the second case.

Chair Bowman asked if there were any intervening parties to this matter; no one came forward.

2. HR-18-04: SINCLAIR GARAGE HEIGHT

PRESENTATION BY STAFF: SAM BALL

The applicant, Howard Sinclair, owner requested Hardship Relief from Section 16.2.3B(3) of the Comprehensive Development Code (CDC), Development Standards for Detached Storage Buildings, Gazebos and Pergolas greater than one hundred fifty (150) square feet: Maximum height for the property located at 210 Overbrook Boulevard. The request is for a detached garage to remain with a constructed height of 12.5 feet where the maximum height based on the height of the principal structure is 11 feet. The property has Future Land Use designation of Residential Low and is located in an r-8.7 infill district.

The City of Largo Comprehensive Development Code (CDC) allows for detached garages to be built such that the maximum height cannot exceed the peak roof line of the principal structure or one story, whichever is lower. The City issued a building permit to assemble a 20x20x10 metal garage with concrete base on March 28, 2018. The building inspector observed that the detached garage was taller than the principal structure and notified the Assistant Building Official and the contractor was notified of the discrepancy between the height of the structure as built and height that is allowed. The applicant submitted an application for Hardship Relief to allow a detached garage to remain with constructed height of 12.5 feet where the maximum height based on the height of the principal structure is 11 feet.

Staff recommended denial of the proposed Hardship Relief from Section 16.2.3B(3) (Development Standards for Detached storage buildings, gazebos and pergolas greater than one hundred fifty (150) square feet: Maximum Height Section. Staff stated that Hardship does not exist according to 5 of the 7 criteria in the CDC Section 4.2.3.

Mr. DiBrizzi asked for clarification on the drawings if they stated it would be 20 x 20 x 10. Mr. Ball stated that the application had specified the dimensions in the job description and standard details but there was not a specific

drawing for the garage.

The applicant Lisa and Howard Sinclair 210 Overbrook Boulevard Largo, FL. The contractor pulled the permit and there is documentation that the wall height is 10 feet not the overall height of the garage. When the inspector came out he stated that it is kind of tall and would not sign off until he spoke with his supervisor. I contacted Mr Rob Hatton and Mr. Matt Butler in the Largo Building Department from Mr. Matt Butler through email he stated that the building is constructed to the plans that were submitted and is fine from a building code standpoint.

This garage is no taller than any other building in my neighborhood. No one has submitted anything opposing the garage. When I did my re-roof if I had put on a pitched roof we would not be here today. When I do put on a new roof it will be a pitched roof.

Mr. Perez stated staff has discussed this extensively with the Building Department regarding the Building Code, while the garage does meet the Florida building code it does not meet the City of Largo's Comprehensive Development Code.

Mr. Gerard asked where the drawings were for this garage. Mr. Ball stated that the document that states 10" wall height is a sales brochure and not a specific drawing. The City does not review sales brochures.

Mr Puckett asked the applicant if they submitted the permit or if it was the contractor. Ms. Sinclair stated that it was the Contractor. Mr. Puckett asked if they would like to have their Contractor present. Ms. Sinclair stated if it would help with the process then she would like for him to be present.

Ms. Sobel stated that if the Board wanted to continue the case to another meeting they would have to make a motion and vote to continue the case on a specific date.

Mr. Gerard asked if other residents in the area of pitched roofs. Mr. Ball stated that he had taken pictures and Ms. Sinclair stated that everyone else in the area has a pitched roof.

Public Hearing

Chair Bowman asked if there was anyone from the public to speak.

Chris Desire lives, in the City of Largo, stated that we should not be spending so much time on this that the reason we are here is because the house is only 11ft.

Chair Bowman closed the public hearing and brought it back to the Board for discussion and a vote.

Mr. Puckett requested by staff that the full permit packet for the garage, any emails between the applicant and the Building Division, and the contractor be available at the next meeting.

Mr. Perez asked Ms. Sobel if we need to notice again since we had previously had done so. Ms. Sobel stated that she would do the research to see if we need to re-notice. If we do not need to re-notice then we could hear the meeting on December 6th if we do need to re-notice we would continue on December 6th to the January 3rd meeting.

Motion by Mr. Puckett seconded by Mr. Gerard to continue to a HR18-04 to the December 6, 2018 Planning Board meeting. Approved 6/0

Motion by Mr. Gerard seconded by Mr. DiBrizzi to rescind the motion to continue for the purpose to discussion the matter. APPROVED 6/0

Mr. DiBrizzi stated that he would like to make a motion to approve the request. Chair Bowman stated that they should be striving for compatibility in the neighborhood and every other building in it has a pitched roof. The

difference is only 1.5 feet. The applicant says they will put on a pitched roof in a few years. Mr. Gerard stated if the house had a pitched roof we would not be before the Planning Board today. Mr. Puckett stated the continuance was based on a need for more information.

After discussion Mr. Gerard withdrew his motion to rescind.

Chair Bowman introduced the Third case.

Chair Bowman asked if there were any intervening parties to this matter, no one come forward.

3. C2D18-004 13600 ICOT BLVD ACTIVE RECREATION FACILITY

PRESENTATION BY STAFF: KATRINA LUNAN-GORDON

The applicant, Robert Pergolizzi, Agent, requested approval for a Class II (Conditional Use for the property located at 13600 Icot Boulevard to allow an Active Recreation Facility approximately 7.52 acres, in conjunction with the proposed office and retail mixed-use redevelopment project for the site. The property has Future Land Use classification of Industrial Limited (IL) with a Mixed-Use Overlay per the Icot Center Development of Regional Impact Master Plan.

The 21.23 acre site is severely underutilized and can be a contributing factor to the economic success of the City of Largo. The existing offices will remain on site, and the transformation of unused parking lot area to proposed golf driving range with retail and restaurant space can improve the sites appearance and utility. It is the intent of the applicant to reduce the impervious surface, reduce parking area, increase open space, provide the appropriate buffers, and accommaodate for any traffic impact to the site.

Staff recommended approval of the proposed Class II (Conditional) Use to allow an Active Recreation Facility. Staff finds the project meets the requirements of Section 4.2 of the CDC and is compatible with the property's Industrial Limited (IL) Future Land Use Map classification in conjunction with the proposed office and retail mixed-use redevelopment project for the site.

The applicant, Robert Pergolizzi AICP, Agent, 1385 Icot Boulevard, Largo FL. The proposed use is a driving range with retail and restaurant space. The driving range would be less intrusive than other business that could go into this space. The lighting will be less intrusive and the noise than other business that could possibly go into this space. To minimize the impact to the neighboring residential uses, the applicant proposed the following expected hours of operation Monday to Thursday 10am – 10pm, Friday to Saturday 10am to 11pm, and Sunday 12pm to 10pm.

Sam Jones, CDI, independent consultant that was hired to mitigate lighting and sound for the impact on the surrounding areas. We will be doing 3 different things to reduce the sound to the area to be well below the requirement. The light pollution was the second item I was ask to look at. We will be using projector lens to help reduce the lighting and we will have an easement that will also help.

Public Hearing

Chair Bowman ask if there was anyone from the public to speak; there was no one present.

Motion by Mr. Puckett seconded by Mr. DiBrizzi to approve C2D18-004
APPROVED 6/0

Public Hearing

Chair Bowman introduced the Forth case.

4. CDCA18-003 COMMERCIAL RECREATION FUTURE LAND USE

PRESENTATION BY STAFF: KATRINA LUNAN-GORDON

Pursuant to Florida Statutes 163.3202, the City's code must be consistent with and implement the adopted comprehensive plan. Effective as of September 2, 2018, the City of Largo adopted Comprehensive Plan: Forwarding Our Future 2040, Commercial Recreation (CR) land use classification as identified in Table FLUE-1. Furthermore, Table FLUE-1 establishes the maximum density (dwelling unit/acre), floor area ratio, impervious surface ratio, and corresponding Countywide Plan Map categories in conjunction with CR land use. This proposed ordinance introduces the description and locational characteristics in the Comprehensive Development Code (CDC) and establishes allowable use types and development standards to implement the CR land use.

Staff researched and coordinated with Pinellas County, including the Countywide Plan Strategies, Countywide Rules and Land Development Code to ensure compatibility with the CR land use classification. In addition, staff researched other local municipalities in order to determine consistency. Consequently, establishing the CR land use classification will amend the following CDC chapters, section and tables:

- Chapter 5: Land Use Classifications
 - Section 5.2.4: Description and Locational Characteristics of Individual Land Use Classifications
- Chapter 6: Allowable Uses
 - Table 6-1: Allowable Uses Within Land Use Classifications
- Chapter 8: General Development Standards & Impact Fees
 - Table 8-1: Maximum Density and Intensity of Development by Land Use Classification

Staff recommends approval of the proposed ordinance to amend Section 5.2.4, entitled "Description and Locational Characteristics of Individual Land Use Classifications", Table 6-1, entitled "Allowable Uses Within Land Use Classifications" and Table 8-1, entitled "Maximum Density and Intensity of Development by Land Use Classification" to establish and provide appropriate regulatory standards for the Commercial Recreation land use classification consistent with the Comprehensive Plan.

Public Hearing

Chair Bowman asked if there was anyone from the public to speak; there was no one present.

Motion by Mr. Gerard seconded by Ms. Brown to approve CDCA18-003. Approved 6/0

Other Business: None

Planning Managers Report: There will be a December 6, 2018 meeting

MEETING WAS ADJOURNED AT 7:28 PM BY CHAIR Bowman.